



GREENBRIER
real estate advisors

North Cedar Bluff ~ Development Site

Knoxville, Tennessee

New Retail Development

(509 & 513 N. Cedar Bluff Rd.)

- Approximately 1.90 +/- acre development site
- Rare N. Cedar Bluff opportunity
- Growing submarket with good incomes
- Traffic light location at Fox Lonas Road
- Excellent traffic counts, population densities, daytime population, & schools
- Strong multifamily presence in the vicinity
- Close proximity to I-40 interchange with 180,021 ADT

****PLEASE CALL FOR PRICING****

509 & 513 N. Cedar Bluff Road
Knoxville, TN 37923

Demographics

	1 Mile	3 Mile	5 Mile
Population	6,732	56,540	133,705
Avg. HH Income	\$61,606	\$77,631	86,486



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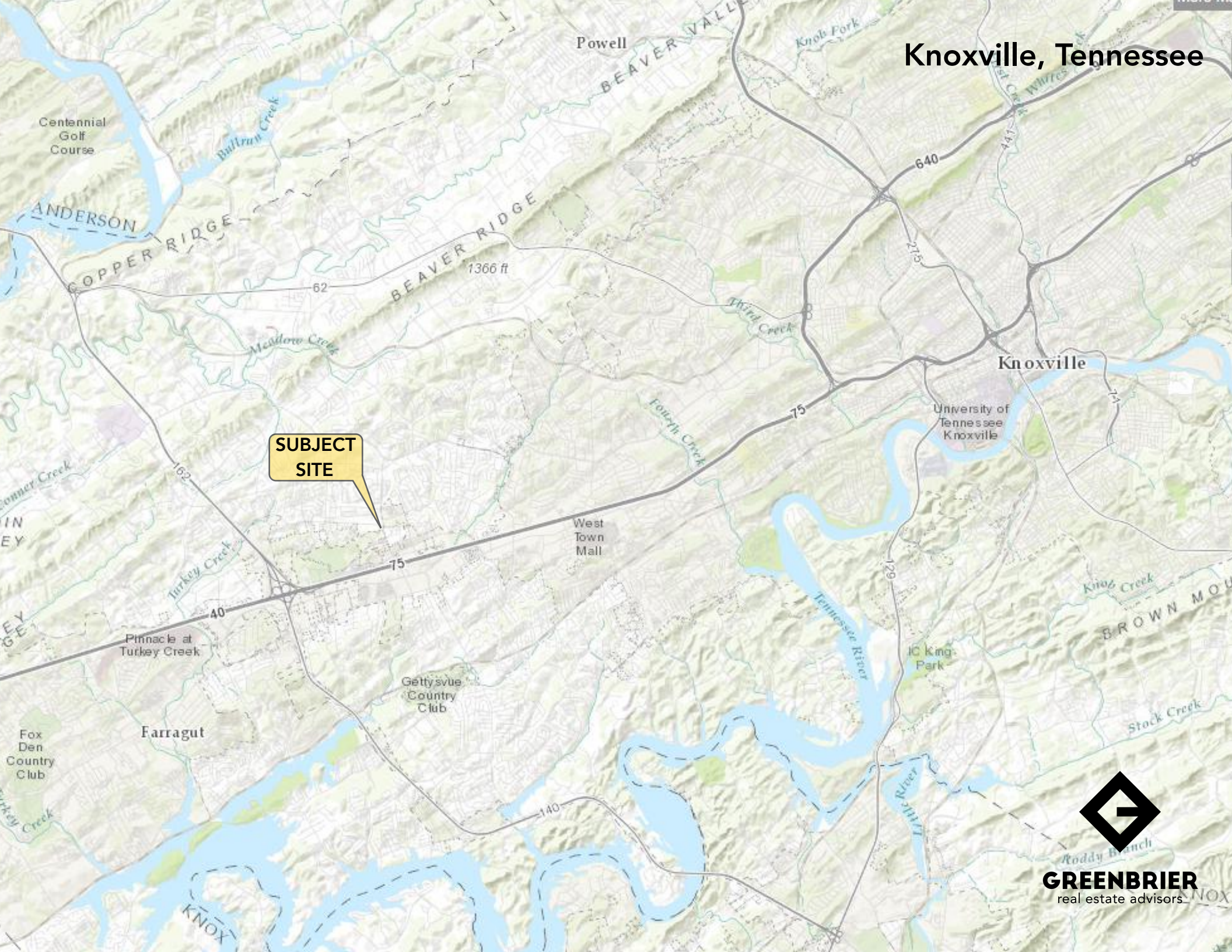
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Knoxville, Tennessee



**SUBJECT
SITE**



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Knoxville, TN (Cedar Bluff)



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North Cedar Bluff

Knoxville, TN

Cedar Bluff Middle &
Elementary School

Knox Catholic
High School

SUBJECT SITE
(509 & 513 N. Cedar Bluff Rd.)

