



GREENBRIER
real estate advisors

Warehouse Space for Lease

**11157 Outlet Drive
Knoxville, TN 37934**



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Property Details

Name	Warehouse Space for Lease ~ Farragut
Address	11157 Outlet Drive Knoxville, TN 37934
Size	5,000 +/- SF
Lease Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	3,933	38,338	97,541
Average Household Income	\$101,373	\$114,581	\$118,291

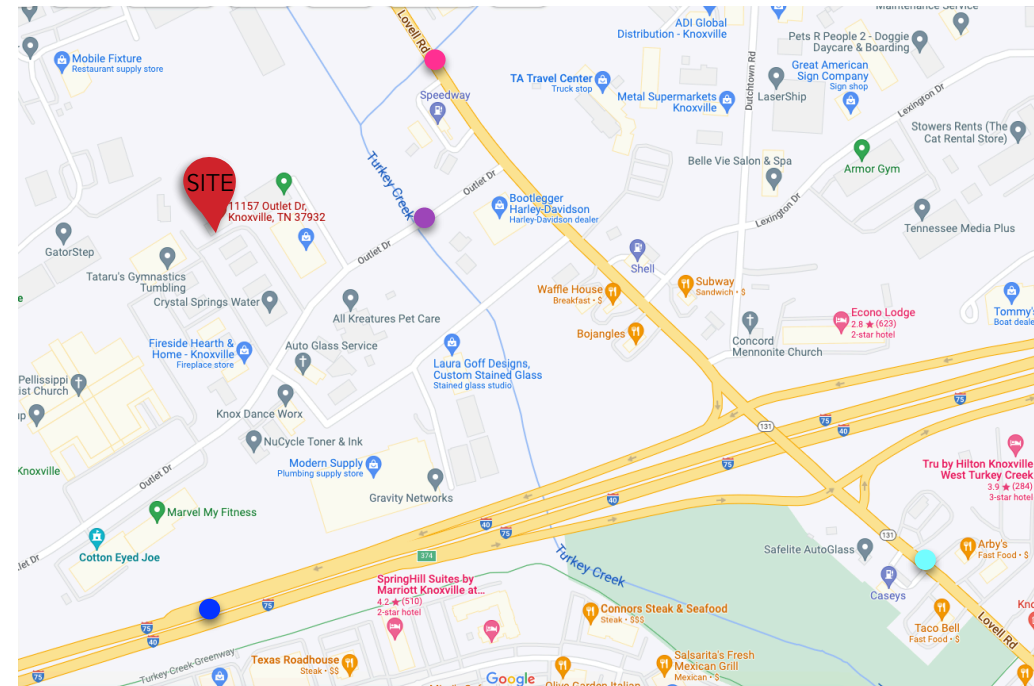
Market Overview

- Property located on Outlet Drive
- Prominent location in Farragut submarket with easy access
- The Building is in excellent condition with large windows and natural light
- Includes open warehouse space, a lobby/entrance space, 1 conference room/office, 2 offices, breakroom/kitchenette and 2 bathrooms
- Loading dock and drive-in access (see *floor plan*)
- High income area of Knox County

Traffic Counts

Outlet Drive	6,789 ADT
Lovell Road (North of I-40)	17,443 ADT
Lovell Road (South of I-40)	45,594 ADT
Interstate 40	93,462 ADT

Map



Knoxville, Tennessee (MSA)

**SUBJECT
SITE**



Knoxville, TN (Farragut/Turkey)

Site

(11157 Outlet Drive)

Knoxville
Christian School

South College

Fort Sanders
West Medical

Farragut High
School

An aerial photograph showing a dense forest of green trees. A narrow, light-colored stream or path winds through the forest, starting from the bottom left and moving towards the top right. The surrounding area is mostly green, with some brown patches indicating cleared land or different types of vegetation.

