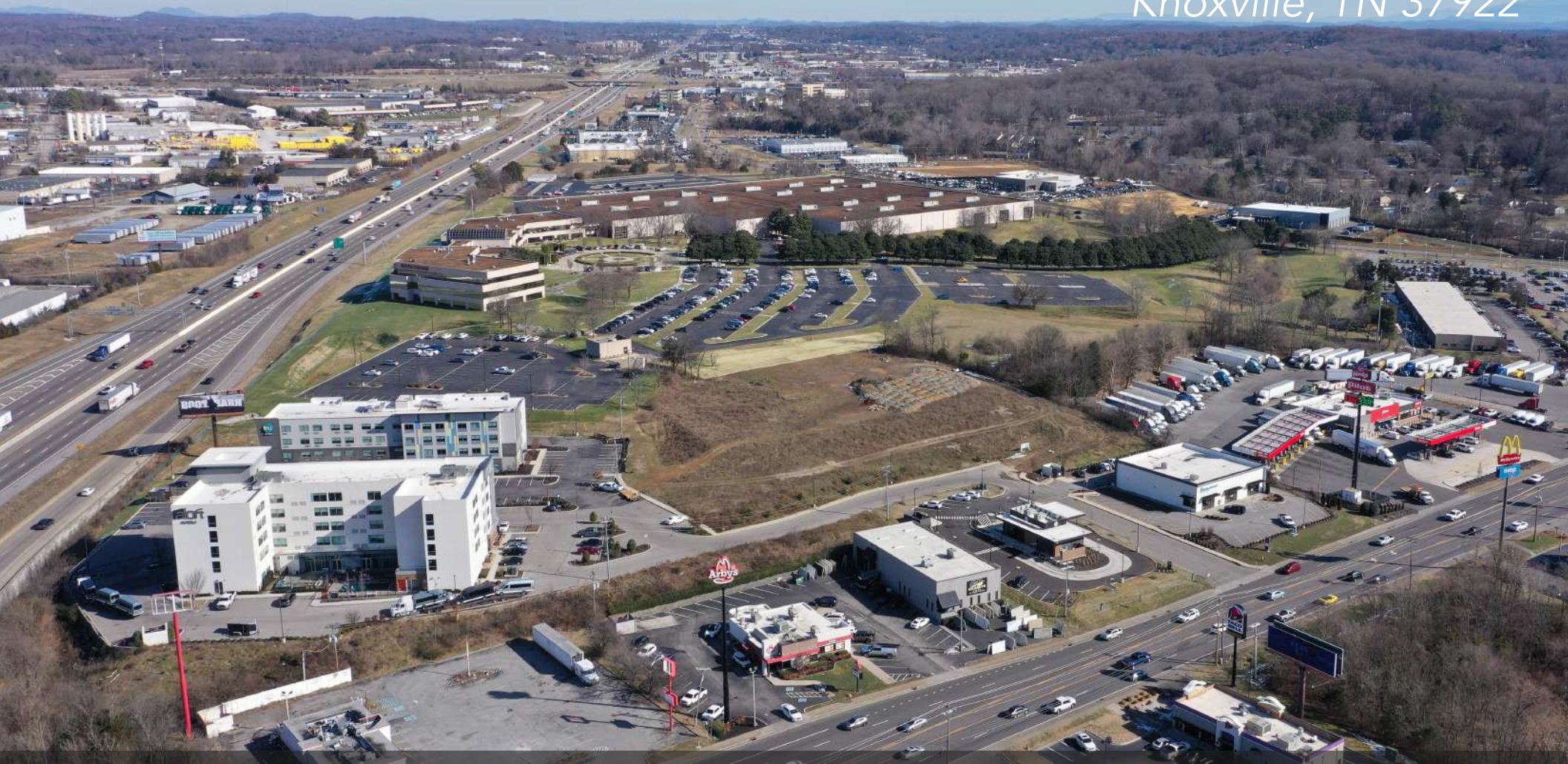




Premier Land Available

Lovell Road @ I-40

Knoxville, TN 37922



Contacts:

Joel Richmond

(812) 318-2662

Joel@greenbrier-rea.com



Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

| | |
|----------|---|
| Name | Retail Land Available for Lease or Sale ~ Knoxville, TN |
| Address | Lovell Road @ I-40 - Knox County Tax ID: 131 05703 |
| Lot Size | 3.31 AC +/- |
| Price | See Agent |