Dutchtown Road

8,055 ADT

North Cedar Bluff Road

Fox Lomas Road

6,800 ADT

Christian
Academy of
Knoxville

Sherrill Boulevard

Parkwest
Medical Center

DUNKIN'
DONUTS

TACO
BELL

WAFER
HOUSE

KFC

BURGER
KING

Wendy's

Starbucks

Arby's

PAPA JOHN'S

Arby's

McDonald's

DOLLAR
GENERAL

Executive Park Drive

185,021 ADT

40



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Fox Lonas Road
6,800 ADT

North Cedar Bluff Road

26,210 ADT

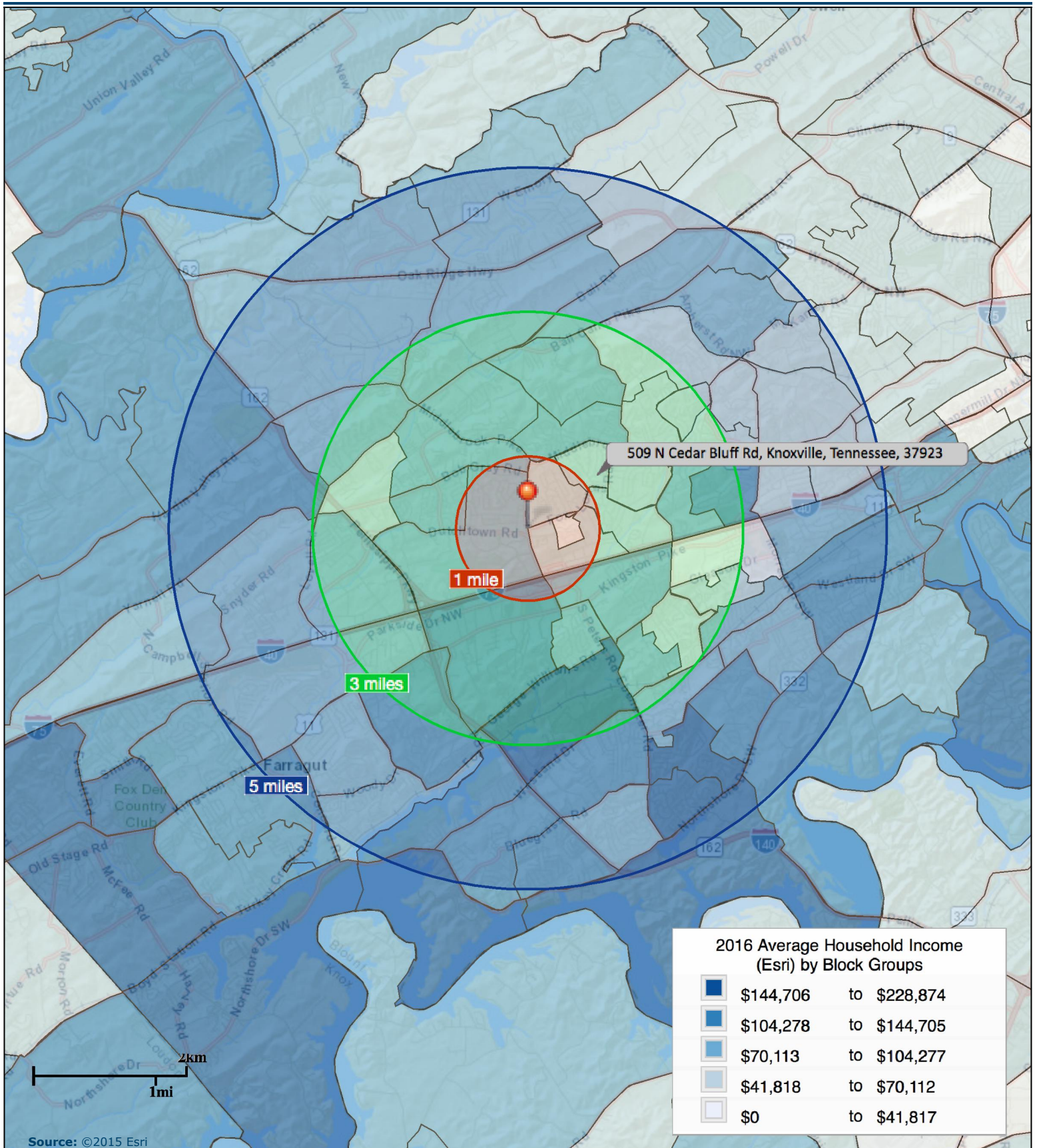
Dutchtown Road

8,055 ADT



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Executive Summary

509 N Cedar Bluff Rd, Knoxville, Tennessee, 37923
Rings: 1, 3, 5 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 35.92784
Longitude: -84.09468

