



Cumberland Avenue Retail

2121 Cumberland Avenue
Knoxville, TN 37916

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Property Details

Name	Cumberland Ave. Retail
Address	2121 Cumberland Avenue Knoxville, TN 37916
Lot Size	0.34 +/- Acres
Building Size	7,240 SF
Available Space	3,203 SF +/-
Lease Price	\$19.50 PSF NNN
Sale Price	\$2,150,000.00

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	14,825	71,861	144,544
Average Household Income	\$28,029	\$42,975	\$49,811

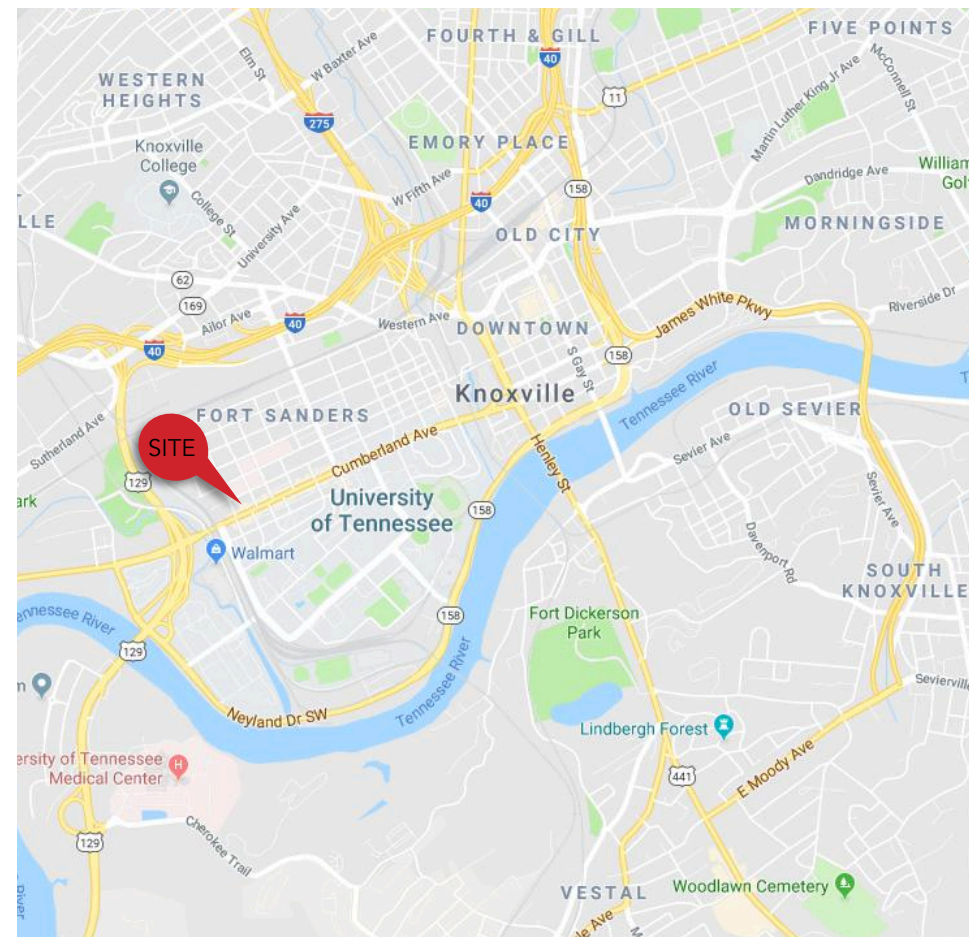
Market Overview

- Property located on the SW end of the “strip” on Cumberland Avenue at The University of Tennessee (28,321 enrollment)
- Existing tenants include: Insomnia Cookies & Oscar’s Taco Shop
- Explosive growth along Cumberland Avenue with private multi-family projects opening or under construction
- Newly completed Cumberland Avenue improvements have increased pedestrian foot traffic
- Daytime population of 201,165 within 5 mile radius

