



**GREENBRIER**  
real estate advisors

# Retail Land For Sale

## Strawberry Plains

1031 Shumard Avenue  
Knoxville, TN 37914



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## Property Details

Name	Retail Land For Sale ~ Strawberry Plains
Address	1031 Shumard Avenue Knoxville, TN 37914
Lot 1	0.74 +/-Acres
Lot 2	1.9 +/- Acres (2.64 +/- Collectively)
Sale Price	\$879,000 → Reduced to <b>\$799,000</b>

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	785	8,707	25,247
Average Household Income	\$65,695	\$65,062	\$64,903

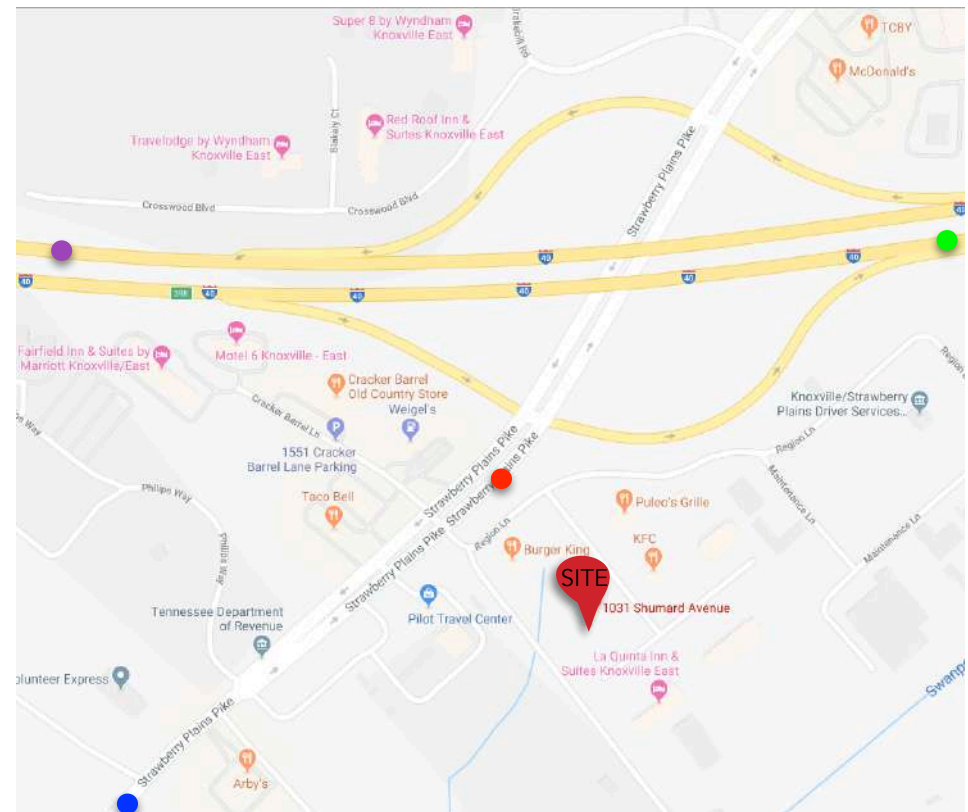
## Market Overview

- Property located on Shumard Avenue off Strawberry Plains Pike between Burger King and La Quinta Inn & Suites
- Prominent location on busy exit 398 off of I-40; Strawberry Plains submarket of the Knoxville MSA
- Good access & visibility
- Located in the hub of 12 +/- Hotels/Inns bringing constant traffic and visitors to the area.

