



**GREENBRIER**  
real estate advisors

# Former BB&T Bank for Lease/Sale

## Turkey Creek

11113 Parkside Drive  
Knoxville, TN 37934



### **Contacts:**

Josiah Glafenhein

(865) 206-0180

caleb@greenbrier-rea.com

Ryan Matthews

(865) 320-0646

ryan@greenbrier-rea.com



**GREENBRIER**  
real estate advisors

Greenbrier Real Estate Advisors

1200 E Magnolia Avenue

Knoxville, TN 37917

www.greenbrier-rea.com

## Property Details

Name	Former BB&T For Lease/Sale ~ Turkey Creek
Address	11113 Turkey Drive Knoxville, TN 37934
Space Size	2,858 +/- SF
Lot Size	1 acre +/-
Lease Price	See Agent

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	3,037	36,378	93,051
Average Household Income	\$110,986	\$125,684	\$128,082

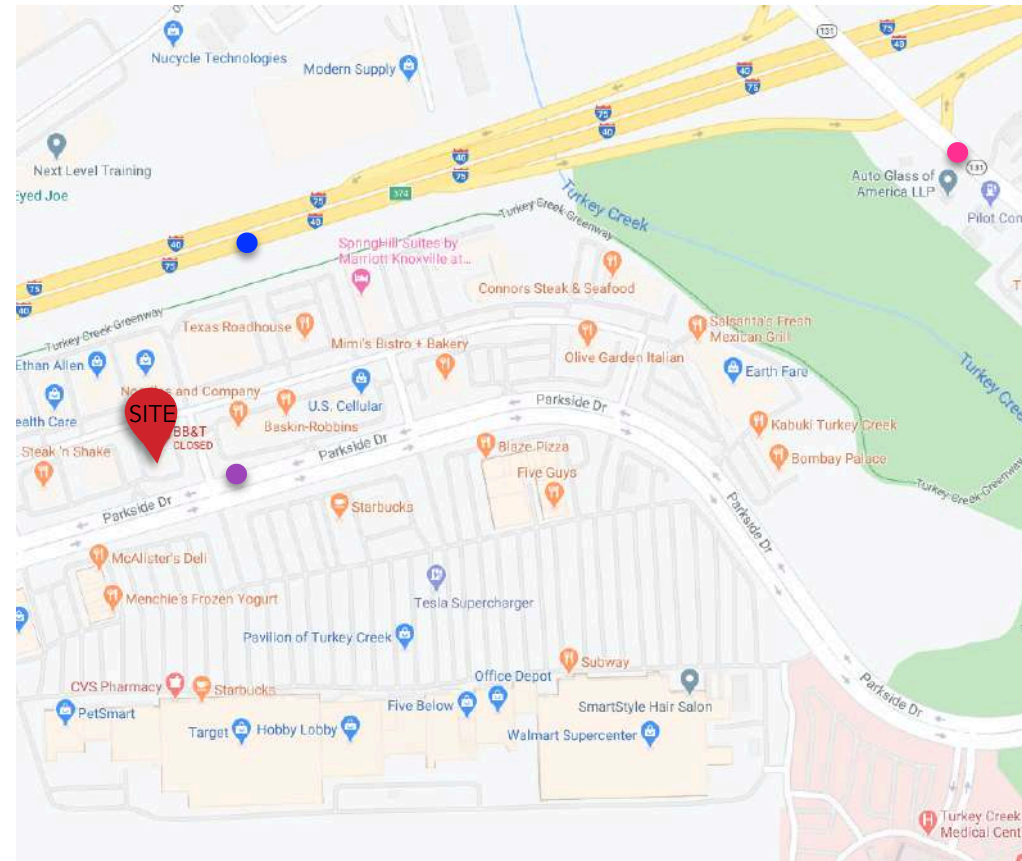
## Market Overview

- Property located on Parksider Drive on corner lot
- Prominent location in Farragut submarket in the hub of Turkey Creek shopping area
- The Building is in excellent condition with large windows and natural light
- High income area of Knox County
- Excellent surrounding retailers

