



**GREENBRIER**  
real estate advisors

# Land For Sale

**5.15 +/- acres off I-75 @ Exit #72**  
**116 Commercial Park Drive ~ Loudon, TN 37774**

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## Property Details

Name	Land for Sale ~ Exit #72 off I-75 ~ Loudon, TN
Address	116 & 130 Commercial Park Drive Loudon, TN 37774
Lot(s)	5.15 +/- Acres (Collectively)
Sale Price	\$979,000.00

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	683	6,131	13,278
Average Household Income	\$76,956	\$66,446	\$68,462

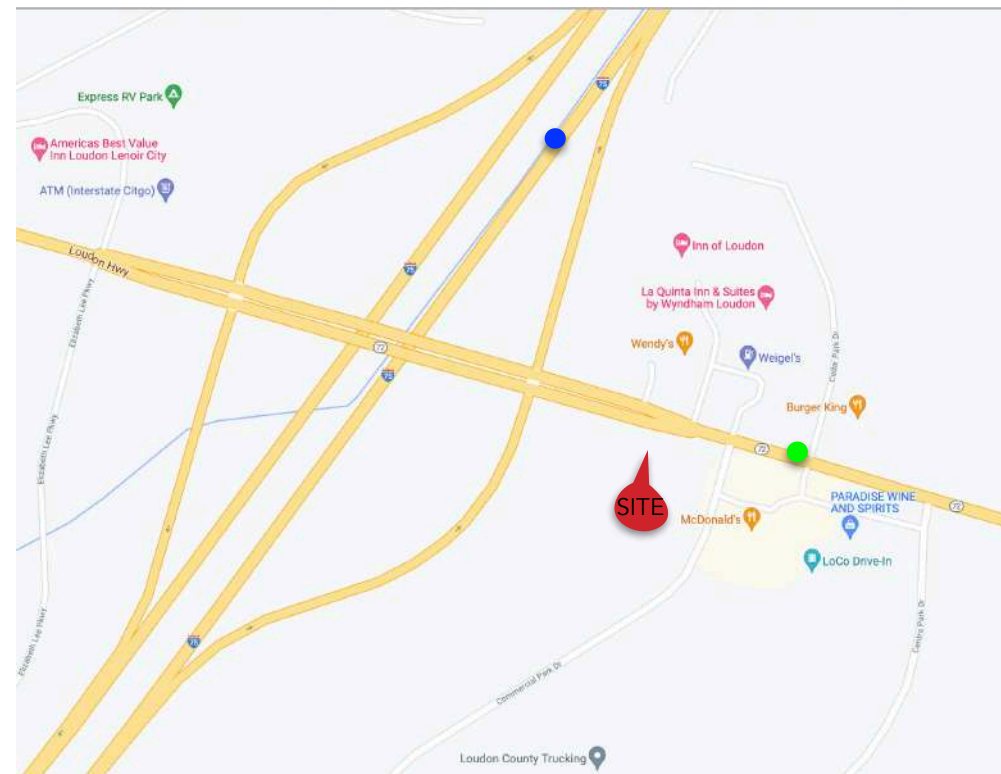
## Market Overview

- Land for Sale Exit #72 off I-75 in Loudon, TN on the corner of Highway 72 N & Commercial Park Drive
- Loudon, TN is a small sub-market between Knoxville & Chattanooga, TN
- Good visibility and traffic counts on Highway 72
- Busy Interstate exit with a variety of retailers and manufacturing and distribution facilities
- Area retailers including: McDonalds, Bojangles, Taco Bell, Burger King, Wendy's, LaQuinta Inn, etc...

## Traffic Counts

Interstate 75	47,736 ADT <span style="color: blue;">●</span>
Highway 72 N	11,305 ADT <span style="color: green;">●</span>
Commercial Park Drive	Unavailable