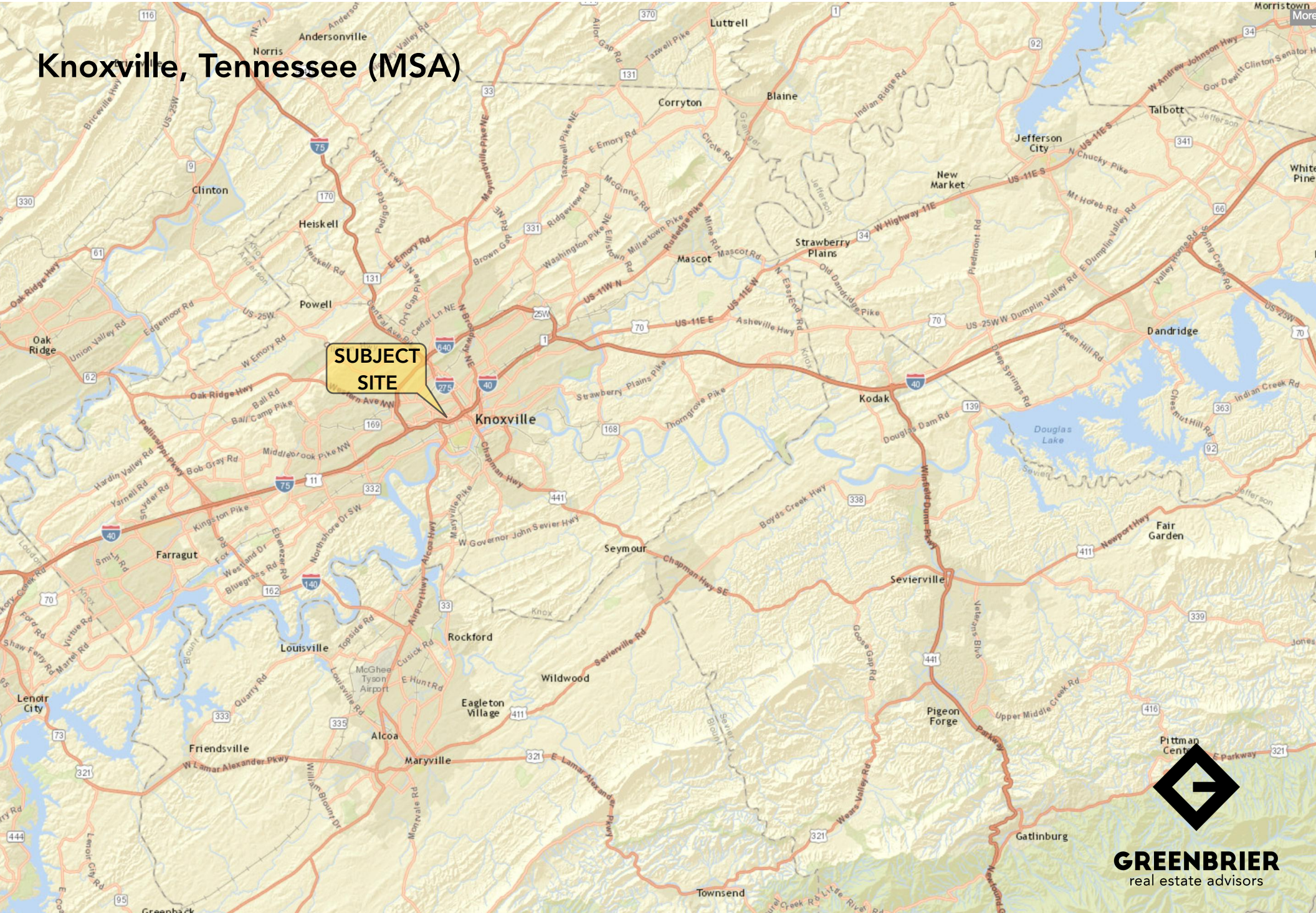
Traffic Counts

Cumberland Avenue	37,390 ADT (West); 24,250 ADT (East)
22nd Street	7,261 ADT

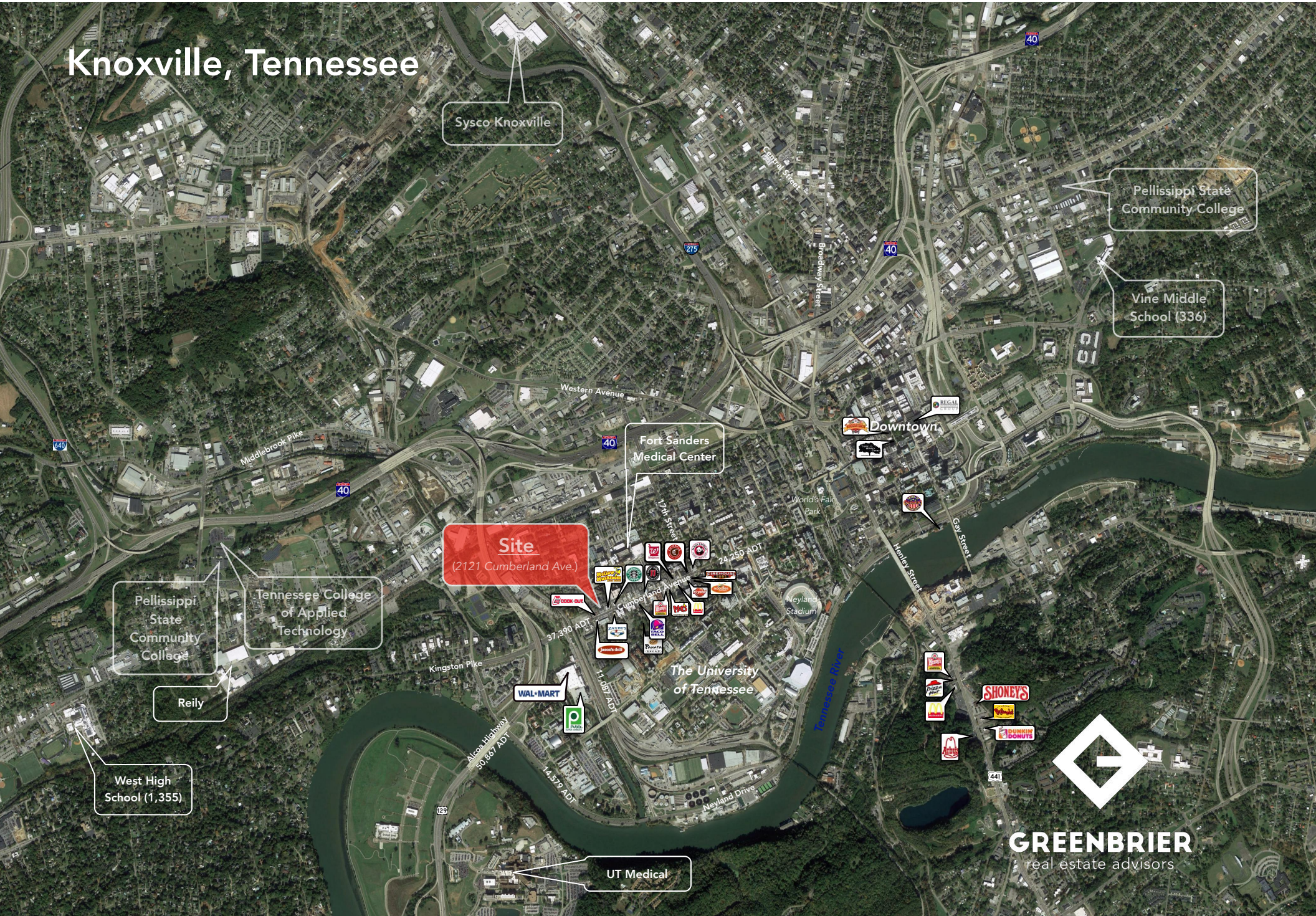
Map



Knoxville, Tennessee (MSA)



Knoxville, Tennessee



Sysco Knoxville

Pellissippi State Community College

Vine Middle School (336)

Site
(2121 Cumberland Ave.)