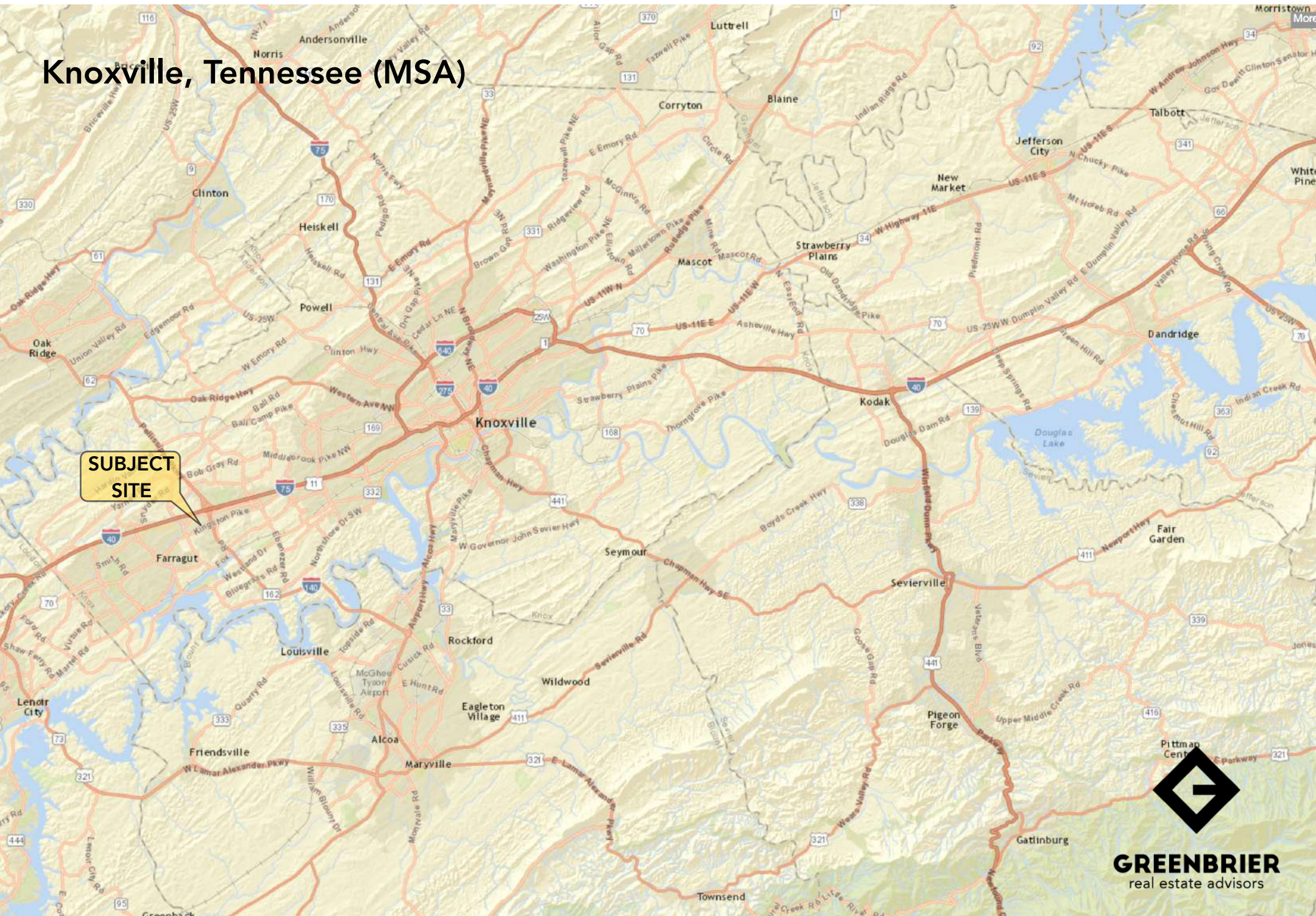
## Traffic Counts

Parkside Drive	22,777 ADT	●
Lovell Road	36,407 ADT	●
Interstate 40	122,696 ADT	●

## Map



# Knoxville, Tennessee (MSA)



Knoxville, TN  
(Farragut/Turkey)