Demographic Snapshot (*2024 Data)

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|-----------|-----------|
| Population | 1,910 | 41,923 | 122,712 |
| Average Household Income | \$128,291 | \$142,124 | \$139,068 |

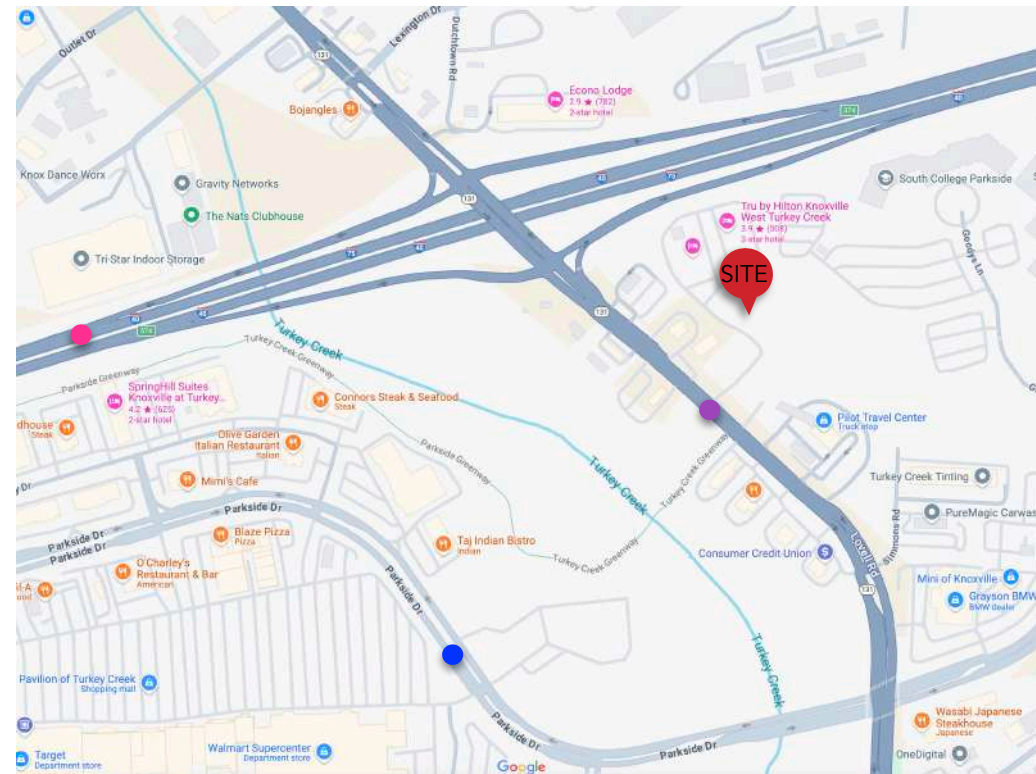
Market Overview

- Property located off Lovell Road near Interstate 40
- Prominent location in Farragut submarket, well positioned near the entrance of Turkey Creek retail destination
- Easy access to Lovell Road (*See aerial maps below)
- 3.31 +/- Acre lot, adjacent to a new Starbucks & two new hotels
- High traffic location with approximately 41,338 cars per day
- High income area of Knox County
- Excellent surrounding retailers