## Map





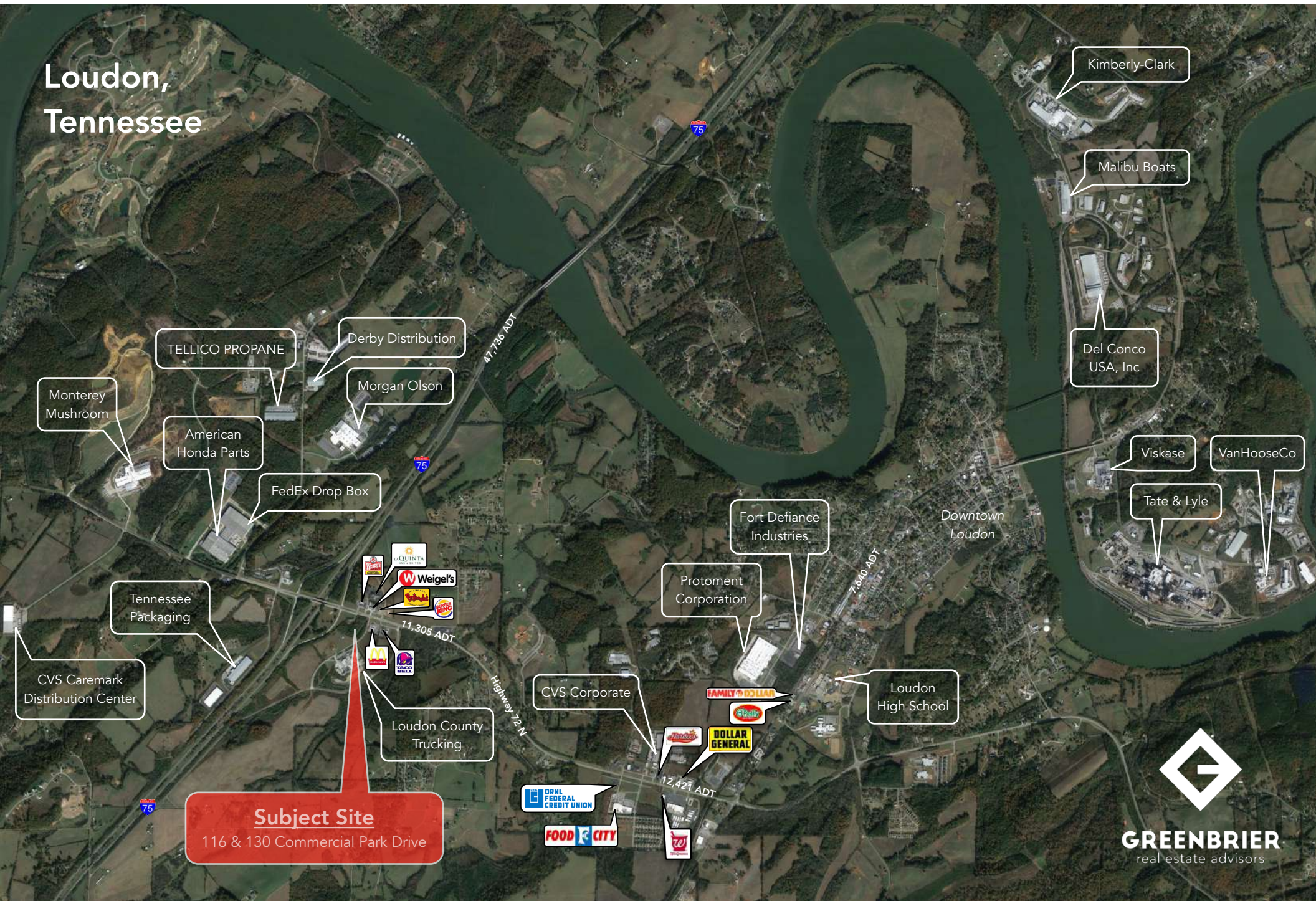
**SUBJECT  
SITE**



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Loudon,  
Tennessee



**Subject Site**  
116 & 130 Commercial Park Drive





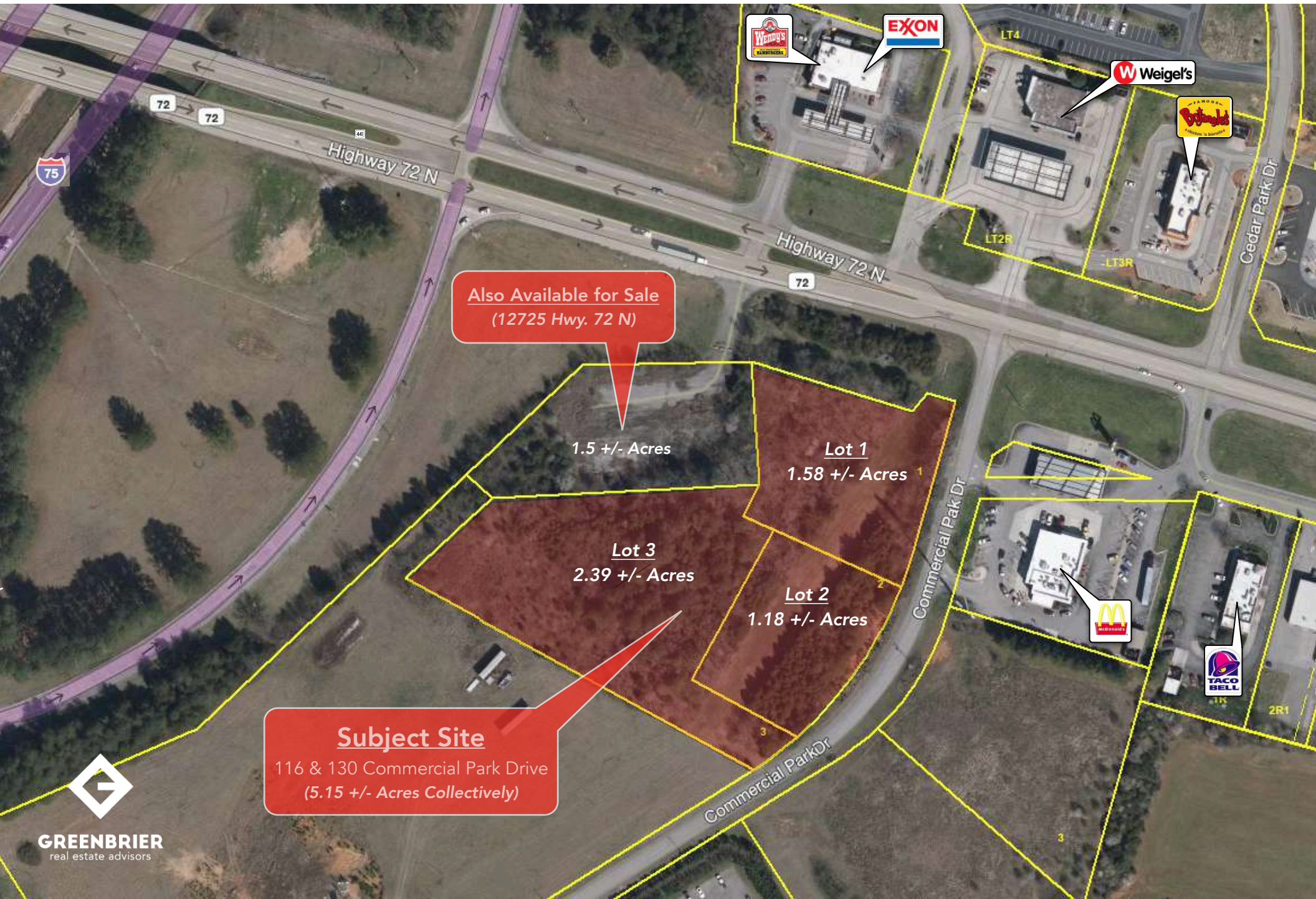






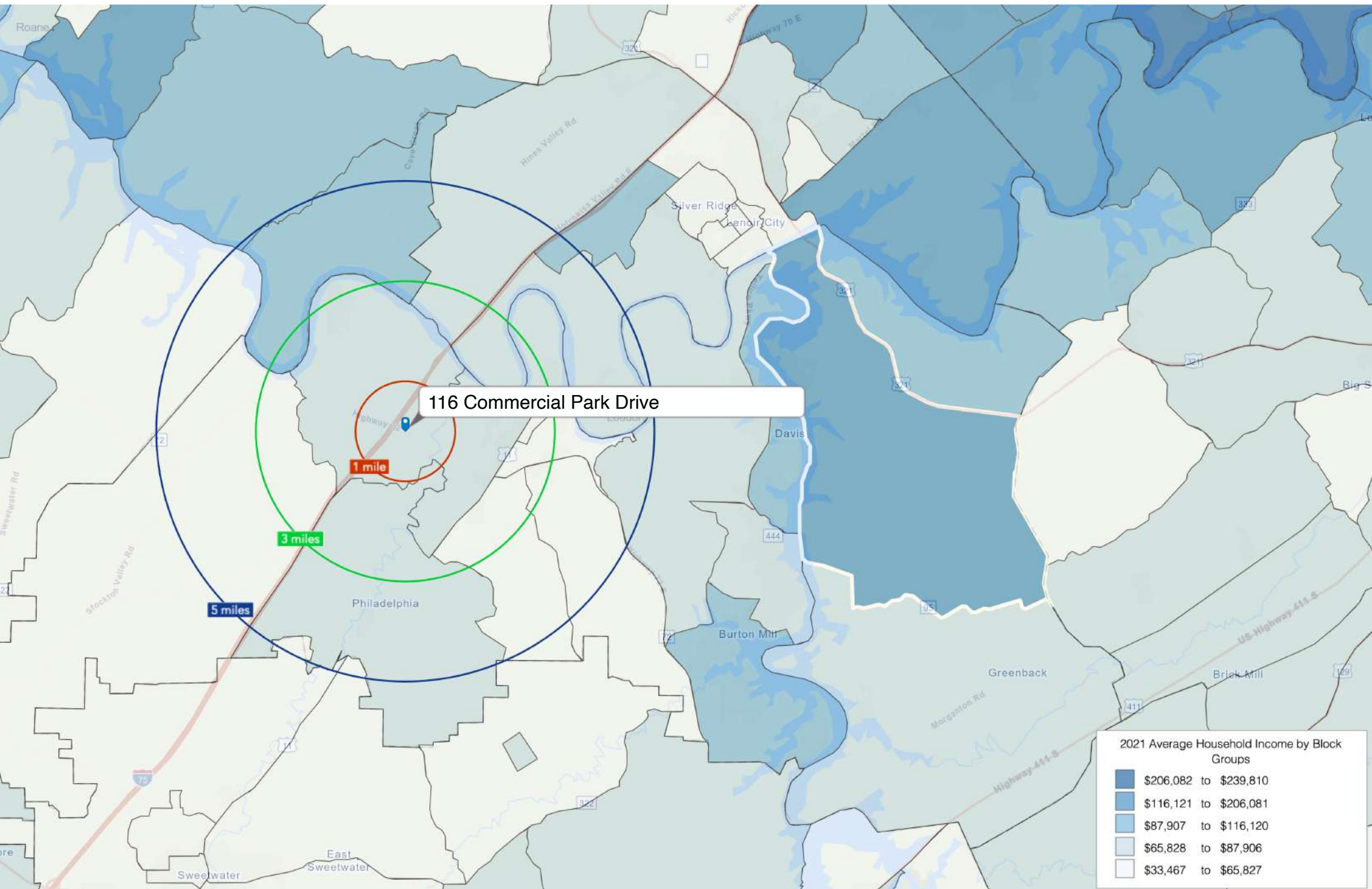
**Subject Site**  
116 & 130 Commercial Park Drive  
(5.15 +/- Acres Collectively)







116 Commercial Park Drive, Loudon, TN 37774





(5 Mile Radius)

## KEY FACTS

13,278