	1 mile	3 miles	5 miles
Population			
2000 Population	6,585	46,447	106,153
2010 Population	6,505	53,910	125,573
2016 Population	6,723	56,540	133,705
2021 Population	6,973	59,098	140,834
2000-2010 Annual Rate	-0.12%	1.50%	1.69%
2010-2016 Annual Rate	0.53%	0.77%	1.01%
2016-2021 Annual Rate	0.73%	0.89%	1.04%
2016 Male Population	50.2%	48.6%	48.6%
2016 Female Population	49.8%	51.4%	51.4%
2016 Median Age	35.4	38.1	38.6

In the identified area, the current year population is 133,705. In 2010, the Census count in the area was 125,573. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 140,834 representing a change of 1.04% annually from 2016 to 2021. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	79.2%	84.3%	86.3%
2016 Black Alone	8.4%	5.9%	5.0%
2016 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2016 Asian Alone	5.8%	4.3%	3.8%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	2.9%	2.5%	2.0%
2016 Two or More Races	3.2%	2.6%	2.4%
2016 Hispanic Origin (Any Race)	6.1%	6.0%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,028	20,539	43,810
2010 Households	3,077	24,056	52,359
2016 Total Households	3,160	24,979	55,209
2021 Total Households	3,267	25,968	57,870
2000-2010 Annual Rate	0.16%	1.59%	1.80%
2010-2016 Annual Rate	0.43%	0.60%	0.85%
2016-2021 Annual Rate	0.67%	0.78%	0.95%
2016 Average Household Size	2.13	2.26	2.41

The household count in this area has changed from 52,359 in 2010 to 55,209 in the current year, a change of 0.85% annually. The five-year projection of households is 57,870, a change of 0.95% annually from the current year total. Average household size is currently 2.41, compared to 2.38 in the year 2010. The number of families in the current year is 34,906 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 02, 2016



Executive Summary

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Rings: 1, 3, 5 mile radii

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Latitude: 35.92784
Longitude: -84.09468

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$42,895	\$56,167	\$63,028
2021 Median Household Income	\$49,073	\$63,228	\$71,313
2016-2021 Annual Rate	2.73%	2.40%	2.50%
Average Household Income			
2016 Average Household Income	\$61,606	\$77,631	\$86,486
2021 Average Household Income	\$67,092	\$85,099	\$94,607
2016-2021 Annual Rate	1.72%	1.85%	1.81%
Per Capita Income			
2016 Per Capita Income	\$28,920	\$33,853	\$35,882
2021 Per Capita Income	\$31,395	\$36,880	\$39,023
2016-2021 Annual Rate	1.66%	1.73%	1.69%

Households by Income

Current median household income is \$63,028 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$71,313 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$86,486 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$94,607 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$35,882 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$39,023 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,317	22,035	46,705
2000 Owner Occupied Housing Units	1,213	13,172	30,644
2000 Renter Occupied Housing Units	1,815	7,367	13,167
2000 Vacant Housing Units	289	1,496	2,894
2010 Total Housing Units	3,400	26,088	56,414
2010 Owner Occupied Housing Units	1,110	14,682	35,679
2010 Renter Occupied Housing Units	1,967	9,374	16,680
2010 Vacant Housing Units	323	2,032	4,055
2016 Total Housing Units	3,563	27,179	59,501
2016 Owner Occupied Housing Units	1,062	14,314	35,704
2016 Renter Occupied Housing Units	2,098	10,665	19,505
2016 Vacant Housing Units	403	2,200	4,292
2021 Total Housing Units	3,705	28,231	62,115
2021 Owner Occupied Housing Units	1,110	14,889	37,385
2021 Renter Occupied Housing Units	2,157	11,079	20,485
2021 Vacant Housing Units	438	2,263	4,245

Currently, 60.0% of the 59,501 housing units in the area are owner occupied; 32.8%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 56,414 housing units in the area - 63.2% owner occupied, 29.6% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 2.40%. Median home value in the area is \$216,777, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.98% annually to \$239,108.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 02, 2016