Fort Sanders Medical Center

Downtown

Pellissippi State Community College

Tennessee College of Applied Technology

Reily

West High School (1,355)

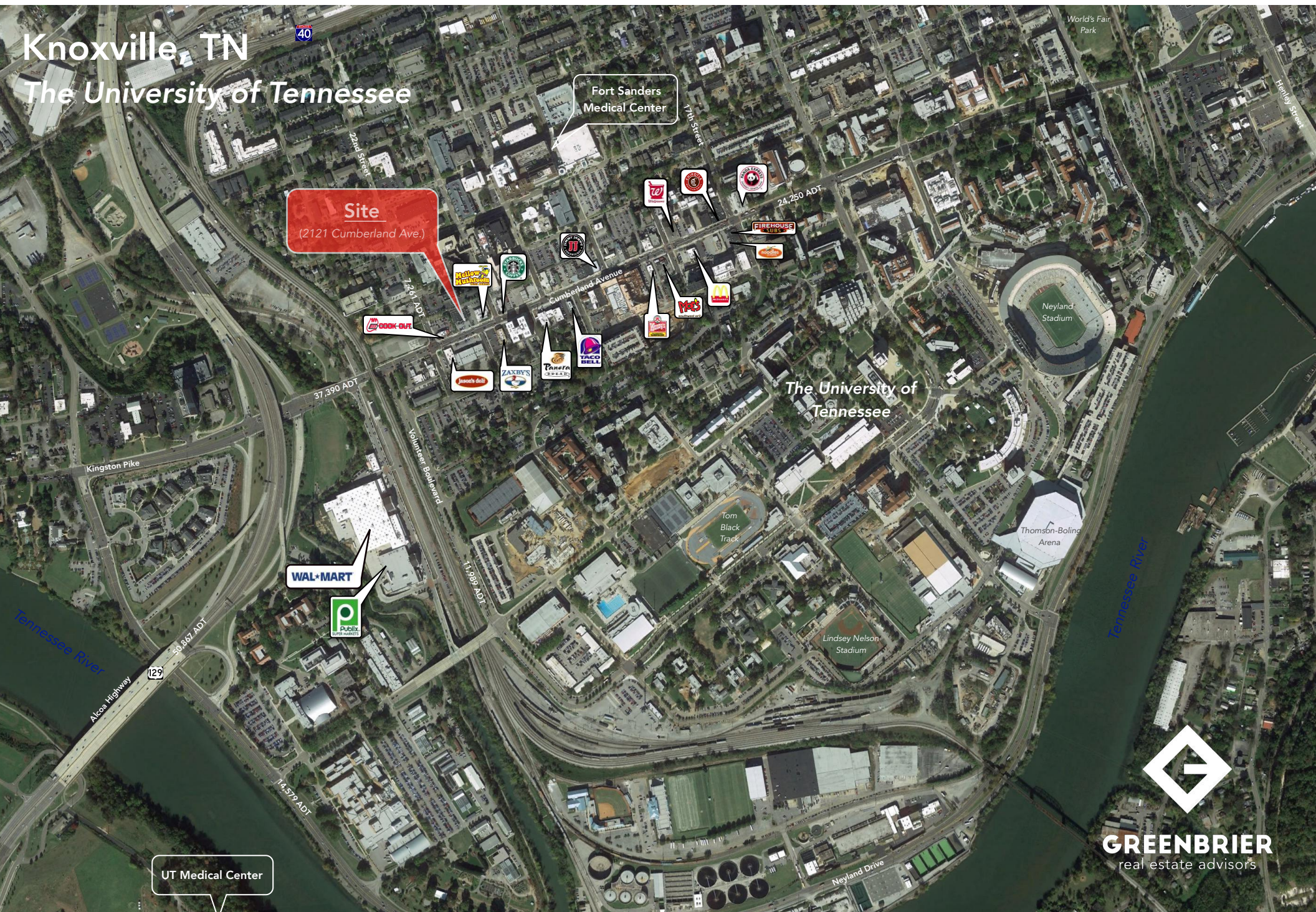
WAL-MART

The University of Tennessee

UT Medical



Knoxville, TN
The University of Tennessee



Site
(2121 Cumberland Ave.)

