



GREENBRIER
real estate advisors

The Shoppes at Springbrook Farm

Lease Space Available

Marconi Blvd. at Tesla Blvd.

Alcoa, Tennessee



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Greenbrier Real Estate Advisors

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Knoxville, TN 37917

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Property Details

Name	The Shoppes at Springbrook Farm
Address	Marconi Blvd. at Tesla Blvd. Alcoa, TN
Building A	13,300 SF
Building B	14,200 SF
Available Space	27,500 SF +/-
Lease Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	2,575	30,329	67,246
Average Household Income	\$63,695	\$57,661	\$67,322

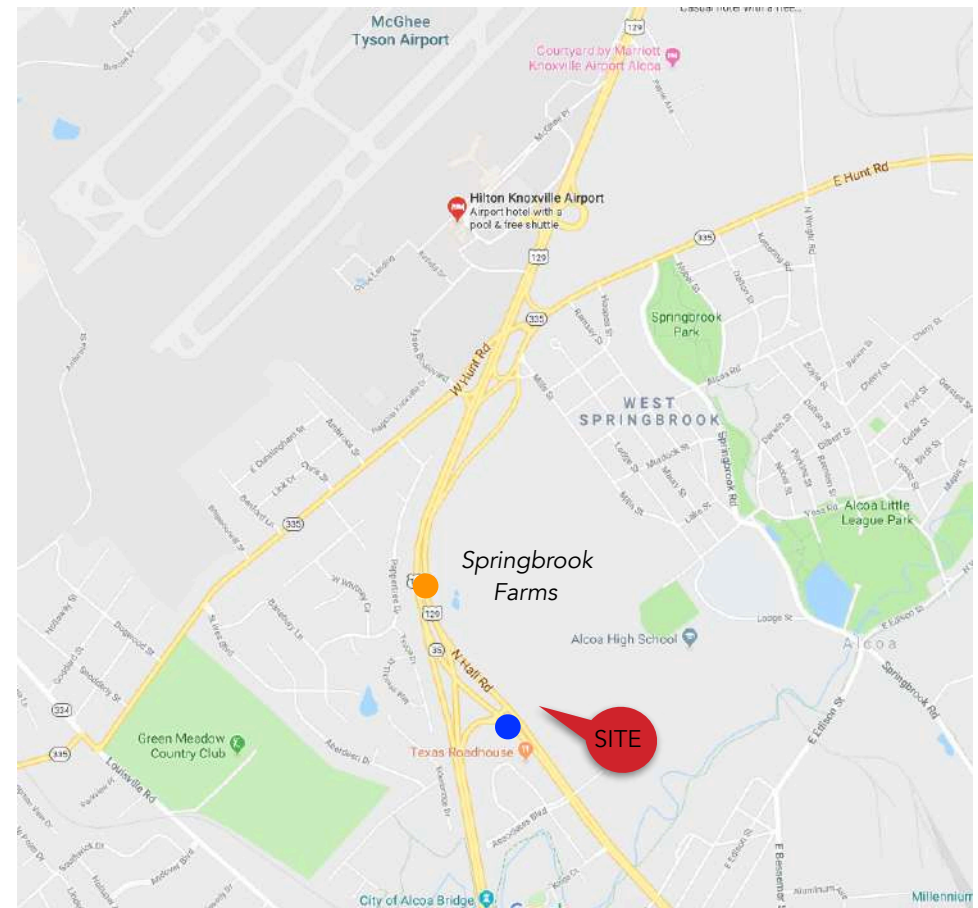
Market Overview

- New Springbrook Farm Master Development in Alcoa, TN
- Mixed used project including retail, restaurants, multi-family, office, medical, single-family, and assisted living
- The Shoppes at Springbrook Farm is the retail component at the main entrance, featuring approximately 60,000 SF
- Blount County is home to strong employers, such as: Clayton Homes, DENSO Manufacturing, & Blount Memorial Hospital
- Within 1/2 mile proximity of McGee Tyson Airport

