



GREENBRIER
real estate advisors

Mattress Firm For Lease

6710 Clinton Highway ~ Knoxville, TN 37912



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Greenbrier Real Estate Advisors
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Knoxville, TN 37922
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Property Details

Name	Mattress Firm for Lease ~ Clinton Hwy
Address	6710 Clinton Highway Knoxville, TN 37912
Space	4,000 SF +/-
Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	3,324	42,821	121,976
Average Household Income	\$56,261	\$64,879	\$60,690

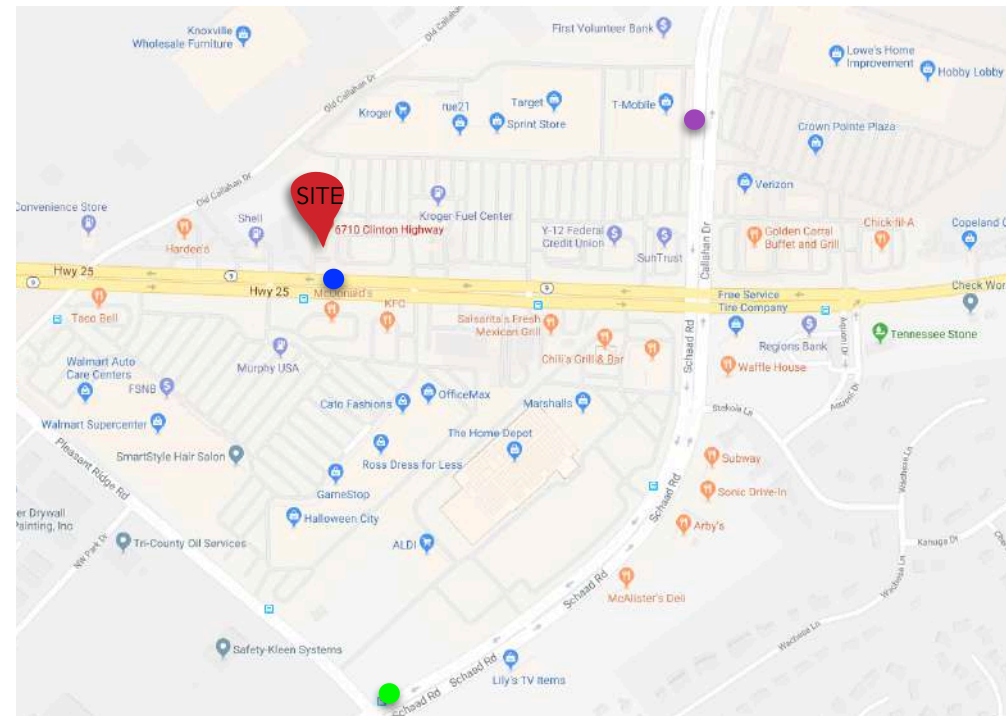
Market Overview

- Property located on Clinton Highway
- Prominent location with great retail synergy
- Traffic counts of 30,092 ADT on Clinton Highway
- Major nearby retailers include: Wal-Mart, Kroger, Target, Marshalls, Aldi, The Home Depot, Lowe's, Hobby Lobby, Chili's, etc...
- Excellent visibility and view corridor
- Impressive daytime population of 110,551 within a 5 mile radius