Fort Sanders
Medical Center

WAL-MART



UT Medical Center



Site →
(2121 Cumberland Ave.)
3,203 SF +/- Available



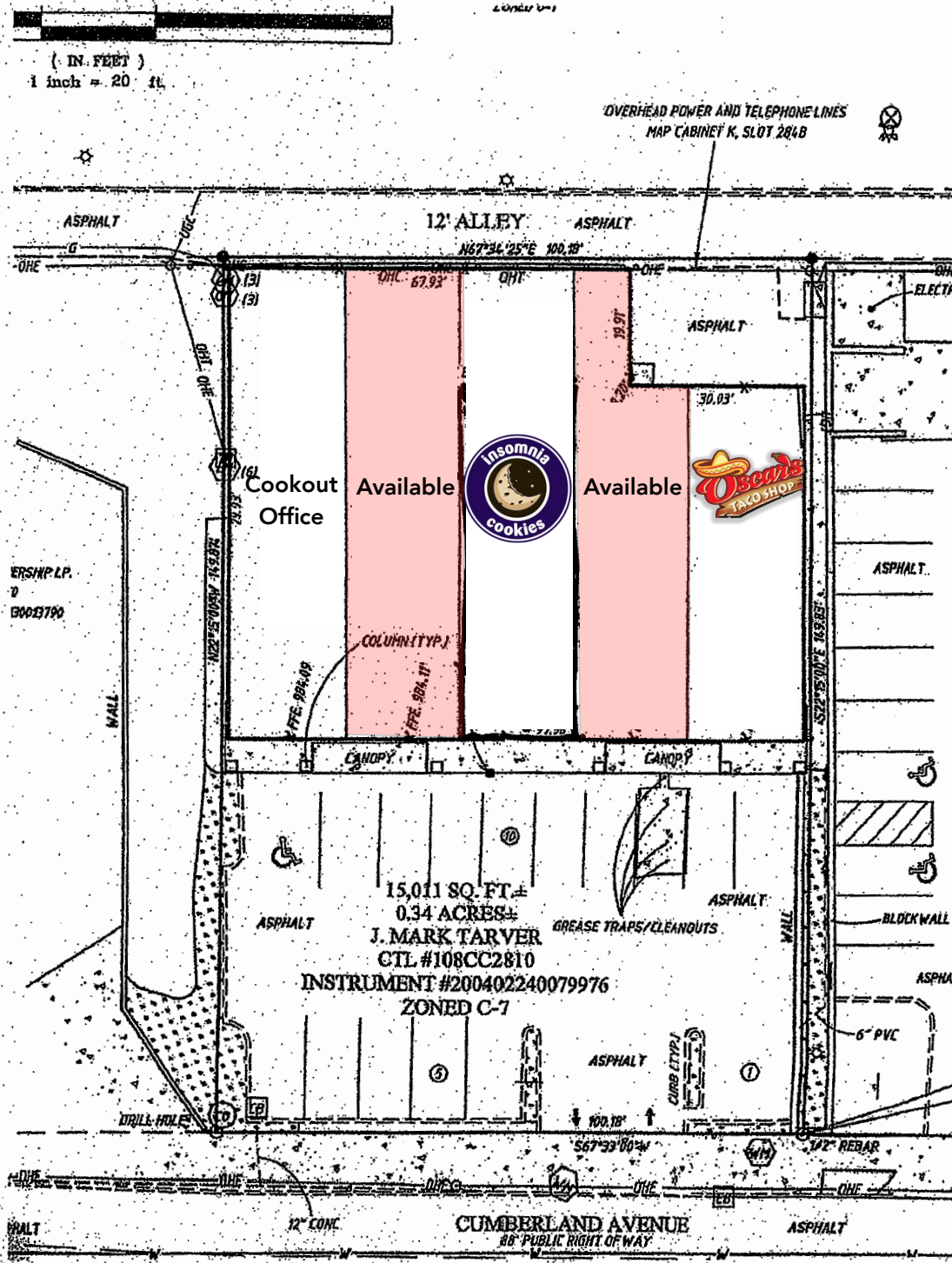
22nd Street

7,261 ADT

37,390 ADT

Cumberland Avenue

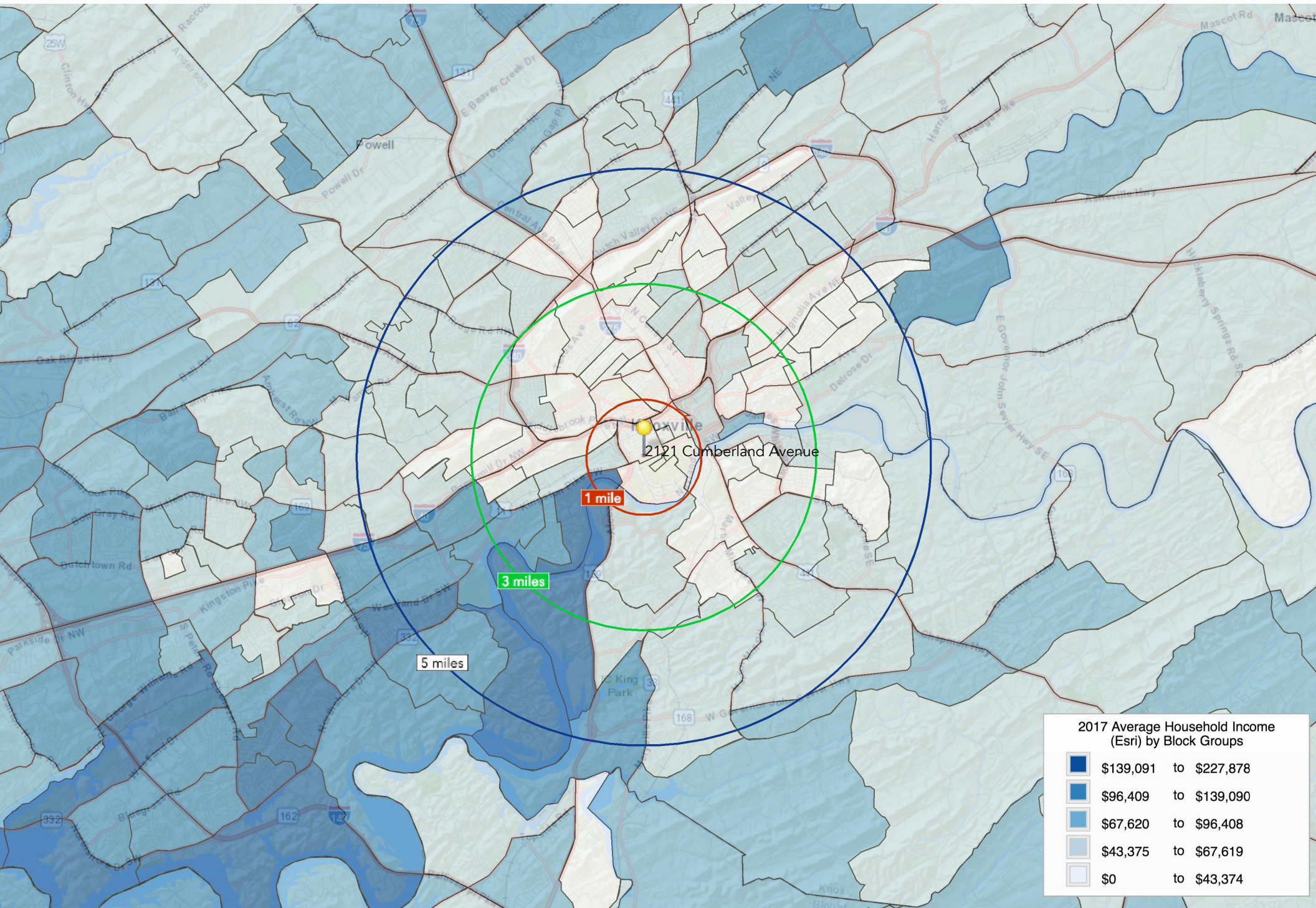




ERSHIP LP.
D
8002790

15,011 SQ. FT. ±
0.34 ACRES ±
J. MARK TARVER
CTL #108CC2810
INSTRUMENT #200402240079976
ZONED C-7

SJB



(5 Mile Radius)

KEY FACTS

144,544

Population

33.3

Median Age

\$31,971

Median Household Income

2.2

Average Household Size

EDUCATION

13%

No High School Diploma



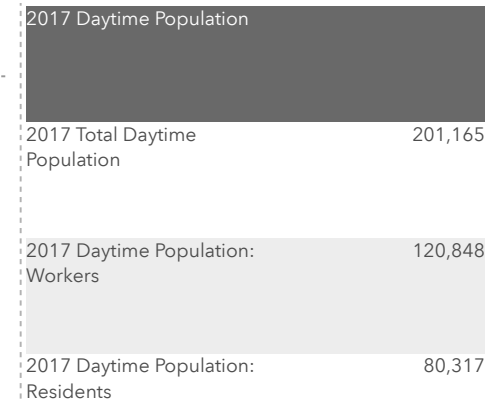
29%
High School Graduate



29%
Some College



29%
Bachelor's/Grad/Prof Degree



BUSINESS



7,755

Total Businesses



124,404