Traffic Counts

Alcoa Highway	55,545 ADT	●
North Hall Road	21,229 ADT	●

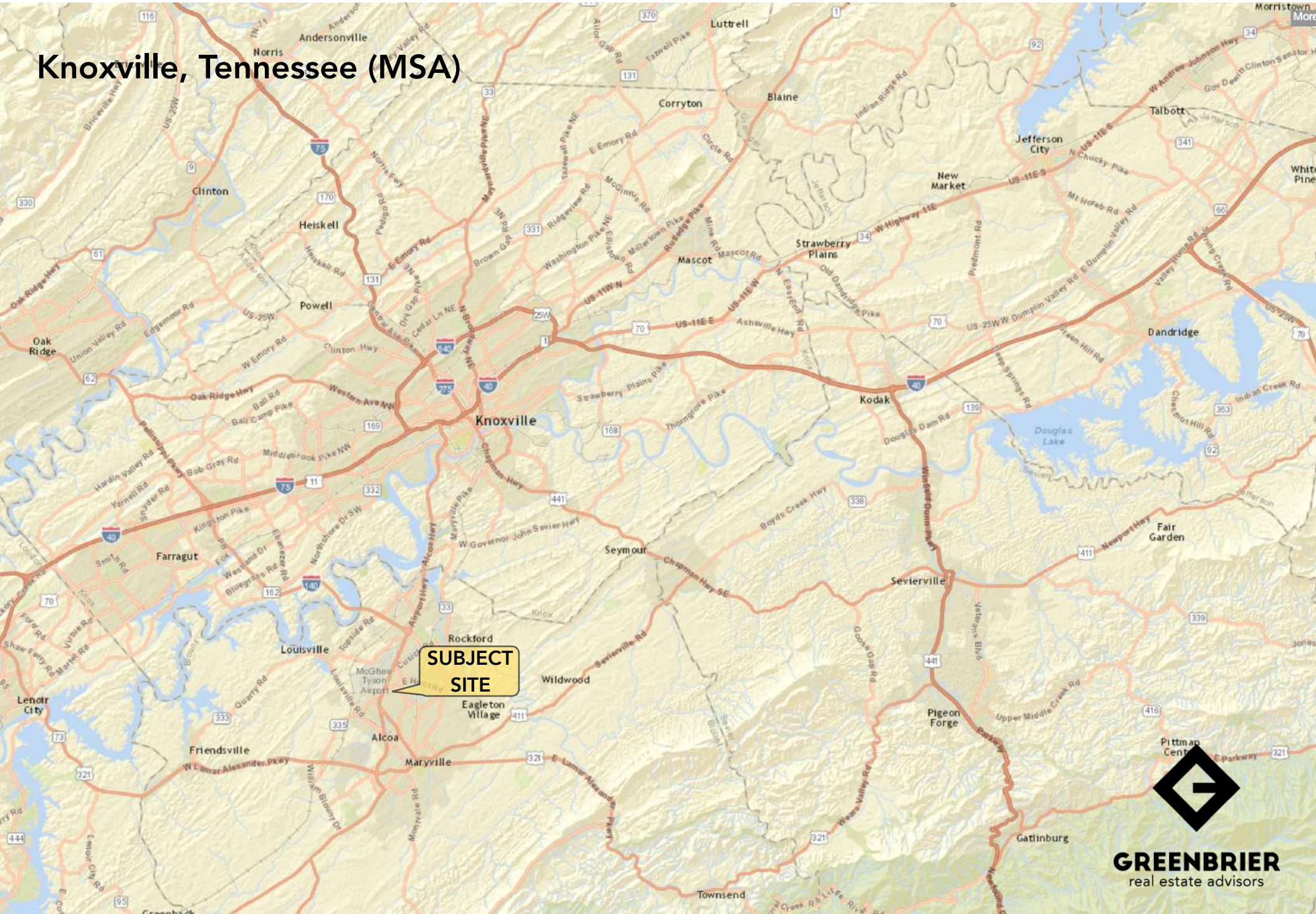
Map



Developed By:

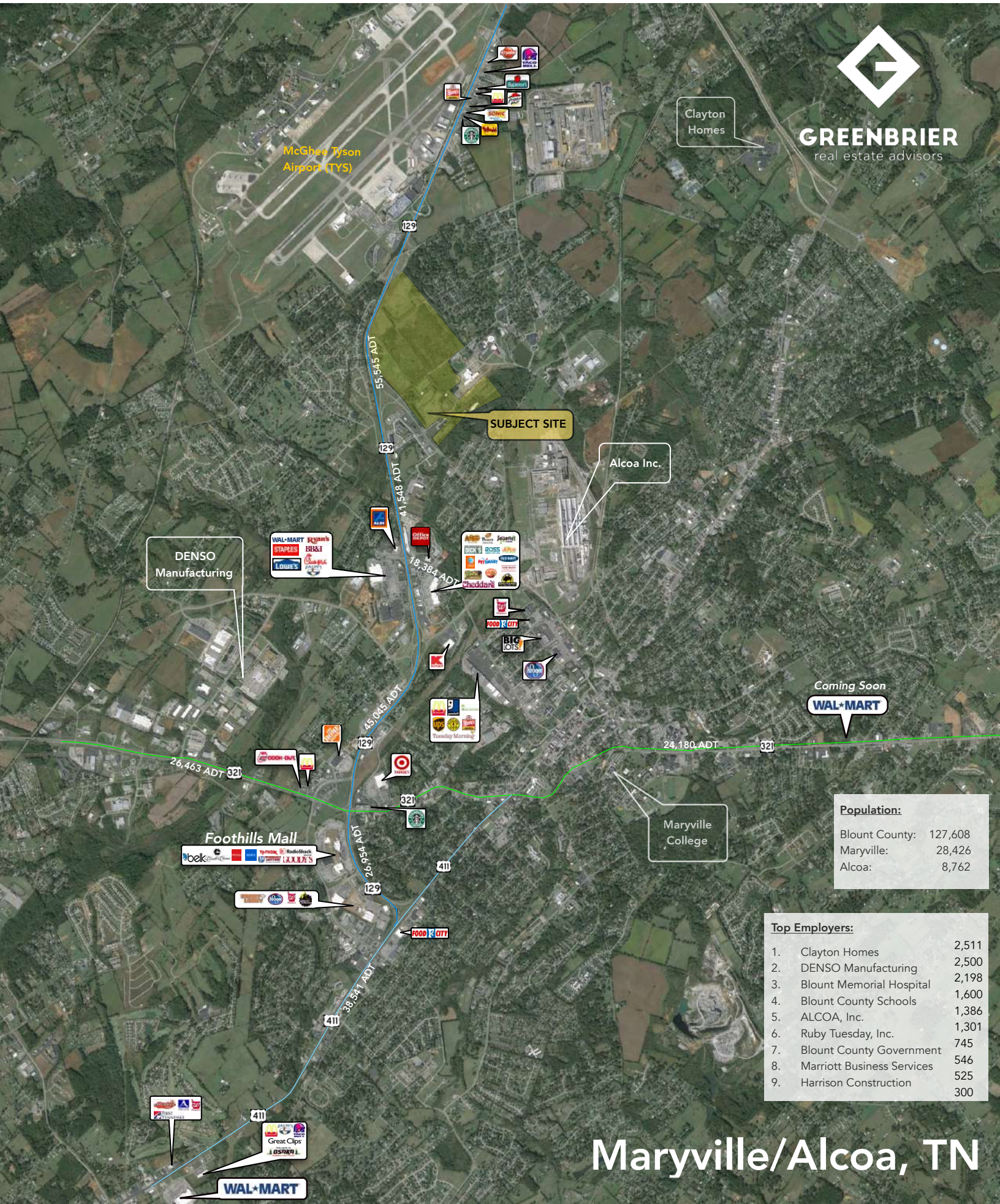


Knoxville, Tennessee (MSA)



**SUBJECT
SITE**





Population:

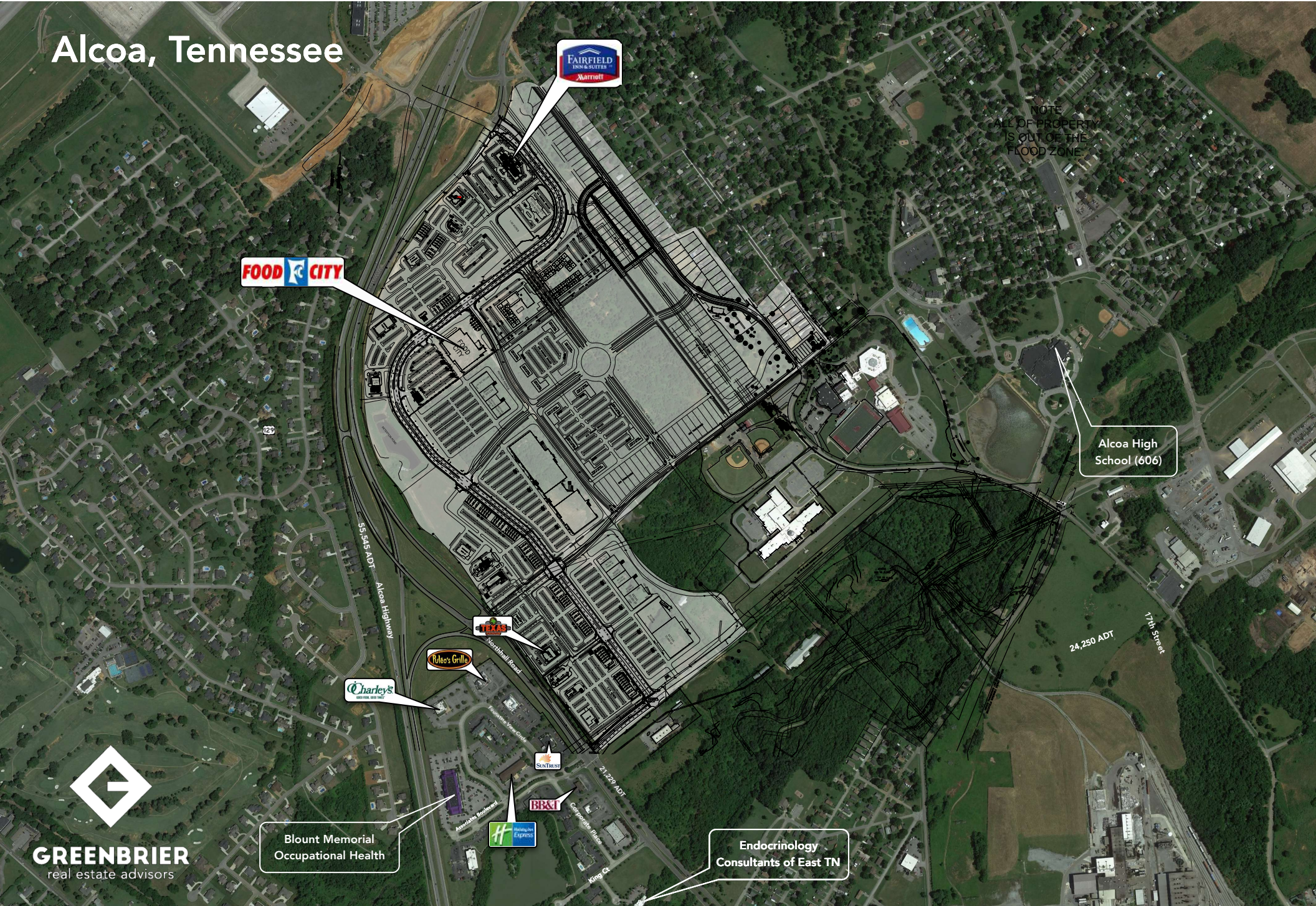
Blount County:	127,608
Maryville:	28,426
Alcoa:	8,762

Top Employers:

1.	Clayton Homes	2,511
2.	DENSO Manufacturing	2,500
3.	Blount Memorial Hospital	2,198
4.	Blount County Schools	1,600
5.	ALCOA, Inc.	1,386
6.	Ruby Tuesday, Inc.	1,301
7.	Blount County Government	546
8.	Marriott Business Services	525
9.	Harrison Construction	300

Maryville/Alcoa, TN

Alcoa, Tennessee



NOTE:
ALL OF PROPERTY
IS OUT OF THE
FLOOD ZONE.

FOOD CITY

FAIRFIELD INN & SUITES
by **MARSHALL**

Alcoa High School (606)

Charley's

Fuleo's Grille

Blount Memorial
Occupational Health

Endocrinology
Consultants of East TN



FLOOD ZONE

FOOD CITY

FAIRFIELD
INN & SUITES
Marriott

TEXAS

Rileo's Grille

Charley's
RESTAURANT & BAR

MainStay
Suites

SUNTRUST

(Construction beginning for Fairfield Inn & Food City)