Traffic Counts

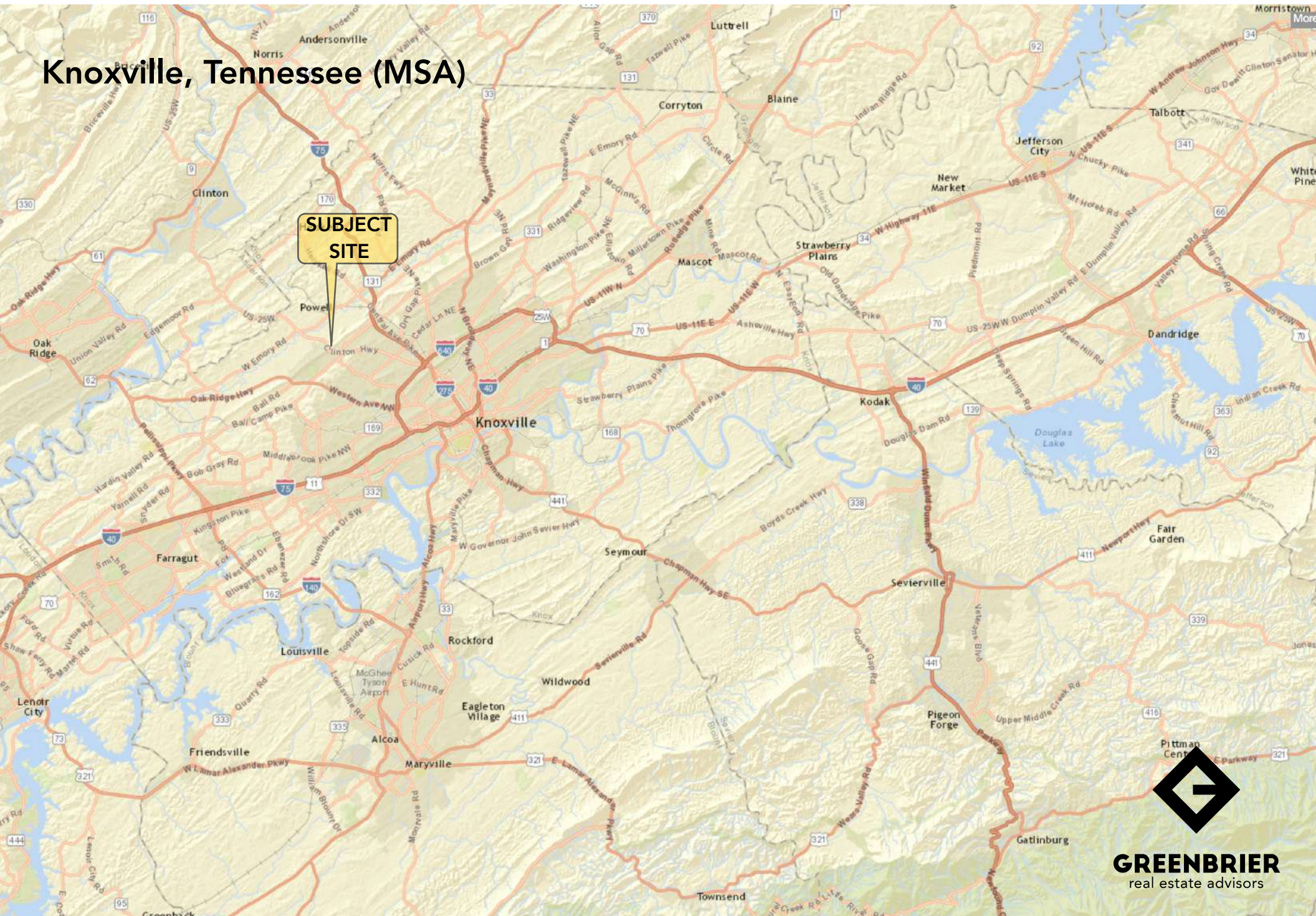
Clinton Highway (Hwy 25)	30,092 ADT	●
Schaad Road	15,699 ADT	●
Callahan Drive	24,418 ADT	●

Map



Knoxville, Tennessee (MSA)

**SUBJECT
SITE**





SUBJECT SITE
(6710 Clinton Highway)

Knoxville, TN
(Clinton Highway)

Knarrville Wholesale
FURNITURE

Subject Site
(6710 Clinton Hwy)

30,092 ADT

Clinton Highway

Callahan Drive

Schaad Road

PET SUPERMARKET



WAL+MART



Salsarita's
FRESH Cantina



hgregg **CATO** GameStop
ROSS OfficeMax **GNC**
LIVE WELL

ALDI **THE HOME DEPOT** **Marshalls**



PET SUPERMARKET

Subject Site
(6710 Clinton Hwy)