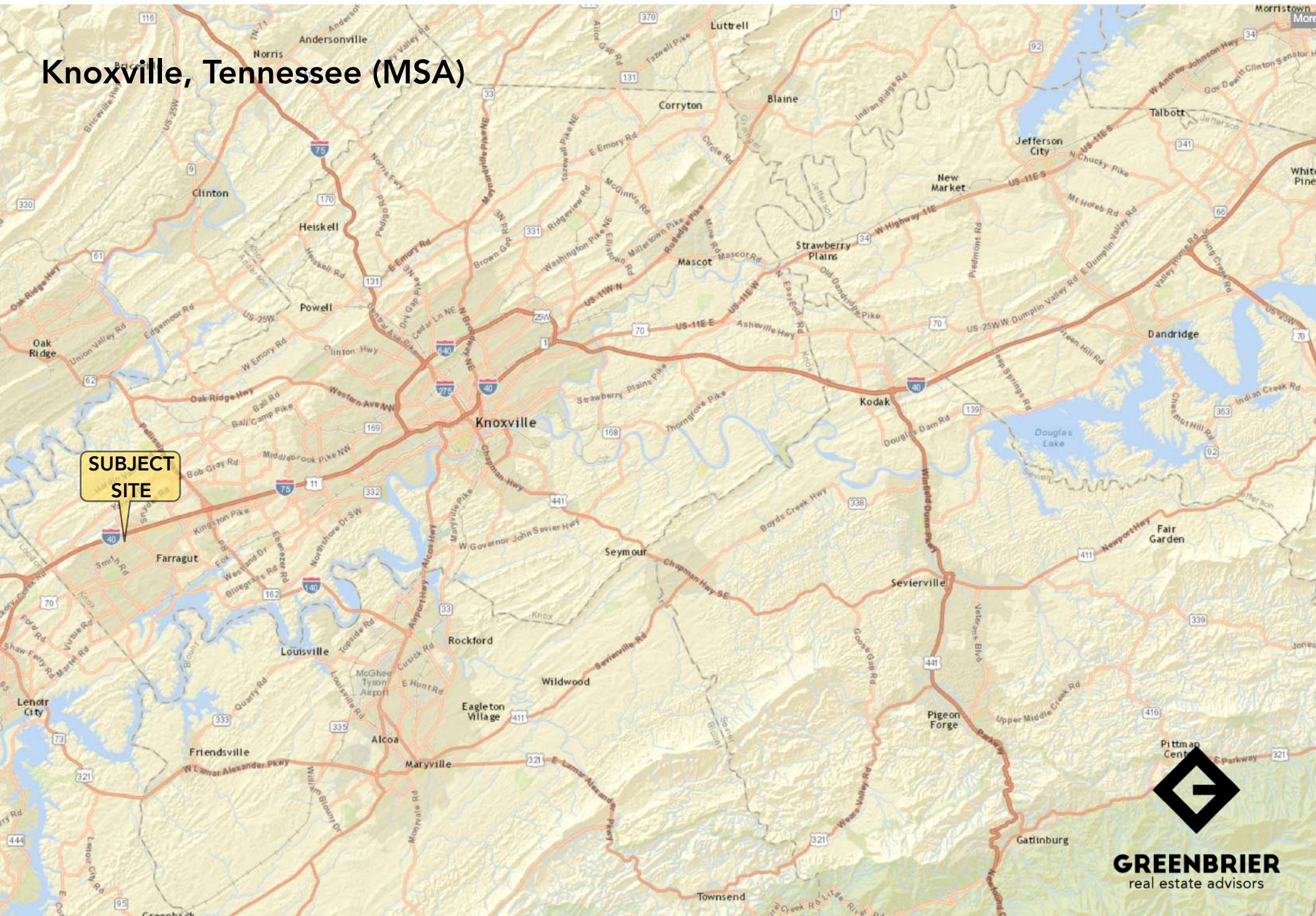
Traffic Counts (*2023 Data)