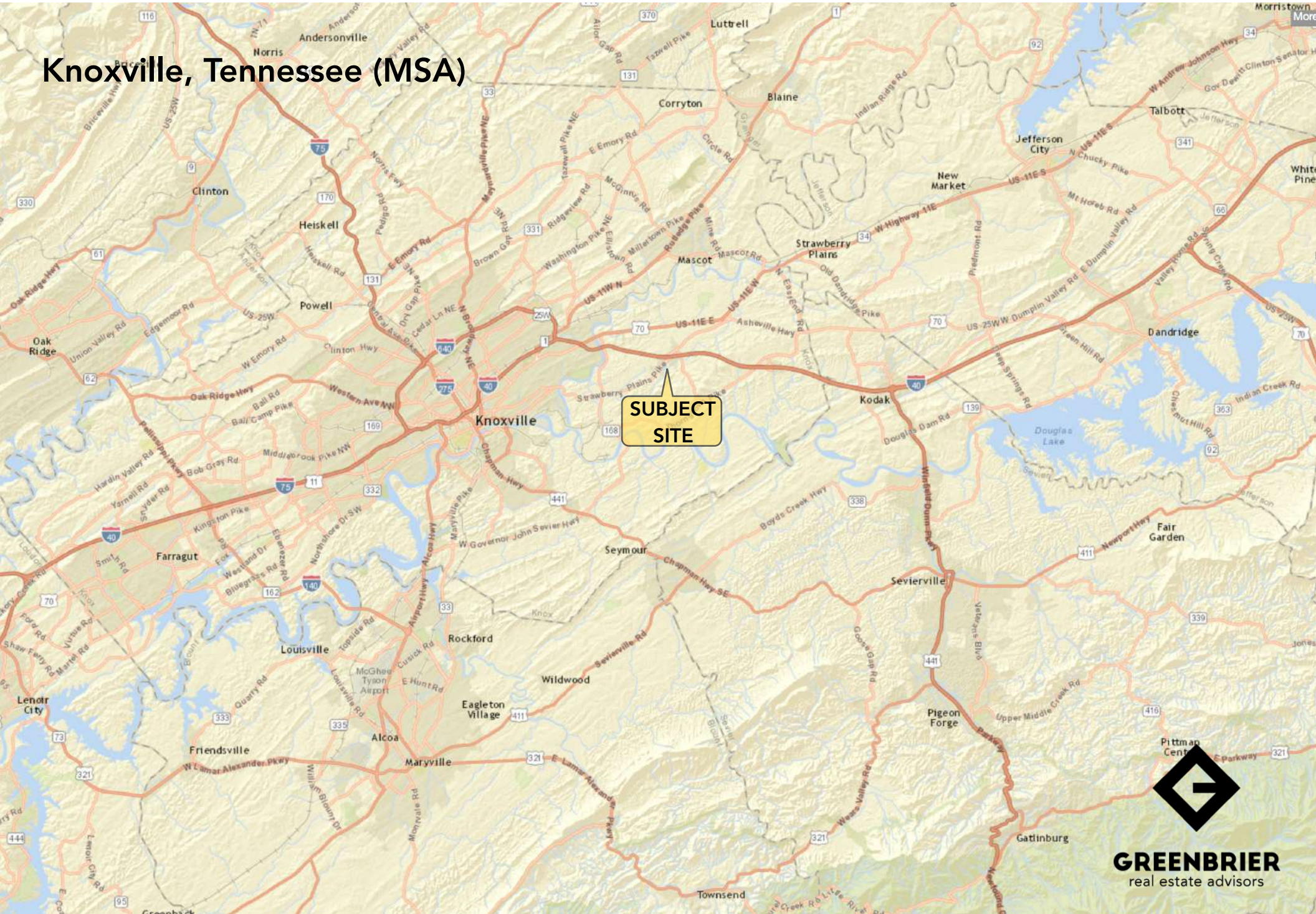
## Traffic Counts

Strawberry Plains Pike	18,868 ADT	●
Strawberry Plains Pike	10,662 ADT	●
Interstate 40 (East)	71,000 ADT	●
Interstate 40 (West)	75,158 ADT	●