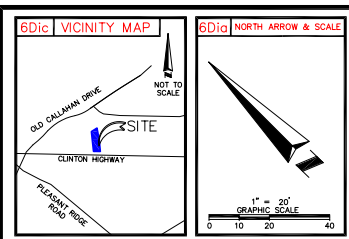


Old Callahan Drive

30,092 ADT

Clinton Highway





5C111 SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- CHAIN LINK FENCE ENCROACHES WESTERN PROPERTY LINE BY 0.3', AT MOST.
- CONCRETE CURB AND GUTTER ENCROACHES WESTERN PROPERTY LINE BY 0.6', AT MOST.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 02007 (MAP NO. 4709/02007), WHICH BEARS AN EFFECTIVE DATE OF 09/02/2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES THAT THE PROPERTY IS OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE.

6D1b LEGEND & ABBREVIATIONS

(D) DEED	DRAIN GRATE
IRON ROD	CURB INLET
TYPICAL	CONCRETE BLOCK
CHAIN LINK FENCE	2" DIAMETER INTAKE
DEL. DOUBLE	2" RED MAPLE
STOP SIGN	SAPLING
EDA	ELECTRIC METER
MANHOLE	EM
EDGE OF ASPHALT	LSA
MANHOLE	LANDSCAPED AREA
ELECTRIC METER	
HANDICAP	
ELEC. S/O	ELECTRICITY SHUT OFF
EM	ELECTRICITY METER
TELEPHONE	TELEPHONE
CMPD	CEMENT DRAINAGE PIPE
SS	STOP SIGN
CCAG	CONCRETE CURB AND GUTTER
	UNDERGROUND GAS LINE
	UNDERGROUND UTILITY LINE

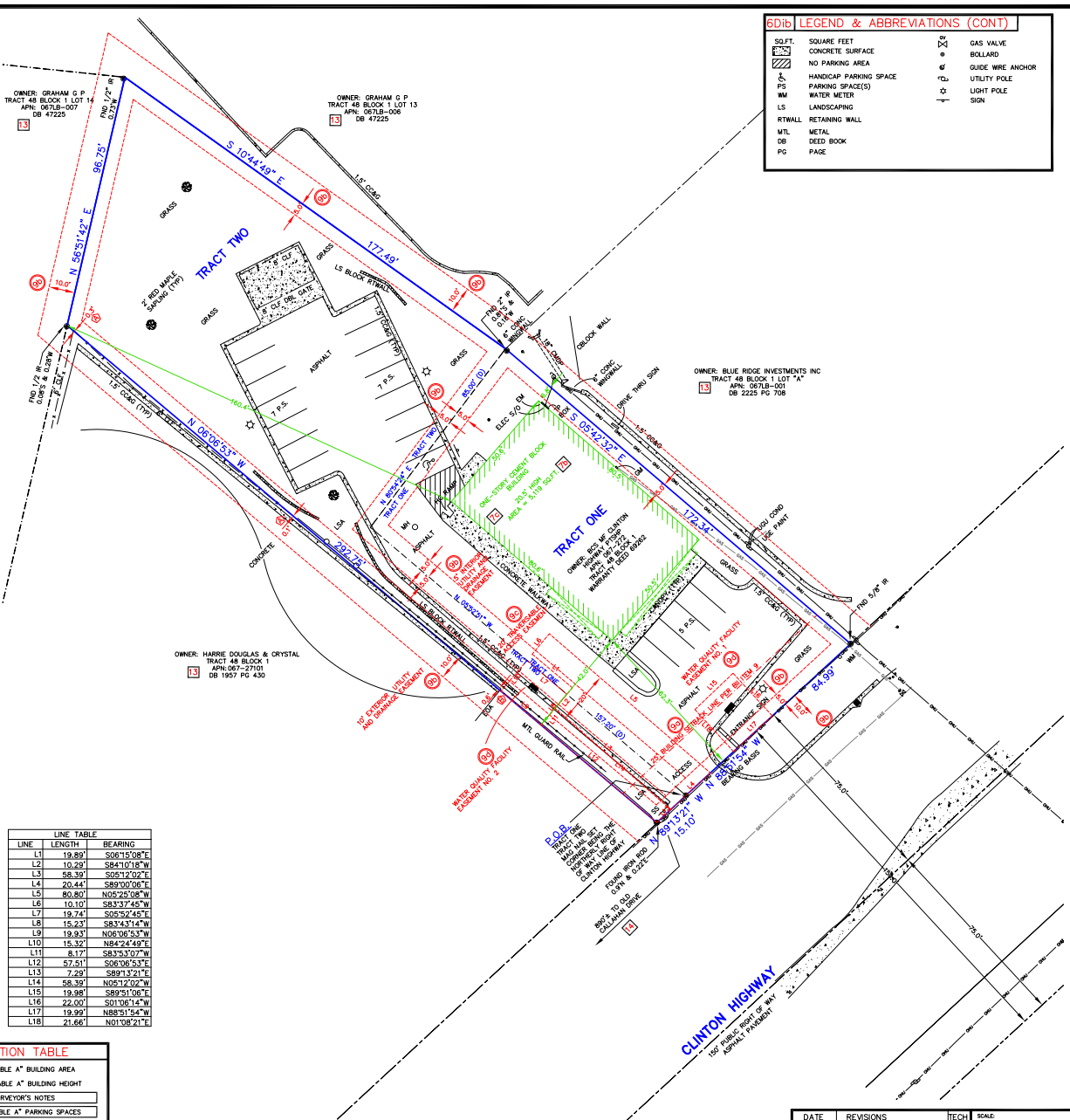
22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN HEREON WAS NOT PROVIDED BY INSURER. INFORMATION WAS OBTAINED BY ASM, INC.
PERMITTED USE	X	RETAIL	
MINIMUM LOT AREA (SQ.FT.)	X	31,212	
MINIMUM FRONTAGE	X	100.00	
MINIMUM LOT WIDTH	X	100.00	
MAX BUILDING COVERAGE	X	16.4%	
MAX BUILDING HEIGHT	X	20.5'	
MINIMUM SETBACKS	X		
FRONT	X	62.3'	
REAR	X	6.8'	
SIDE	X	160.4'	
DATE CONTACTED:	XX/XX/XX		
PHONE/FAX/EMAIL			

