



GREENBRIER
real estate advisors

Land For Sale ~ 2.89 +/- Acres

1610 Lovell Road ~ Knoxville, TN 37932



Contacts:

Caleb Glafenhein

(865) 356-5526

caleb@greenbrier-rea.com

Ryan Matthews

(865) 320-0646

ryan@greenbrier-rea.com

Todd Blowers

(865) 773-7586

todd@greenbrier-rea.com

Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Land for Sale
Address	1610 Lovell Road Knoxville, TN 37932
Parcel Size	2.89 +/- Acres
Sale Price	\$639,000

Demographic Snapshot (2023 Data)

	1 Mile	3 Mile	5 Mile
Population	7,834	37,467	104,074
Average Household Income	\$118,241	\$119,972	\$117,497

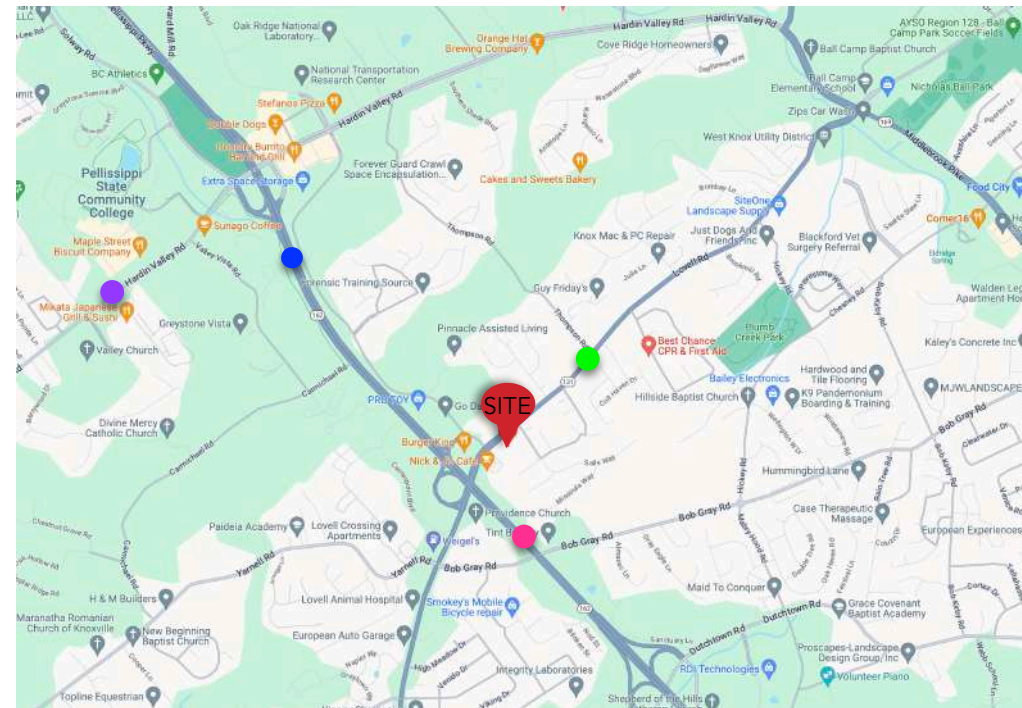
Market Overview

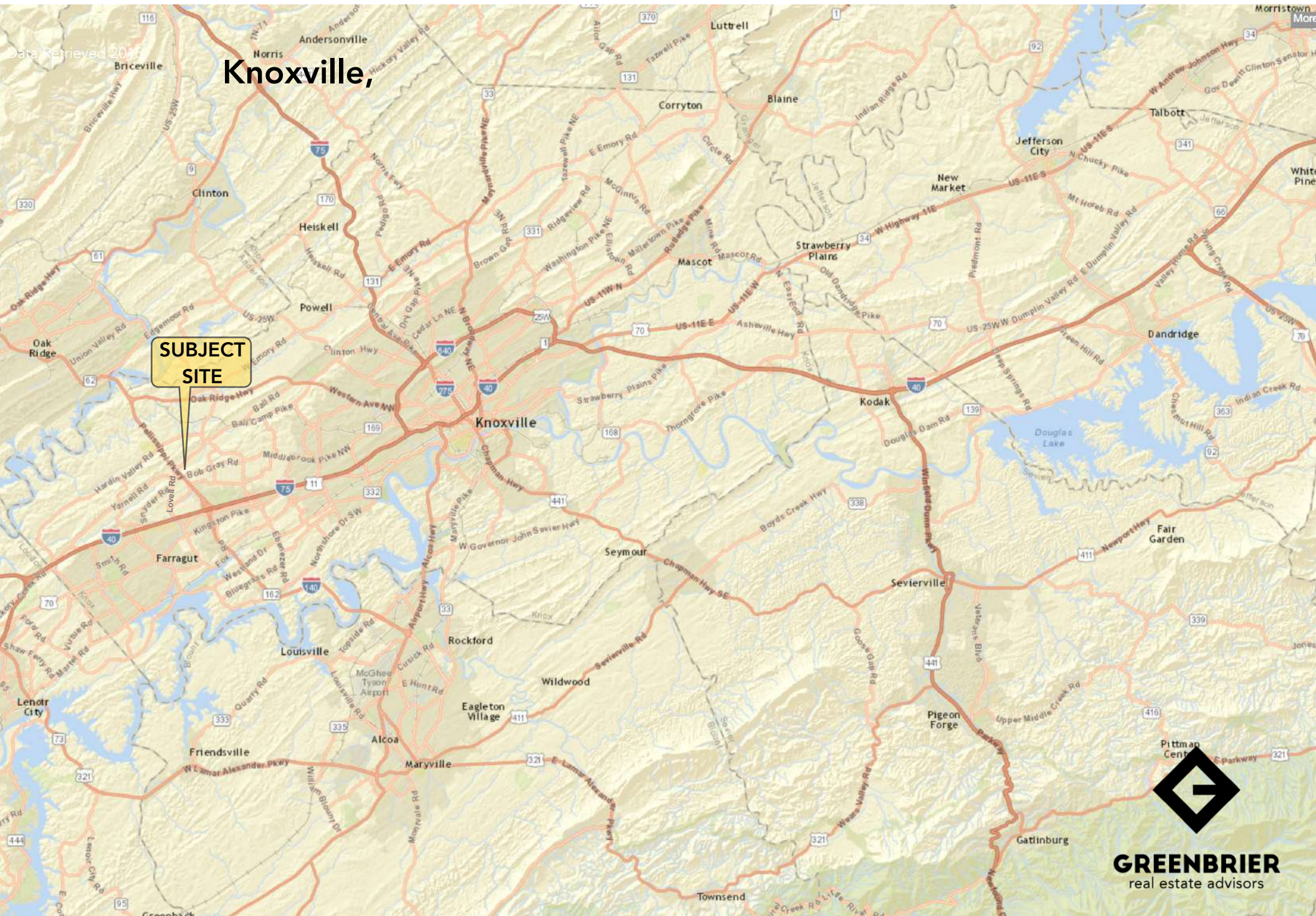
- Property located on Lovell Road at Pellissippi Parkway intersection
- 2.89 +/- acre site at traffic signal intersection
- One of the fastest growing submarkets in the Knoxville MSA
- Shared access via Schaeffer Road off of Lovell Road
- Property visibility from Pellissippi Parkway
- High income area of Knox County
- Attractively priced

Traffic Counts (2022 Data)

Lovell Road	15,462 ADT	●
Pellissippi Pkwy (North of Site)	58,427 ADT	●
Pellissippi Pkwy (South of Site)	69,700 ADT	●
Harden Valley	17,402 ADT	●