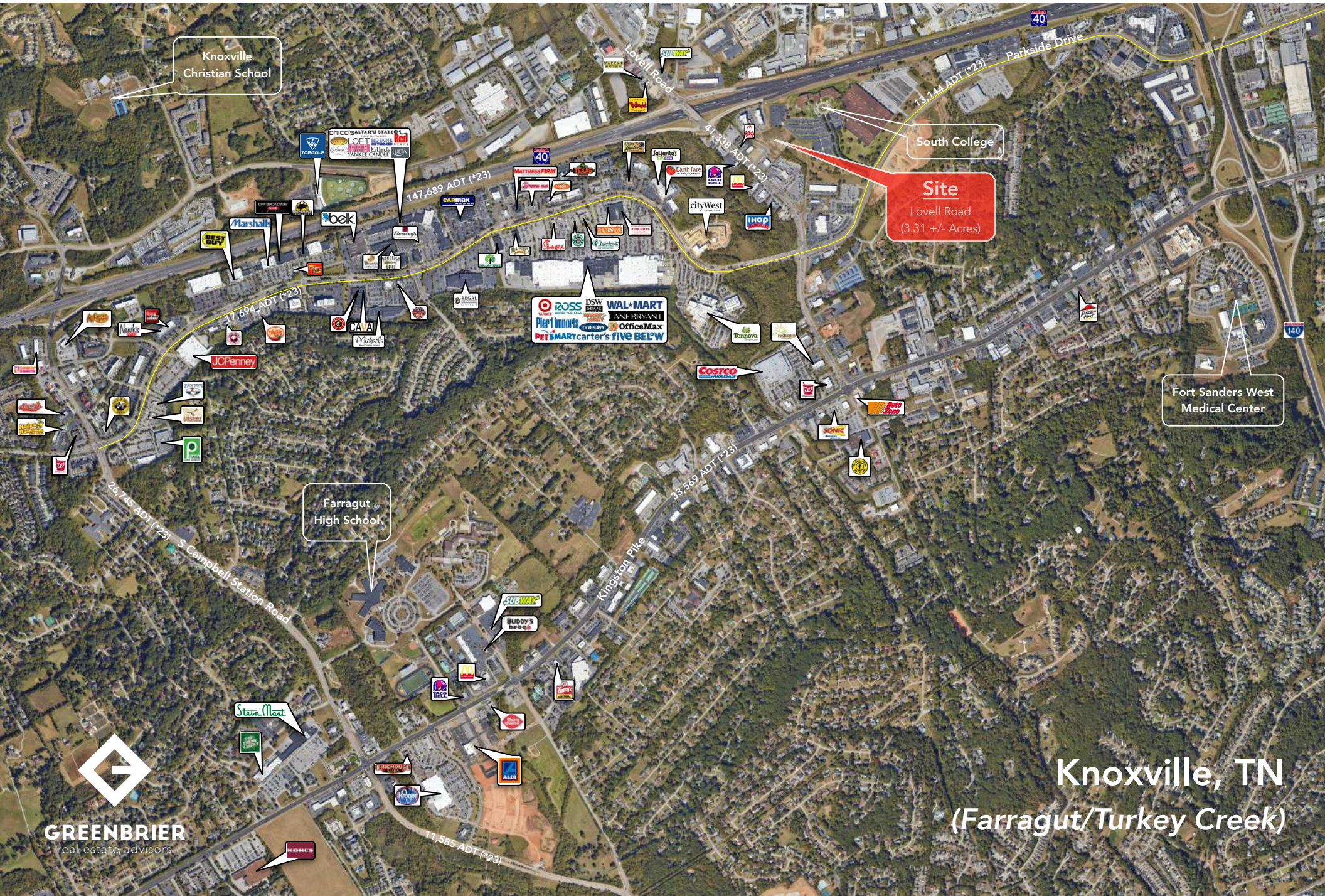
| | | |
|----------------|-------------|---|
| Lovell Road | 41,338 ADT | ● |
| Interstate 40 | 147,689 ADT | ● |
| Parkside Drive | 17,694 ADT | ● |

Map



Knoxville, Tennessee (MSA)