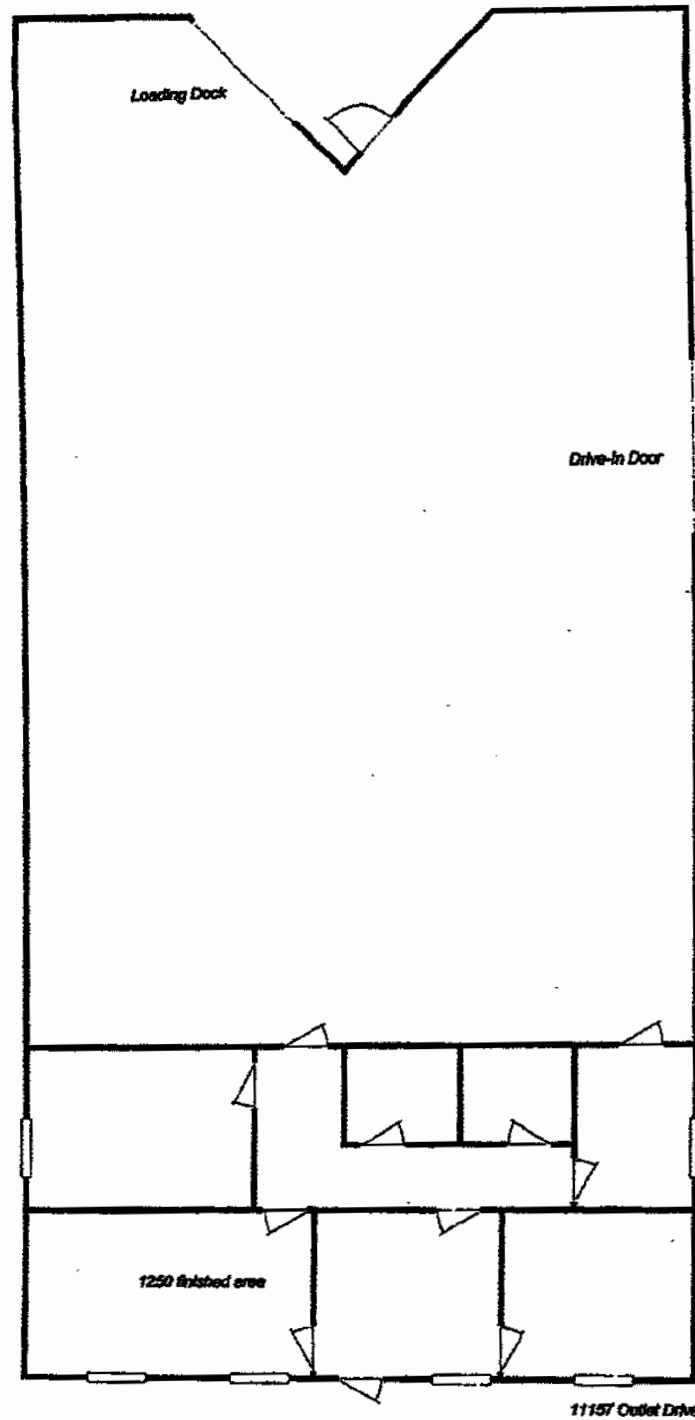
Knoxville, TN

(Farragut/Turkey Creek)