Map

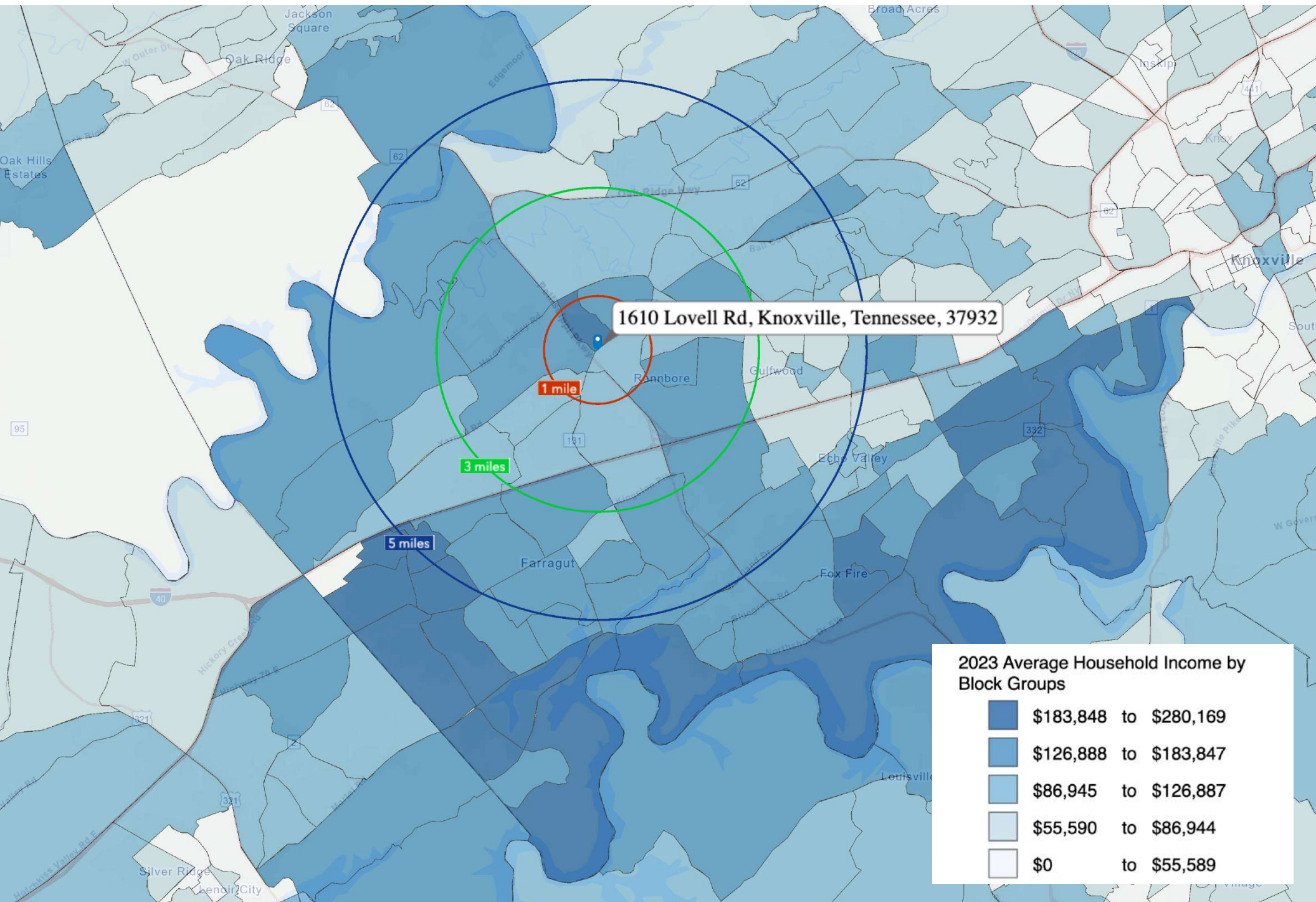




Knoxville, TN (Hardin Valley Road)







(5 Mile Radius)

KEY FACTS

104,074



2023 Total Population (Esri)



Average
Household Size

41.5

2023 Median Age (Esri)

\$86,431

Median Household
Income

EDUCATION



No High
School
Diploma



17%
High
School
Graduate



26%
Some
College



53%
Bachelor's/Grad/Prof
Degree

2023 Daytime
Population

2023 Total Daytime
Population 119,530

2023 Daytime
Population: Workers 69,422

2023 Daytime
Population: Residents 50,108

BUSINESS



4,807

Total Businesses



67,710

Total Employees

EMPLOYMENT



White Collar

76%



Blue Collar

14%



Services

10%

3.3%

Unemployment Rate

1610 Lovell Rd, Knoxville, Tennessee, 37932

Average Household Income



\$117,497

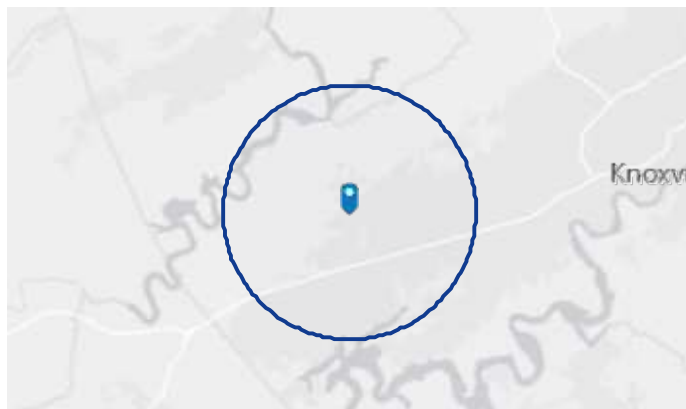
2023 Average Household Income

Total Retail Sales



\$13,358,170,339

2023 Total (SIC01-99) Sales (\$000)



MARKET ECONOMIC INFORMATION (*2021)

POPULATION FIGURES

Knoxville, TN DMA	1,441,496
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	888,103
City of Knoxville Population	193,888
Knox County Population	477,710

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. Knoxville County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180

MSA SECTOR

BREAKDOWN ON EMPLOYMENT

Industry (by SIC Codes *2021)	Employees
Construction	21,936
Finance, Insurance, Real Estate	24,920
Government	18,875
Manufacturing – Total	33,607
– Durable Goods	-
– Nondurable Goods	-
Services	189,300
Wholesale Trade	18,920
Retail Trade	90,989

UNIVERSITIES & COLLEGES

Enrollment	
The University of Tennessee	30,559
Pellissippi State Community College	10,894
Roane State Comm. College (Harriman)	5,688
Walters State Community College	6,144
Tusculum College (Greeneville)	1,664
Carson Newman	2,911
Bryan College (Dayton)	1,480
Maryville College	1,046
Tennessee Wesleyan College	1,168
South College	2,843

AREA HOSPITALS

# of Beds	
University of Tennessee Medical Center	839
Fort Sanders Regional Medical Center	541
Blount Memorial Hospital	312
Parkwest Medical Center	307
Methodist Medical Center of Oak Ridge	301
Tennova Healthcare – North Knoxville	267
East Tennessee Children's Hospital	179
Turkey Creek Medical Center	107

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

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

Trade area boundaries are approximate in concept and intended for general reference