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR

- 5E1 SCHEDULE "B" ITEMS**
- GENERAL PERMIT DATED FEBRUARY 28, 1936 TO TENNESSEE PUBLIC SERVICE COMPANY OF RECORD IN TRUST BOOK 556, PAGE 311 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (DOES NOT AFFECT)
 - MAP OF RECORD IN INSTRUMENT 2010280074693 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE DISCLOSES THE FOLLOWING:
 - MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT - 25 FEET
REAR - 0' TO 15 FEET ADJACENT TO RESIDENTIAL ZONE;
SIDES - 0' TO 25 FEET IF ADJACENT TO RESIDENTIAL ZONE.
 - 5 FEET WIDE UTILITY AND DRAINAGE EASEMENTS INSIDE ALL INTERIOR LOT LINES AND 10 FEET WIDE UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ROADS.
 - 20 FEET WIDE TRAVELABLE ACCESS EASEMENT AS LOCATED IN SOUTHWEST CORNER OF LOT.
 - WATER QUALITY FACILITY EASEMENTS #1 & #2 AS LOCATED; AND BUILDING SIGN (TO BE REMOVED). (AFFECTS AS SHOWN)
 - COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER FACILITIES (DATED LINE 28, 2010 OF RECORD IN INSTRUMENT 20080913333 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (DOES NOT AFFECT)



6D1b LEGEND & ABBREVIATIONS (CONT)

SQ.FT.	SQUARE FEET	GV	GAS VALVE
CONCRETE SURFACE		BOLLARD	
NO PARKING AREA		GUIDE WIRE ANCHOR	
HANDICAP PARKING SPACE		UTILITY POLE	
PARKING SPACE(S)		LIGHT POLE	
WATER METER		SOFT	SOFT
LS	LANDSCAPING		
RTWALL	RETAINING WALL		
MTL	METAL		
DB	DEED BOOK		
PG	PAGE		