Knoxville
Christian School

South College

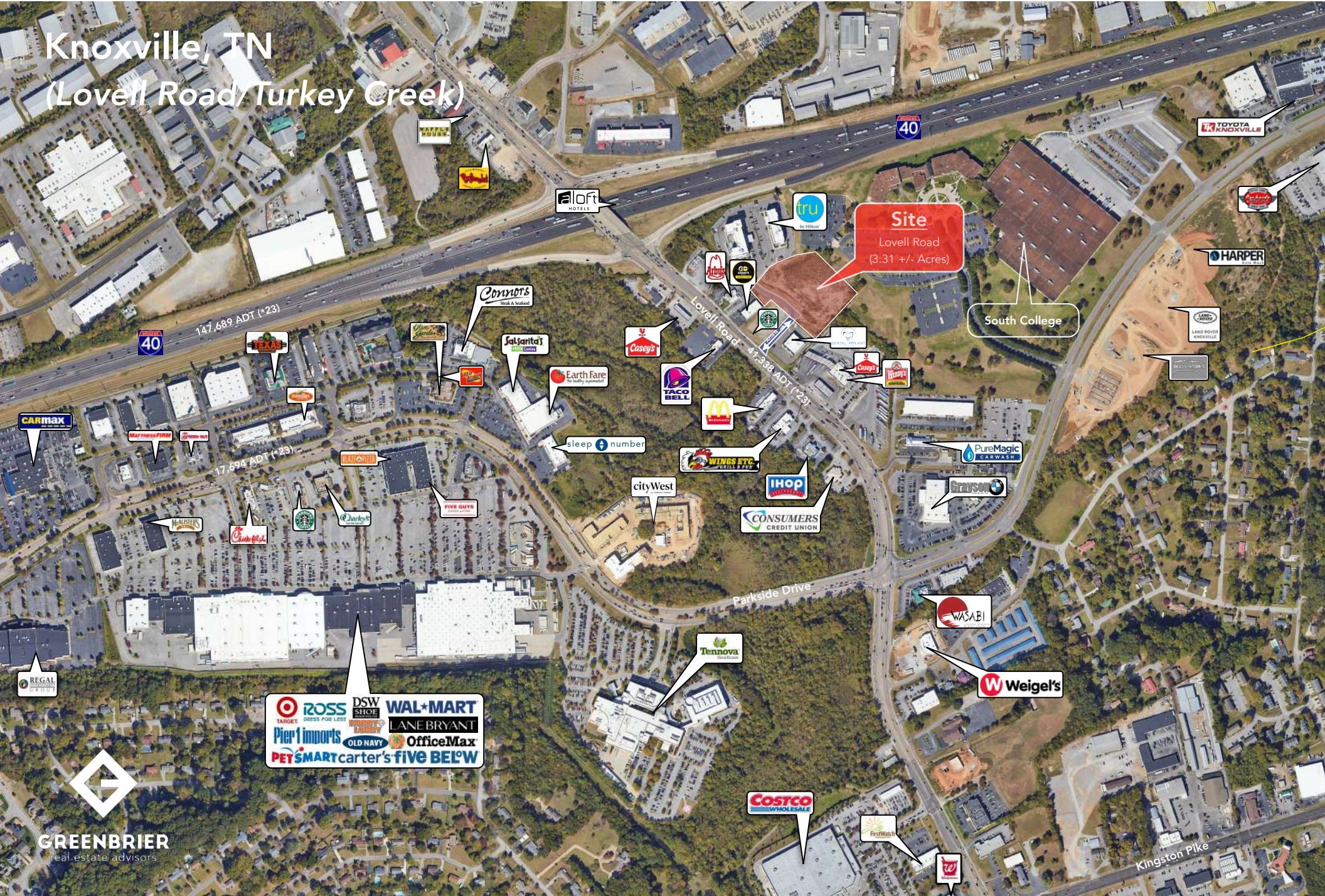
Site
Lovell Road
(3.31 +/- Acres)

Fort Sanders West
Medical Center

Farragut
High School

Knoxville, TN
(Farragut/Turkey Creek)

Knoxville, TN
(Lovell Road/Turkey Creek)



Site
Lovell Road
(3.31 +/- Acres)

South College

Target **ROSS** **DSW** **WAL*MART**
SHOE **LANE BRYANT**
Pier 1 imports **OLD NAVY** **OfficeMax**
PET SMART **carter's** **FIVE BELOW**

Knoxville, TN
(Lovell Road)



Knoxville, TN
(Lovell Road/Turkey Creek)



Target, Ross Dress for Less, DSW Shoe Warehouse, Wal-Mart, Pier 1 Imports, Old Navy, OfficeMax, Lane Bryant, PetSmart, Carter's, Five Below

Chico's, Altar's, State's, Loft, Bed Bath & Beyond, Yankee Candle, Ulta

Michael's, Cava, Carmax, Bek, HobbyTown, Lambert's, Five Guys, Dunkin', IHOP, Maroon, Walgreens, Regal, Earth Fare, SeVanta's

Tennova

cityWest

Parkside Drive

17,694 ADT (*23)

IHOP

WINGS ETC.