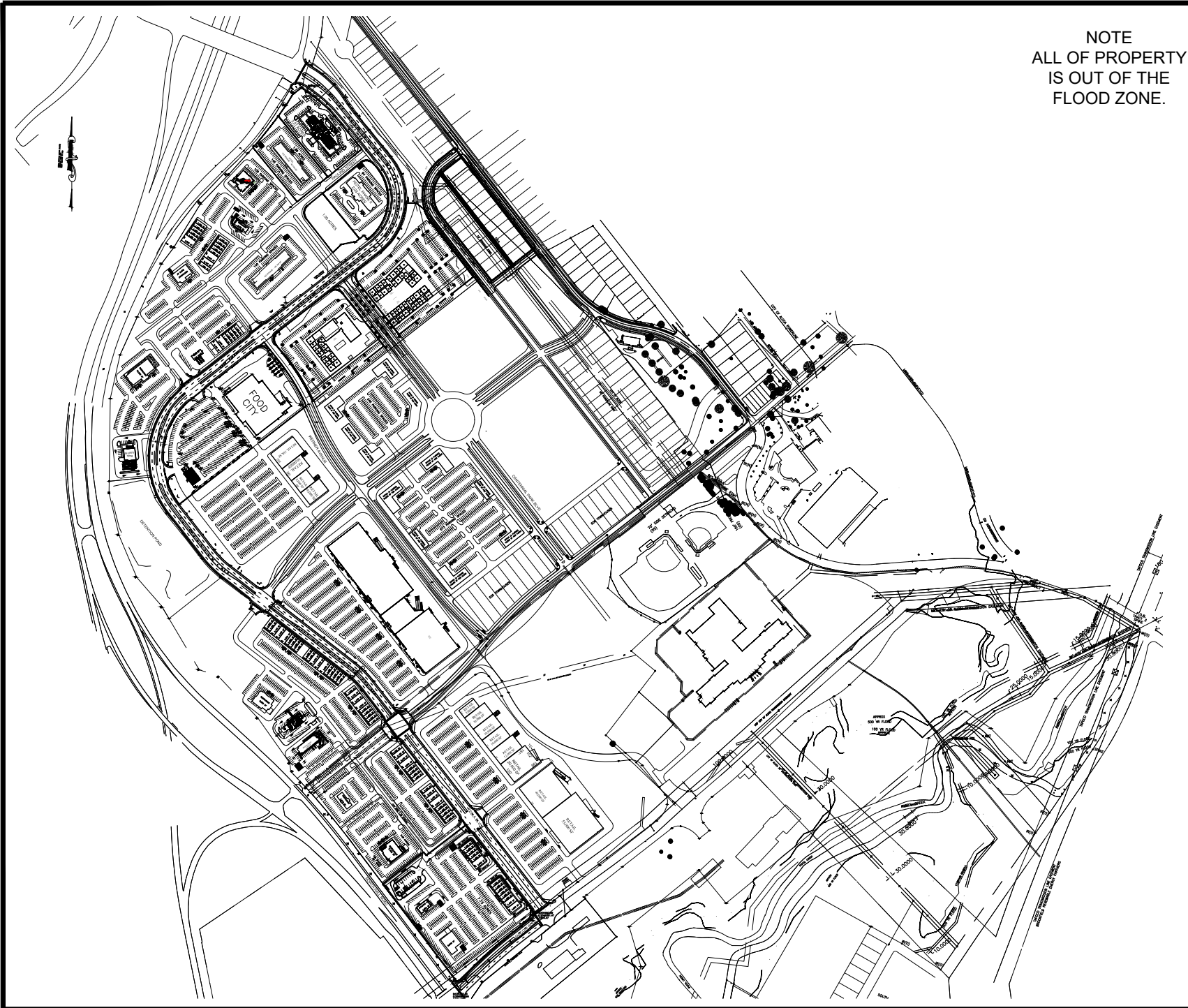


Coming Soon!



Coming Soon!