LINE TABLE

LINE	LENGTH	BEARING
L1	19.89	S81°15'08"E
L2	10.29	S84°10'18"W
L3	58.39	S89°12'02"E
L4	20.44	S89°02'06"E
L5	80.80	N65°28'08"W
L6	10.10	S83°37'45"W
L7	19.74	S05°24'52"E
L8	15.93	S83°43'14"W
L9	19.93	N06°06'53"E
L10	15.32	N84°24'49"E
L11	61.77	S83°51'07"W
L12	57.51	S08°06'53"E
L13	7.29	S89°13'21"E
L14	58.39	N05°12'02"W
L15	19.98	S89°21'06"E
L16	22.00	S01°06'14"W
L17	18.99	N88°01'54"W
L18	21.66	N01°08'21"E

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2 TABLE "A" PROPERTY ADDRESS	6B111 CONTIGUITY STATEMENT	7B TABLE "A" BUILDING AREA
3 TABLE "A" FLOOD INFORMATION	6B112 TITLE INFORMATION	7C TABLE "A" BUILDING HEIGHT
4 TABLE "A" LAND AREA	6B113 TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5B11 ACCESS TO PROPERTY	6D11 BEARING BASIS	9 TABLE "A" PARKING SPACES
5C111 SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6D1a NORTH ARROW & SCALE	13 TABLE "A" ADJOINING OWNERS
5E1 SCHEDULE "B" ITEMS	6D1b LEGEND & ABBREVIATIONS	14 TABLE "A" INTERSECTING STREET
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6C1 CEMETERY NOTE	6D1d TYPE OF SURVEY	18 TABLE "A" DUMP, SUMP OR LANDFILL NOTE
6D111 RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURER	7 SURVEYOR'S CERTIFICATE	22 TABLE "A" ZONING INFORMATION

8 SURVEYOR'S NOTES CONTINUED

6. THE SURVEY SHOWN HEREON IS IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE AND QUALIFIES AS A CATEGORY I SURVEY AS PER SAO STANDARDS OF PRACTICE. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:59,656.

6Bx1 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 9768-219, HAVING AN EFFECTIVE DATE OF JANUARY 9TH, 2013.

6B11 TITLE DESCRIPTION

TRACT ONE
SITUATED, LYING, AND BEING IN THE 8TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON ROD FOUND ON THE NORTHERN RIGHT OF WAY OF CLINTON HIGHWAY, A COMMON CORNER WITH FRANCES L. WADDELL REVOCABLE TRUST; SAID IRON ROD BEING LOCATED 1889'03"± 0.26 FEET FROM THE CENTERLINE INTERSECTION OF CLINTON HIGHWAY AND OLD CALLAHAN ROAD; THENCE LEAVING THE NORTHERN RIGHT OF WAY OF CLINTON HIGHWAY AND WITH THE LINE OF THE FRANCES L. WADDELL REVOCABLE TRUST THE FOLLOWING TWO (2) CALLS:

- N05°25'51"W, A DISTANCE OF 157.20 FEET TO AN IRON ROD SET;
- N05°42'24"E, A DISTANCE OF 85.00 FEET TO AN IRON ROD FOUND, A COMMON CORNER WITH OUTLOT A, CROWN POINTE PLAZA SUBDIVISION;

THENCE LEAVING THE LINE OF THE LINE OF THE FRANCES L. WADDELL REVOCABLE TRUST AND WITH THE LINE OF OUTLOT A, A DISTANCE OF 172.34 FEET TO AN IRON ROD FOUND ON THE NORTHERN RIGHT OF WAY OF CLINTON HIGHWAY;

THENCE LEAVING THE LINE OF OUTLOT A AND WITH THE NORTHERN RIGHT OF WAY OF CLINTON HIGHWAY, N88°51'54"W, A DISTANCE OF 84.99 FEET TO AN IRON ROD SET TO THE POINT OF BEGINNING.

CONTAINING 13,841 SQUARE FEET OR 0.32 ACRES, ACCORDING TO THE SURVEY BY DANIEL P. HUMPHREYS, R.L.S. NUMBER 2860, OF SITE INC., 10215 TECHNOLOGY DRIVE, SUITE 304, KNOXVILLE TN 37932, DATED SEPTEMBER 7, 2011, LAST REVISED MAY 14, 2012, SURVEY BEARING FILE NUMBER T79A17A, ALL BEARINGS REFERENCED THEREON TO TENNESSEE STATE COORDINATE SYSTEM OF 1983.