Total Employees

Total Retail Sales



\$2,297,777,614

Total Retail Sales

EMPLOYMENT



White Collar

61%



Blue Collar

19%



Services

20%



5.0%

Unemployment Rate

2121 Cumberland Avenue ~ Knoxville, TN 37916
(Ring of 5 miles)

Average Household Income



\$49,811

2016 Average Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,363

Apparel & Services



\$114

Computers & Hardware



\$2,156

Eating Out



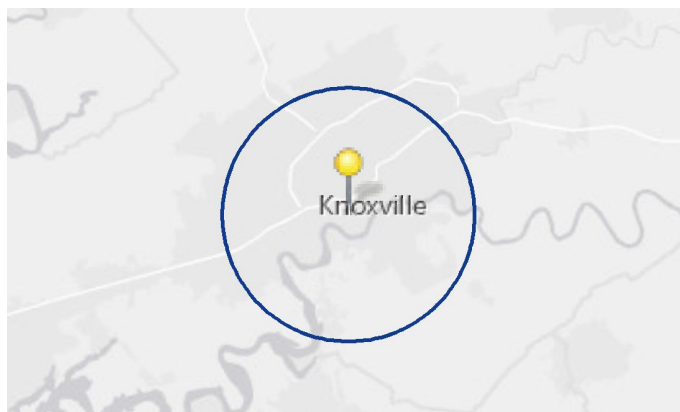
\$3,312

Groceries



\$3,414

Health Care



Data Retrieved 2015
MARKET ECONOMIC INFORMATION

POPULATION FIGURES

Knoxville, TN DMA	1,346,917
Ranked 62nd out of 210 DMA markets in U.S.	
KNOXVILLE, TN MSA	837,571
CITY OF KNOXVILLE POPULATION	178,874
KNOX COUNTY POPULATION	432,226

TOP EMPLOYERS

	Employees
1. U.S. Department of Energy - Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal-Mart Stores	4,869
6. K-VA-T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knox County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180
14. Blount County Schools	2,100
15. Yum Brands	2,000

MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry	Employees
Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing - Total	47,700
- Durable Goods	32,000
- Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

UNIVERSITIES & COLLEGES

	Enrollment
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

AREA HOSPITALS

	# of Beds
University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240