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NOT TO SCALE

REALTYLINK, LLC

201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
864-242-4008
REALTYLINKDEV.COM

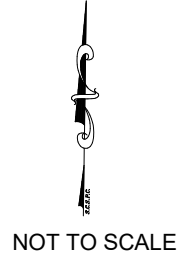
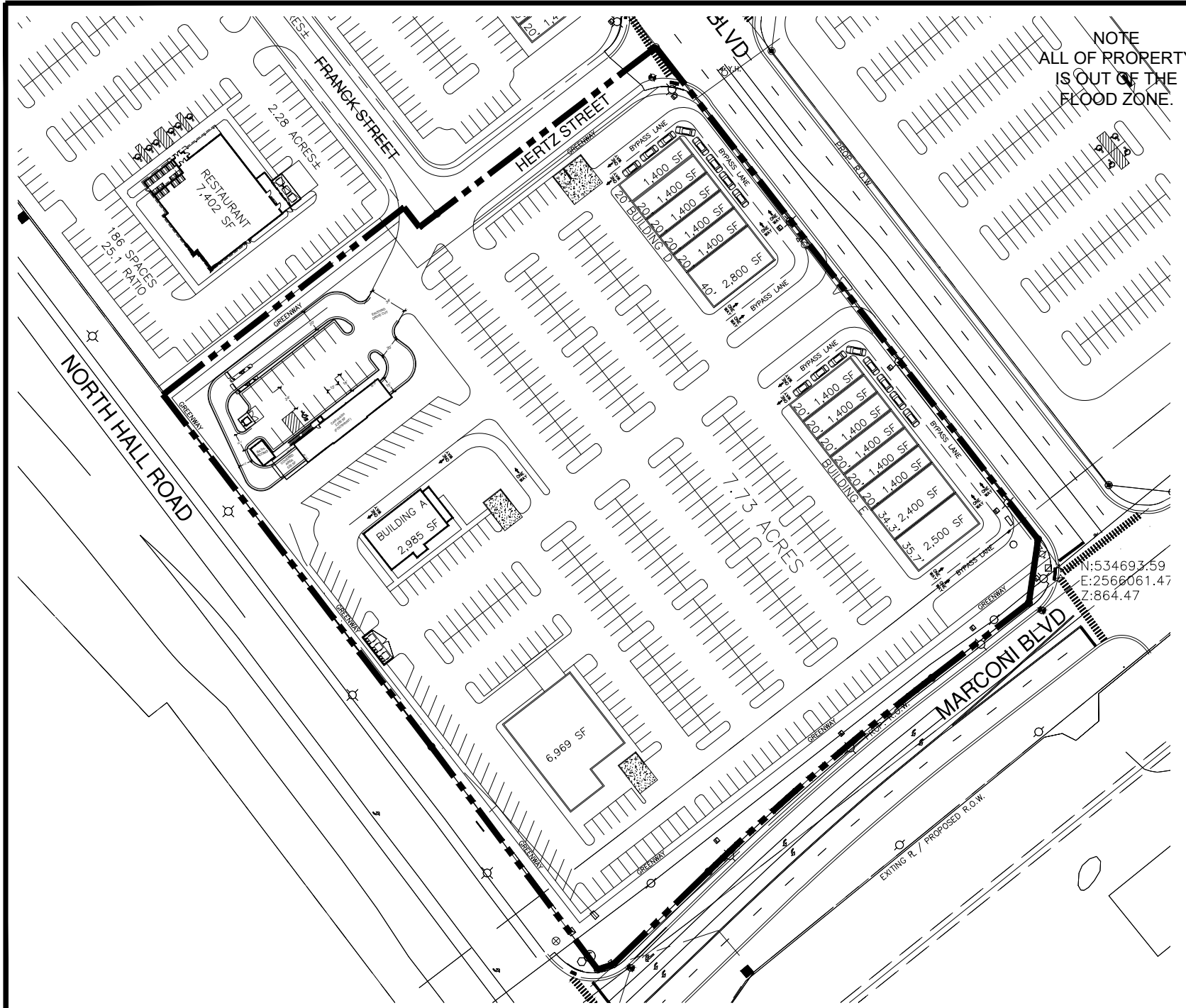
CONCEPTUAL SITE PLAN