BEING THE SAME PROPERTY CONVEYED TO FRANCES L. WADDELL TRUSTEE OF THE FRANCES L. WADDELL REVOCABLE TRUST DATED AUGUST 6, 2006, BY WARRANTY DEED DATED AUGUST 30, 2006 OF RECORD IN INSTRUMENT 20060913333 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.

TRACT TWO:
SITUATED, LYING, AND BEING IN THE 8TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON ROD FOUND ON THE NORTHERN RIGHT OF WAY OF CLINTON HIGHWAY, A COMMON CORNER WITH FRANCES L. WADDELL REVOCABLE TRUST; SAID IRON ROD BEING LOCATED 1889'03"± 0.26 FEET FROM THE CENTERLINE INTERSECTION OF CLINTON HIGHWAY AND OLD CALLAHAN ROAD; THENCE LEAVING THE LINE OF THE FRANCES L. WADDELL REVOCABLE TRUST AND WITH THE NORTHERN RIGHT OF WAY OF CLINTON HIGHWAY, N89°32'21"W, A DISTANCE OF 15.10 FEET TO AN IRON ROD FOUND, A COMMON CORNER WITH DOUGLAS HARRIS, ET AL.

THENCE LEAVING THE NORTHERN RIGHT OF WAY OF CLINTON HIGHWAY AND WITH THE LINE OF HARRIS, N08°05'37"W, A DISTANCE OF 289.75 FEET TO AN IRON ROD FOUND ON THE LINE OF LOT 14, CROWN POINTE PLAZA SUBDIVISION;

THENCE LEAVING THE LINE OF HARRIS AND WITH THE LINE OF LOT 14, N65°14'27"E, A DISTANCE OF 96.78 FEET TO AN IRON ROD FOUND ON THE LINE OF LOT 13, CROWN POINTE PLAZA SUBDIVISION;

THENCE LEAVING THE LINE OF LOT 14 AND WITH THE LINE OF LOT 13, S10°44'49"E, A DISTANCE OF 177.49 FEET TO AN IRON ROD FOUND, A COMMON CORNER WITH FRANCES L. WADDELL REVOCABLE TRUST;

THENCE LEAVING THE LINE OF LOT 13 AND WITH THE LINE OF THE FRANCES L. WADDELL REVOCABLE TRUST THE FOLLOWING TWO (2) CALLS:

- S80°54'24"W, A DISTANCE OF 85.00 FEET TO AN IRON ROD SET;
- S05°25'51"E, A DISTANCE OF 157.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,720 SQUARE FEET OR 0.40 ACRES, ACCORDING TO THE SURVEY BY DANIEL P. HUMPHREYS, R.L.S. NUMBER 2860, OF SITE INC., 10215 TECHNOLOGY DRIVE, SUITE 304, KNOXVILLE TN 37932, DATED SEPTEMBER 7, 2011, LAST REVISED MAY 14, 2012, SURVEY BEARING FILE NUMBER T79A17A, ALL BEARINGS REFERENCED THEREON TO TENNESSEE STATE COORDINATE SYSTEM OF 1983. BEING THE SAME PROPERTY CONVEYED TO FRANCES L. WADDELL TRUSTEE OF THE FRANCES L. WADDELL REVOCABLE TRUST DATED AUGUST 6, 2006, BY WARRANTY DEED DATED AUGUST 30, 2006 OF RECORD IN INSTRUMENT 20060913333 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.