Population



Average  
Household Size

44.9

Median Age

\$51,863

Median Household  
Income

## EDUCATION

21%

No High  
School  
Diploma



35%

High School  
Graduate



26%

Some  
College



18%

Bachelor's/Grad/Prof  
Degree

2021 Daytime Population

2021 Total Daytime  
Population

13,427

2021 Daytime Population:  
Workers

5,894

2021 Daytime Population:  
Residents

7,533

## BUSINESS



391

Total Businesses



5,468

Total Employees

## Total Retail Sales



\$103,454,515

Total Retail Sales

## EMPLOYMENT



47%

White Collar



37%

Blue Collar



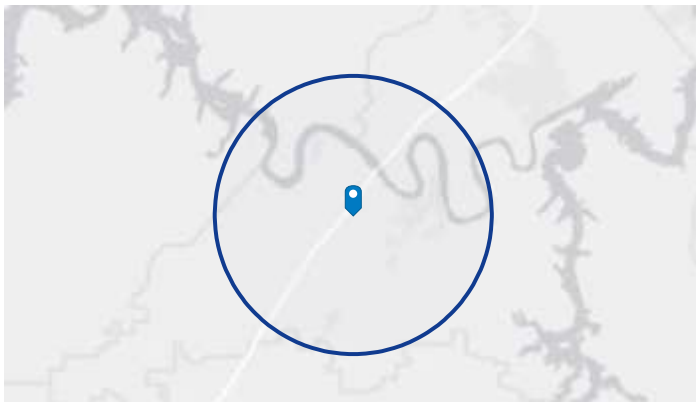
16%

Services

5.2%

Unemployment  
Rate

116 Commercial Park Drive, Loudon, TN 37774



## Average Household Income



\$68,461

2021 Average Household  
Income

## ANNUAL HOUSEHOLD SPENDING



\$1,559

Apparel &  
Services



\$115

Computers &  
Hardware



\$2,850

Eating Out



\$4,352

Groceries



\$5,376

Health Care