## Map



# Knoxville, Tennessee (MSA)



**Knoxville, TN  
(Strawberry Plains)**



Summit Medical Group

Ryder Used Trucks

Travelodge

Tennessee RV Center

Pellissippi State Community College

Wilson Trucking Corp

Volunteer Express Trucking Co

**SUBJECT SITE**  
1031 Shumard Ave.  
(2.64 +/- Collectively)

TDOT

DMV



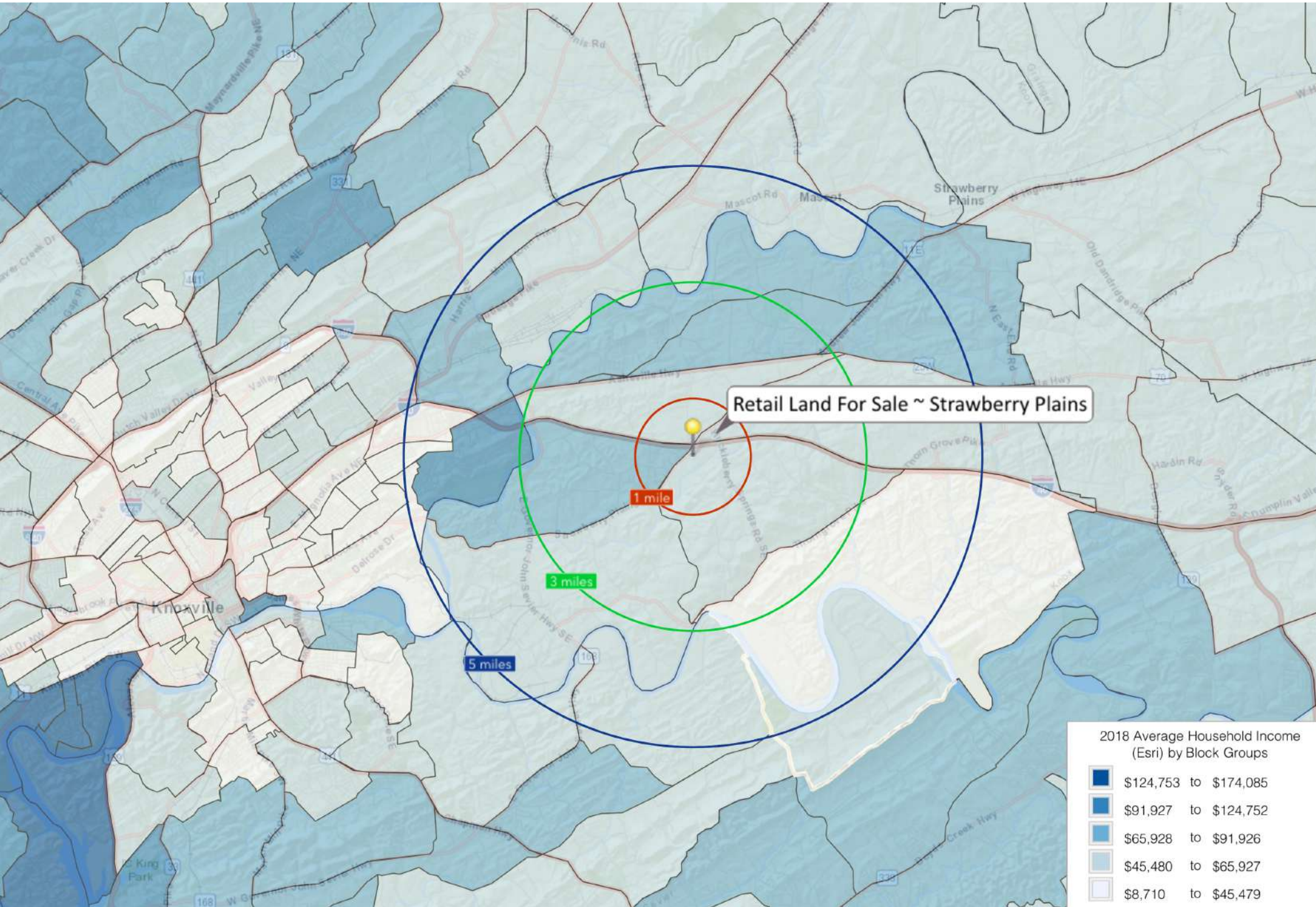
**SUBJECT SITE**  
1031 Shumard Ave.  
(2.64 +/- Collectively)

2.64 +/- acres  
(Collectively)

Strawberry Plains Pike  
18,868 - ADT







2018 Average Household Income (Esri) by Block Groups

	\$124,753 to \$174,085
	\$91,927 to \$124,752
	\$65,928 to \$91,926
	\$45,480 to \$65,927
	\$8,710 to \$45,479

(5 Mile Radius)

## KEY FACTS

25,247  
Population

43.8  
Median Age

2.5  
Average Household Size

\$49,796  
Median Household Income

## EDUCATION

12%  
No High School Diploma

33%  
High School Graduate

33%  
Some College

23%  
Bachelor's/Grad/Prof Degree

2017 Daytime Population	
2017 Total Daytime Population	22,528
2017 Daytime Population: Workers	9,296
2017 Daytime Population: Residents	13,232

## BUSINESS

686  
Total Businesses

8,352  
Total Employees

## Total Retail Sales

\$377,738,528  
Total Retail Sales

## EMPLOYMENT

60%  
White Collar

26%  
Blue Collar

14%  
Services

3.9%  
Unemployment Rate

1031 Shumard Ave, Knoxville, Tennessee, 37914

## Average Household Income

\$64,903  
2017 Average Household Income

## ANNUAL HOUSEHOLD SPENDING

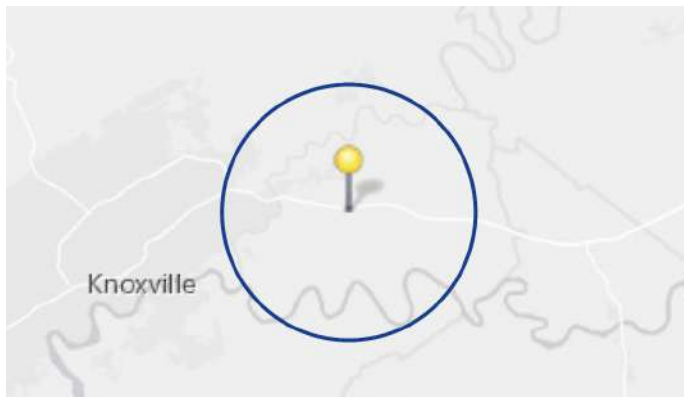
\$1,657  
Apparel & Services

\$4,101  
Groceries

\$121  
Computers & Hardware

\$4,951  
Health Care

\$2,726  
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