Knoxville  
Christian School

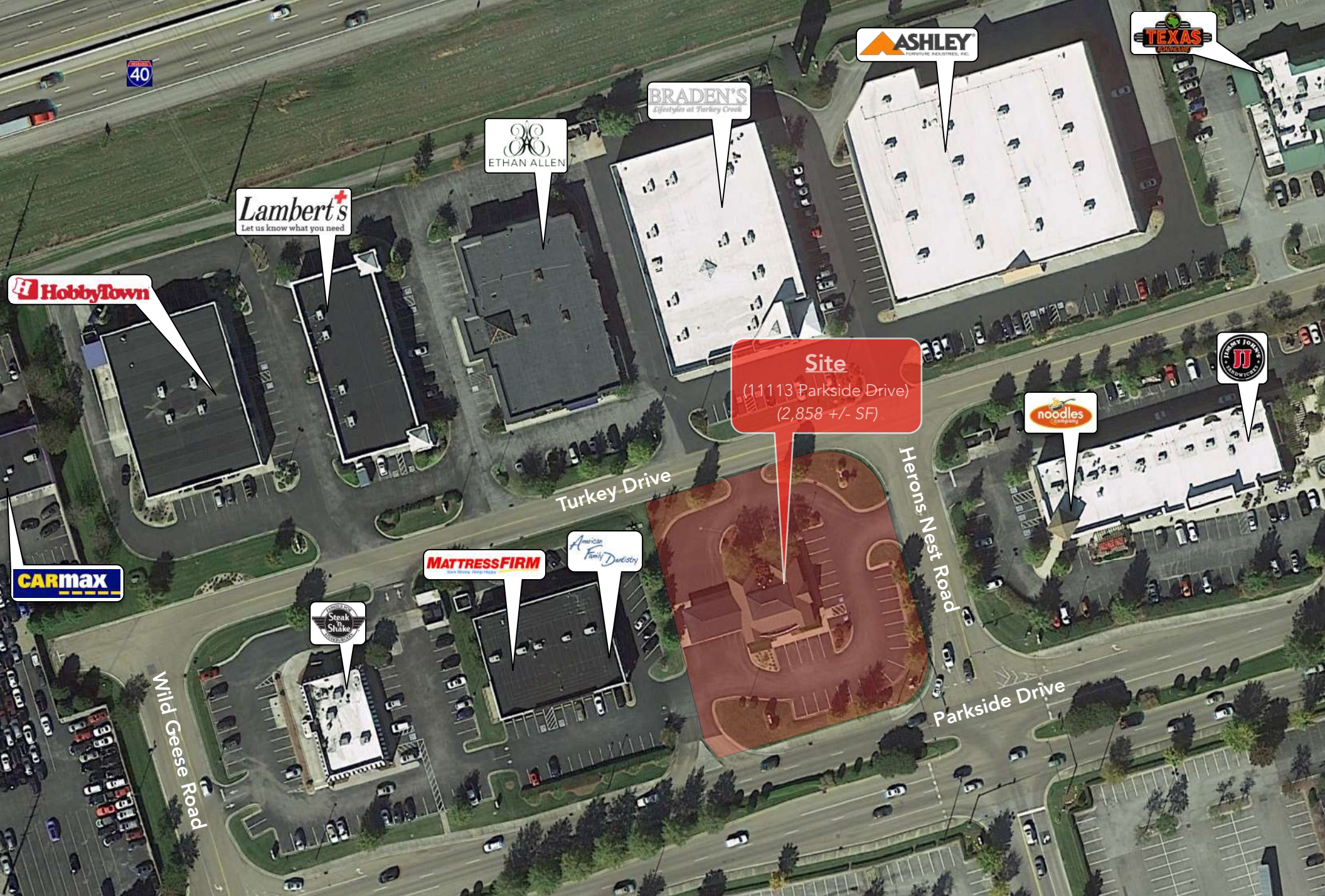
**Site**  
(11113 Parkside Drive)