- 8 SURVEYOR'S NOTES**
- NO UNDISCOVERED UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING EASEMENTS, SCIENTIFIC AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
 - DETERMINATION OF THE RELATIONSHIP OR LOCATION OF DIVISION OR PARTY WALLS HAS NOT BEEN MADE.
 - NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY FOR THE SUBJECT PARCEL.
- 4 LAND AREA** 31,213.4 SQUARE FEET 0.7174 ACRES
- 6B11 BEARING BASIS**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERN RIGHT OF WAY LINE OF CLINTON HIGHWAY AS BEING S88°51'54"E PER LEGAL DESCRIPTION.
- 6F CEMETERY NOTE**
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- 9 PARKING SPACES** REGULAR= 19 HANDICAP= 1
- 5B11 ACCESS TO PROPERTY**
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CLINTON HIGHWAY, BEING A DEDICATED PUBLIC HIGHWAY.
- 16 EARTH MOVING NOTE**
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 18 DUMP, SUMP OR LANDFILL NOTE**
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 6B111 CONTIGUITY STATEMENT**
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS.
- 7 SURVEYOR'S CERTIFICATE**
- TO: ARC CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARC MPKXV0001, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b), 8, 9, 10(a), 11(a), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/15/2013. DATE OF PLAT OR MAP: 2/20/2013.
- REGISTERED SURVEYOR: SEVEN J. HYDE DATE
PROFESSIONAL LAND SURVEYOR NO.: 2240
STATE OF TENNESSEE
PROJECT NO.: 130071
- SURVEY PREPARED BY: ASM
INSURANCE SURVEYING AND MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32830
PHONE: (407) 426-7979
FAX: (407) 426-9141

ALTA/ACSM LAND TITLE SURVEY
OF
MATTRESS FIRM
6710 CLINTON HIGHWAY
KNOXVILLE, TN
KNOX COUNTY

ASM SURVEYING & MAPPING, INC.
ORLANDO, FLORIDA 32830
3191 MAGUIRE BLVD., SUITE 200
PHONE: (407) 426-7979
WWW.ASMCORPORATE.COM

DATE REVISIONS TECH SCALE: 1" = 20'