TN ALCOA SPRINGBROOK FARMS

STARTING WITH SURVEY
DATED 9-24-19

DATE 1-24-20
DRAWN BY TSR

CSP-10



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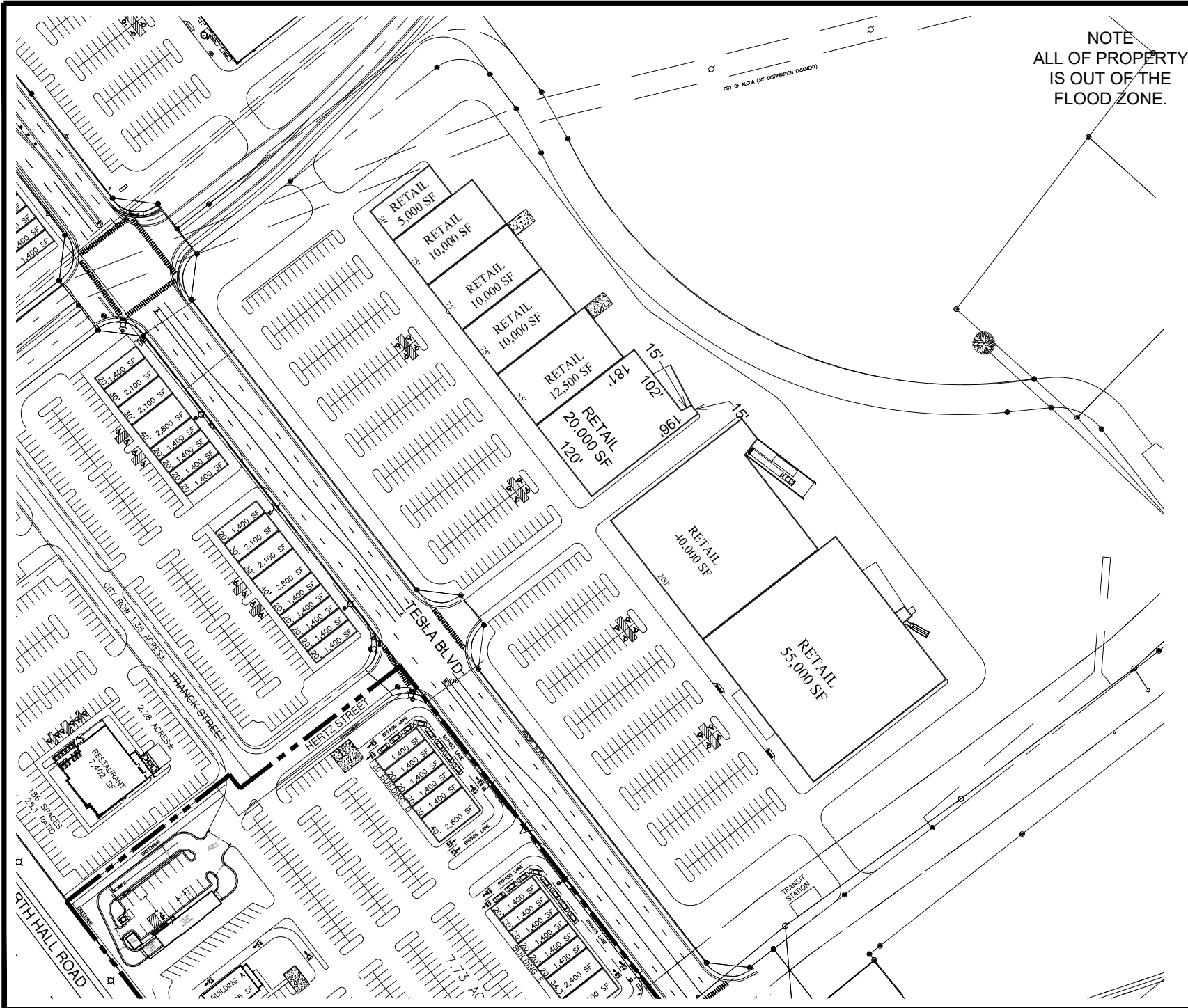
TN ALCOA SPRINGBROOK FARMS

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DATED 9-24-19

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CSP-10

(Tesla Blvd.)