South College

Fort Sanders  
West Medical

Farragut High  
School





40

**Lambert's**  
Let us know what you need

**ETHAN ALLEN**

**BRADEN'S**  
Lifestyles at Turkey Creek

**ASHLEY**  
FURNITURE HOMEWARES, ETC.

**TEXAS**  
SAUSAGE

**HobbyTown**

**Site**  
(11113 Parkside Drive)  
(2,858 +/- SF)

**JJ**  
JIMMY JOHN'S  
SUBMARINES

**noodles**  
COMFORT

Turkey Drive

Herons Nest Road

**CARmax**

**MATTRESS FIRM**  
Mattress Firm Sleep Better

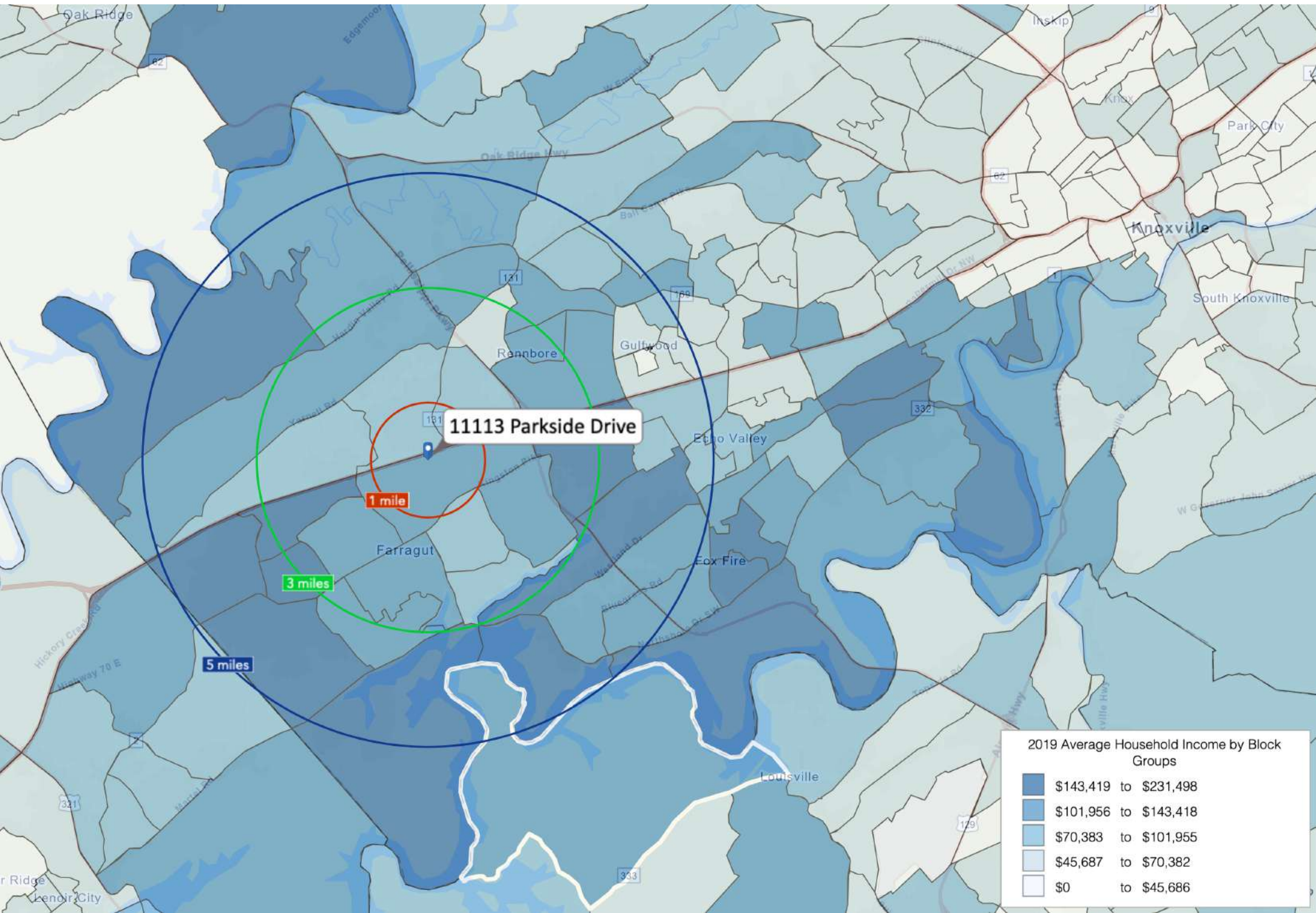
**American Family Dentistry**

**STEAK 'N SHAKE**  
STEAK 'N SHAKE

Wild Geese Road

Parkside Drive





2019 Average Household Income by Block Groups

	\$143,419 to \$231,498
	\$101,956 to \$143,418
	\$70,383 to \$101,955
	\$45,687 to \$70,382
	\$0 to \$45,686



(5 Mile Radius)

## KEY FACTS

93,051  
Population

42.4  
Median Age

2.5  
Average Household Size

\$90,189  
Median Household Income

## EDUCATION

3%  
No High School Diploma

14%  
High School Graduate

25%  
Some College

57%  
Bachelor's/Grad/Prof Degree

2019 Daytime Population	
2019 Total Daytime Population	108,525
2019 Daytime Population: Workers	64,937
2019 Daytime Population: Residents	43,588

## BUSINESS



4,623  
Total Businesses



62,860  
Total Employees

## Total Retail Sales



\$3,766,628,024  
Total Retail Sales

## EMPLOYMENT

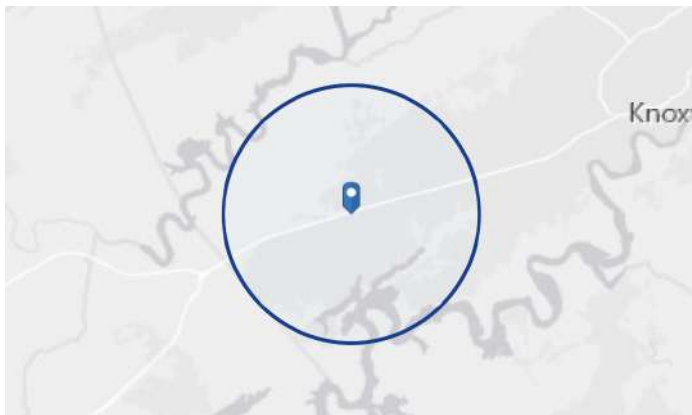
79%  
White Collar

10%  
Blue Collar

10%  
Services

2.3%  
Unemployment Rate

11113 Parkside Dr, Knoxville, Tennessee, 37934



## Average Household Income



\$114,586  
2019 Average Household Income

## ANNUAL HOUSEHOLD SPENDING

\$2,729  
Apparel & Services

\$6,461  
Groceries

\$217  
Computers & Hardware

\$7,679  
Health Care

\$4,713  
Eating Out

## 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	
	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