DRAWN/PREPARED BY: CF/SKIP

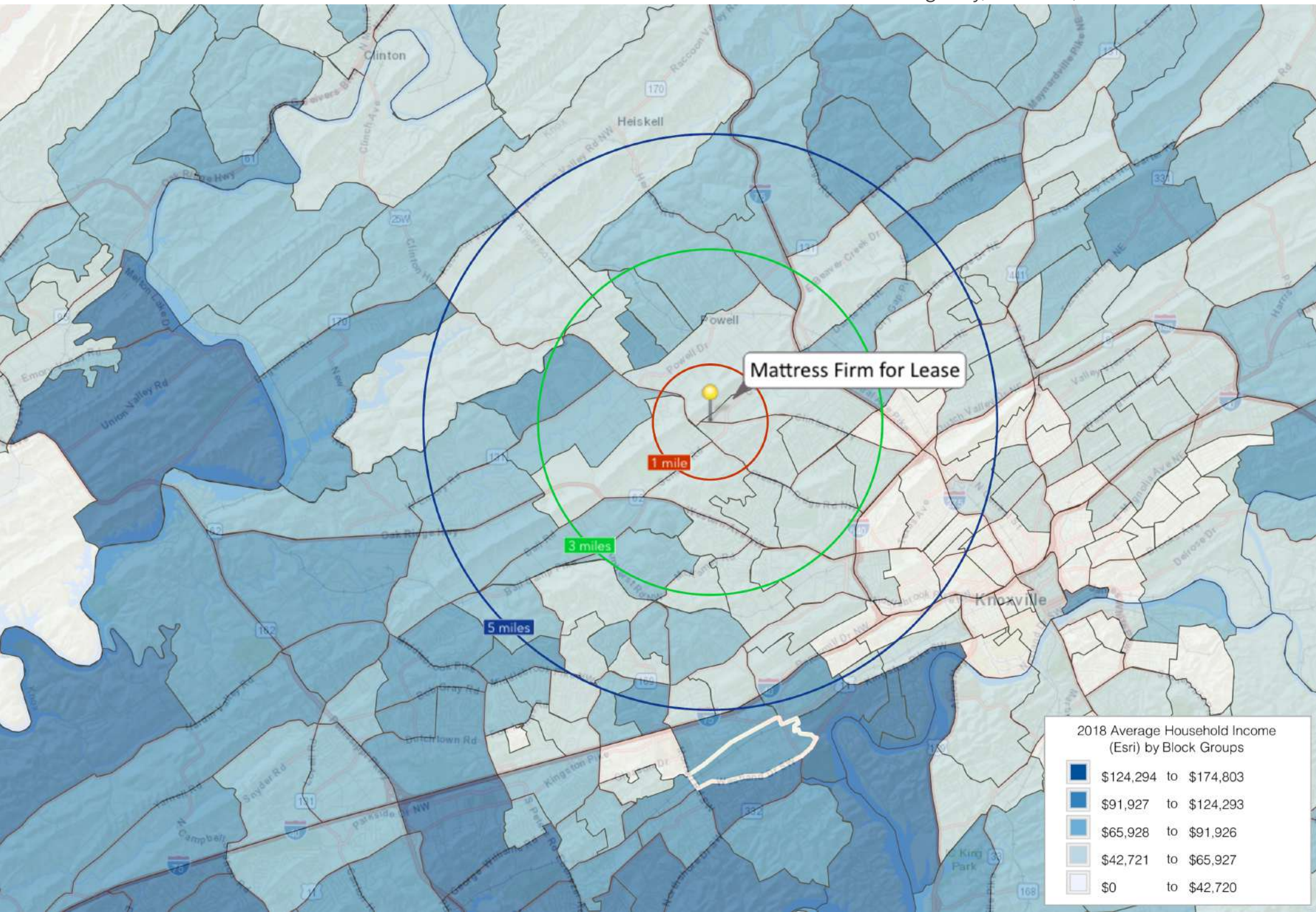
APPROVED BY: JS

DRAWING FILE NAME: 130071

DATE	REVISIONS	TECH	SCALE:
			1" = 20'



6710 Clinton Highway, Knoxville, TN 37912



2018 Average Household Income (Esri) by Block Groups

Dark Blue	\$124,294 to \$174,803
Medium-Dark Blue	\$91,927 to \$124,293
Medium Blue	\$65,928 to \$91,926
Light Blue	\$42,721 to \$65,927
White	\$0 to \$42,720

(5 Mile Radius)

KEY FACTS

121,976
Population

36.9
Median Age

2.4
Average Household Size

\$46,357
Median Household Income

EDUCATION

9%
No High School Diploma

26%
High School Graduate

33%
Some College

32%
Bachelor's/Grad/Prof Degree

2018 Daytime Population	
2018 Total Daytime Population	110,551
2018 Daytime Population: Workers	50,995
2018 Daytime Population: Residents	59,556

BUSINESS

3,474
Total Businesses

48,996
Total Employees

Total Retail Sales



\$1,572,872,804
Total Retail Sales

EMPLOYMENT

65%
White Collar

18%
Blue Collar

17%
Services

3.6%
Unemployment Rate

6710 Clinton Hwy, Knoxville, Tennessee, 37912

Average Household Income



\$60,690
2017 Average Household Income

ANNUAL HOUSEHOLD SPENDING

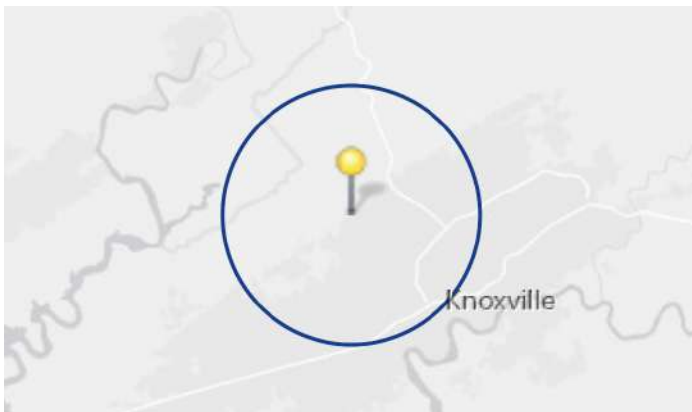
\$1,616
Apparel & Services

\$3,769
Groceries

\$129
Computers & Hardware

\$4,172
Health Care

\$2,637
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	
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

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

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