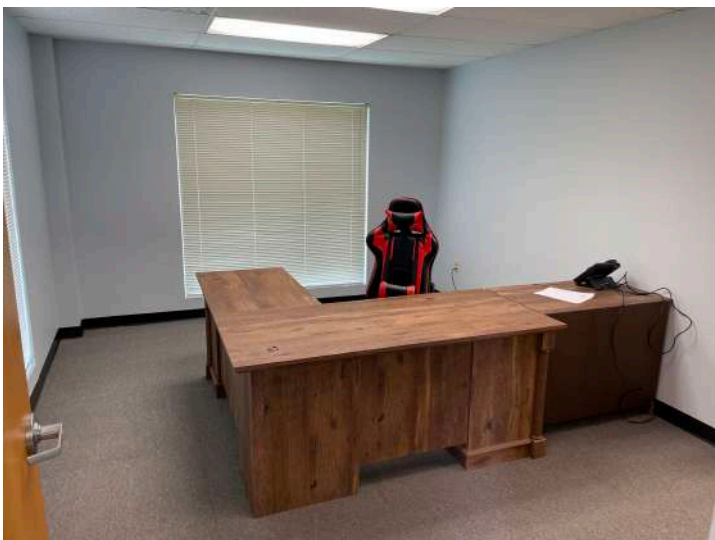


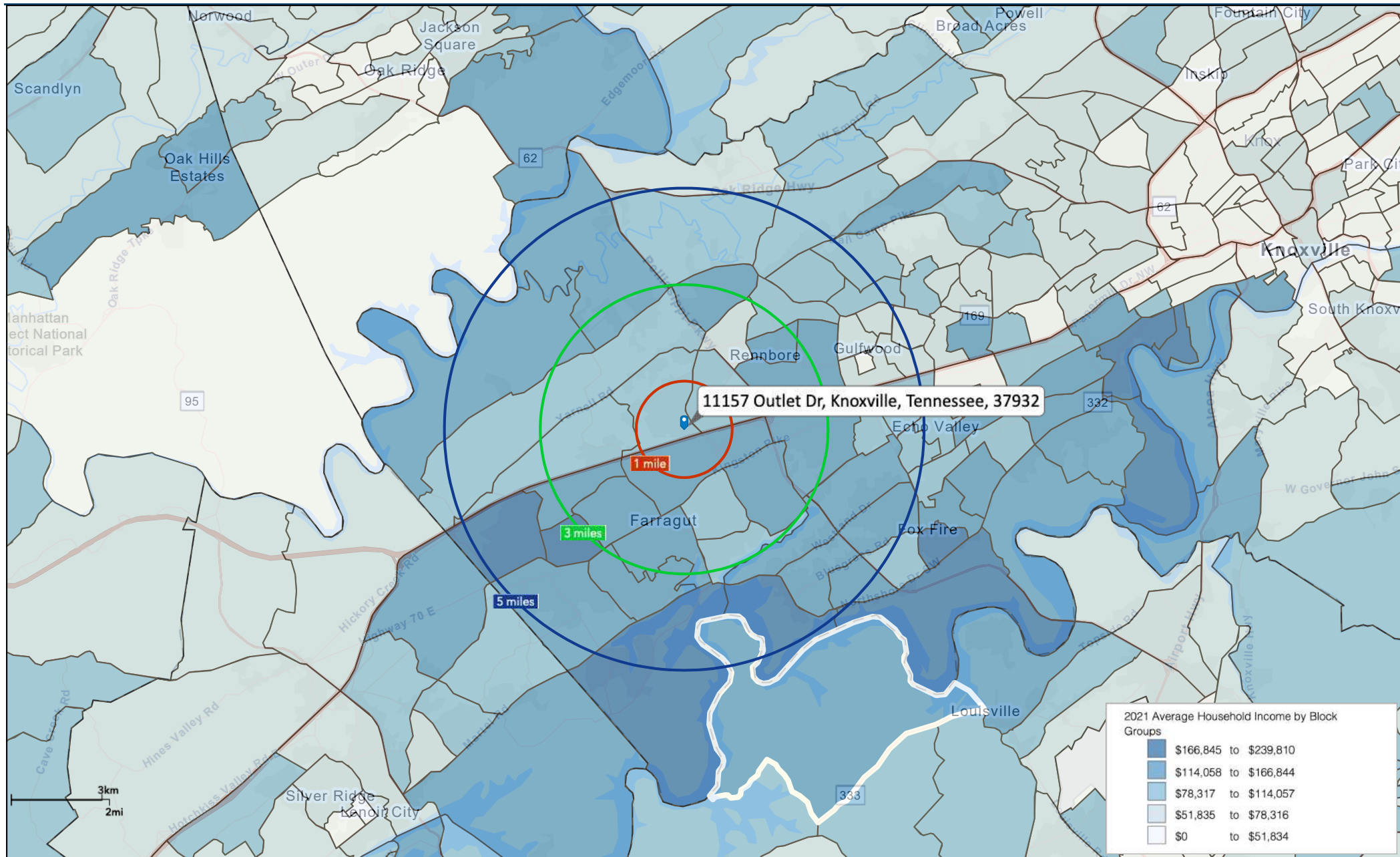
**11157 Outlet Drive
Knoxville, TN 37932
Floor Plan**











(5 Mile Radius)

KEY FACTS

97,541

Population

42.7

Median Age

\$90,097

Median Household
Income

2.5



Average
Household Size

EDUCATION

4%

No High
School
Diploma



13%
High School
Graduate



25%
Some
College



58%
Bachelor's/Grad/Prof
Degree

2021 Daytime Population

2021 Total Daytime
Population 114,105

2021 Daytime Population:
Workers 67,397

2021 Daytime Population:
Residents 46,708

BUSINESS



4,481

Total Businesses



65,261

Total Employees

Total Retail Sales



\$3,741,898,905

Total Retail Sales

EMPLOYMENT



White Collar

82%



Blue Collar

11%



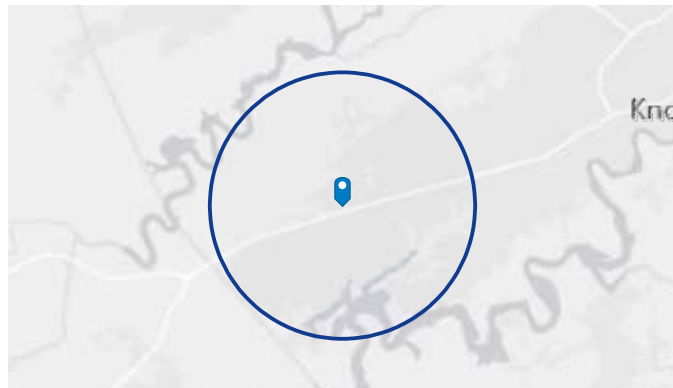
Services

7%

3.3%

Unemployment
Rate

11157 Outlet Dr, Knoxville, Tennessee, 37932



Average Household Income



\$118,291

2021 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$2,656

Apparel &
Services



\$212

Computers &
Hardware



\$4,712

Eating Out



\$6,652

Groceries



\$7,865

Health Care

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