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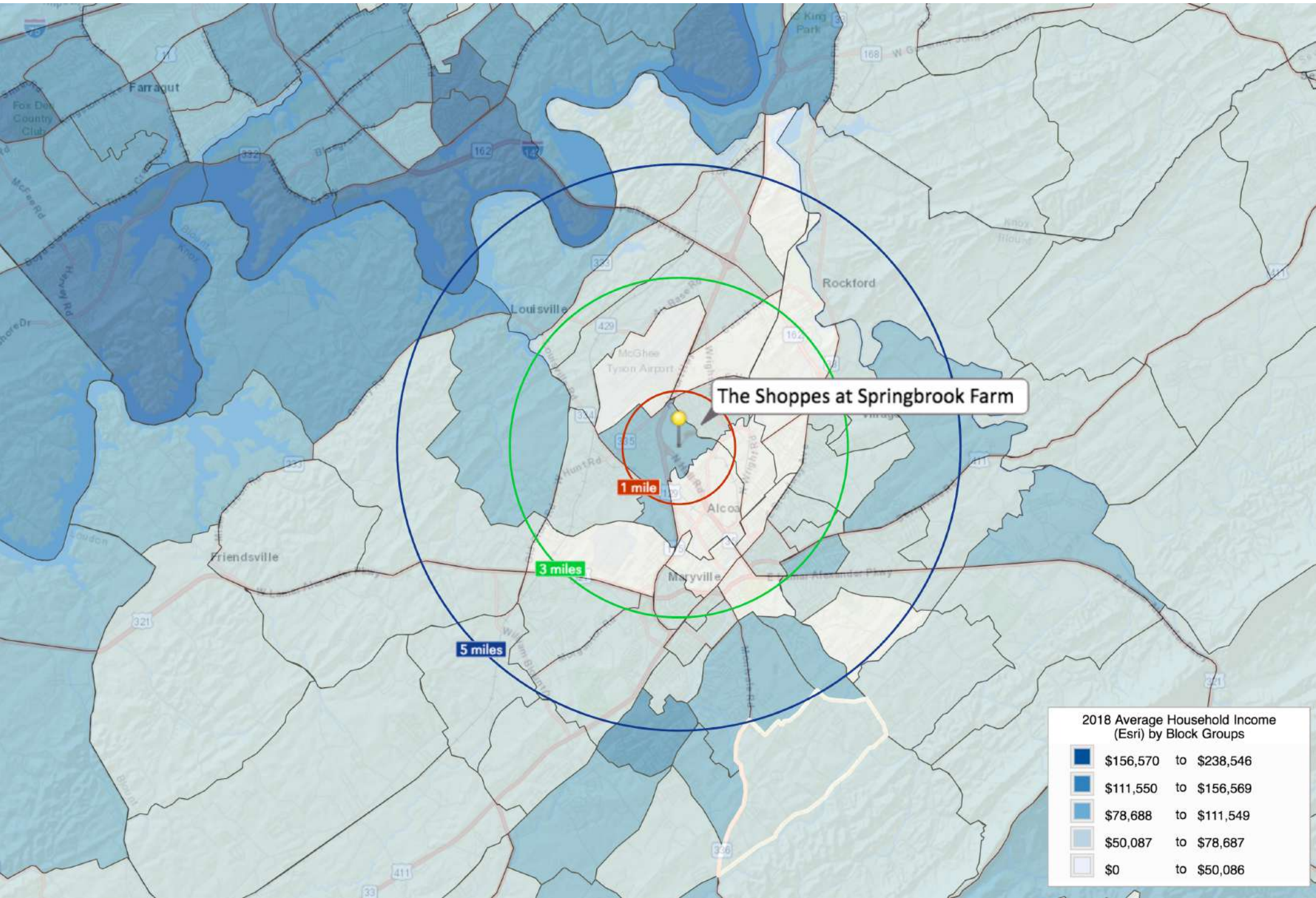
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CSP-10

(Construction beginning for Fairfiled Inn & Food City)





(5 Mile Radius)

KEY FACTS

67,246
Population

41.5

Median Age

\$47,940

Median Household
Income



2.4
Average
Household Size

EDUCATION

10%

No High
School
Diploma



31%
High School
Graduate



32%
Some
College



27%
Bachelor's/Grad/Prof
Degree

2019 Daytime Population	80,535
2019 Daytime Population: Workers	45,229
2019 Daytime Population: Residents	35,306

BUSINESS



2,739

Total Businesses



53,724

Total Employees

Total Retail Sales



\$1,355,225,434

Total Retail Sales

EMPLOYMENT



White Collar

62%



Blue Collar

24%



Services

15%

3.1%

Unemployment
Rate

The Shoppes at Springbrook Farm (Ring of 5 miles)



Average Household Income



\$67,322

2019 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,631

Apparel &
Services



\$123

Computers &
Hardware



\$2,835

Eating Out



\$4,138

Groceries



\$4,957

Health Care

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

Company	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	Count
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greenville)	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	Count
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

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