McDonald's

DENTAL IMPLANT

Starbucks

TACO BELL

GP

Arby's

Casey's

41,338 ADT (*23)

Site
Lovell Road
(3.31 +/- Acres)

TOPGOLF

aloft
HOTELS

tru
by Hilton

South College

Knoxville, TN
(Lovell Road @ I-40)



Site
Lovell Road
(3.31 +/- Acres)

South College

Parkside Drive

17,694 ADT (*23)

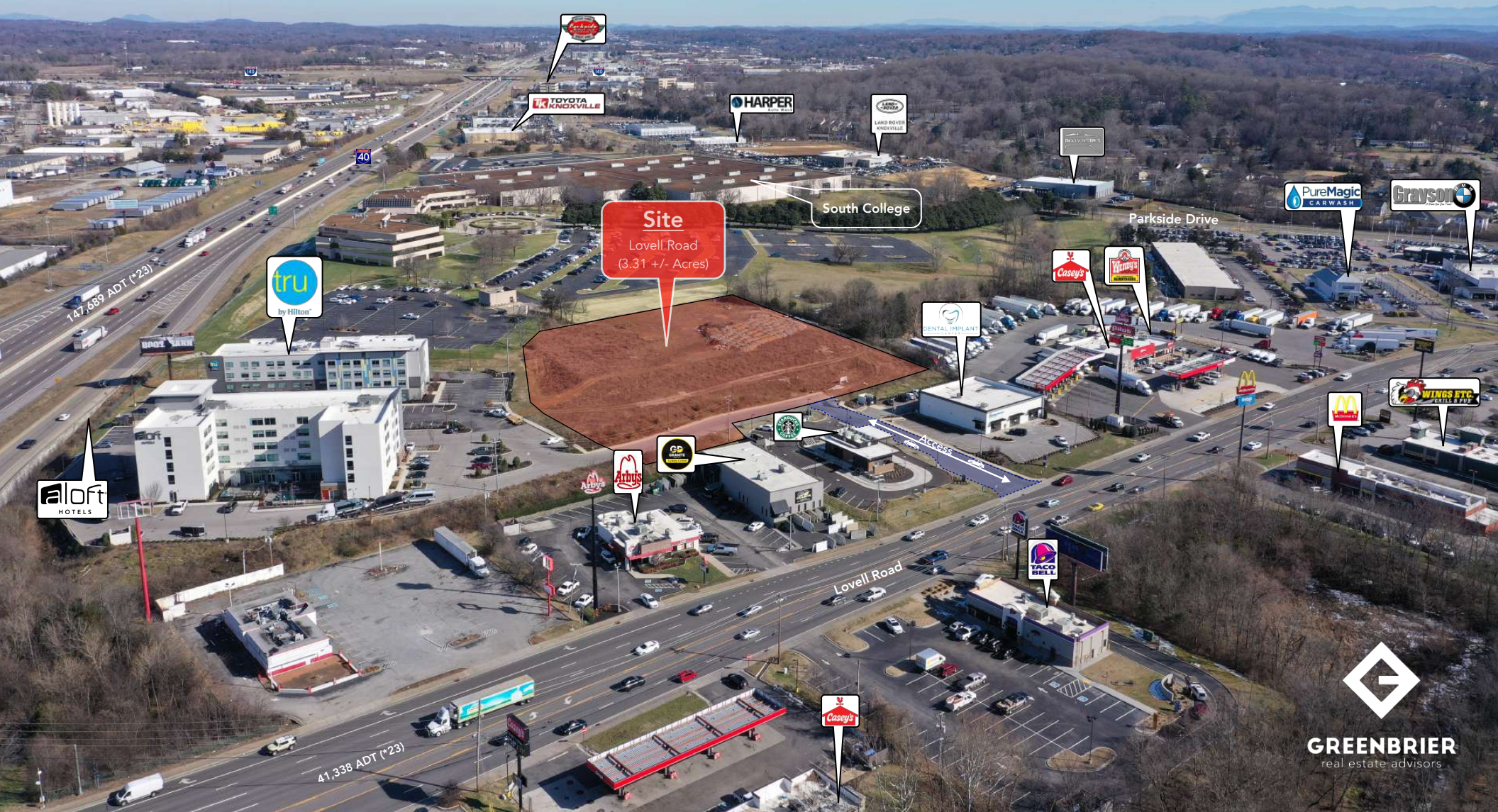
Lovell Road

41,338 ADT (*23)

Access



Knoxville, TN
(Lovell Road @ I-40)



Knoxville, TN
(Lovell Road @ I-40)



Knoxville, TN
(Lovell Road @ I-40)



aloft
HOTELS

tru
by Hilton

Site
Lovell Road
(3.31 +/- Acres)

South College

Casey's

Arby's

GP
Gym

Starbucks

TACO
BELL

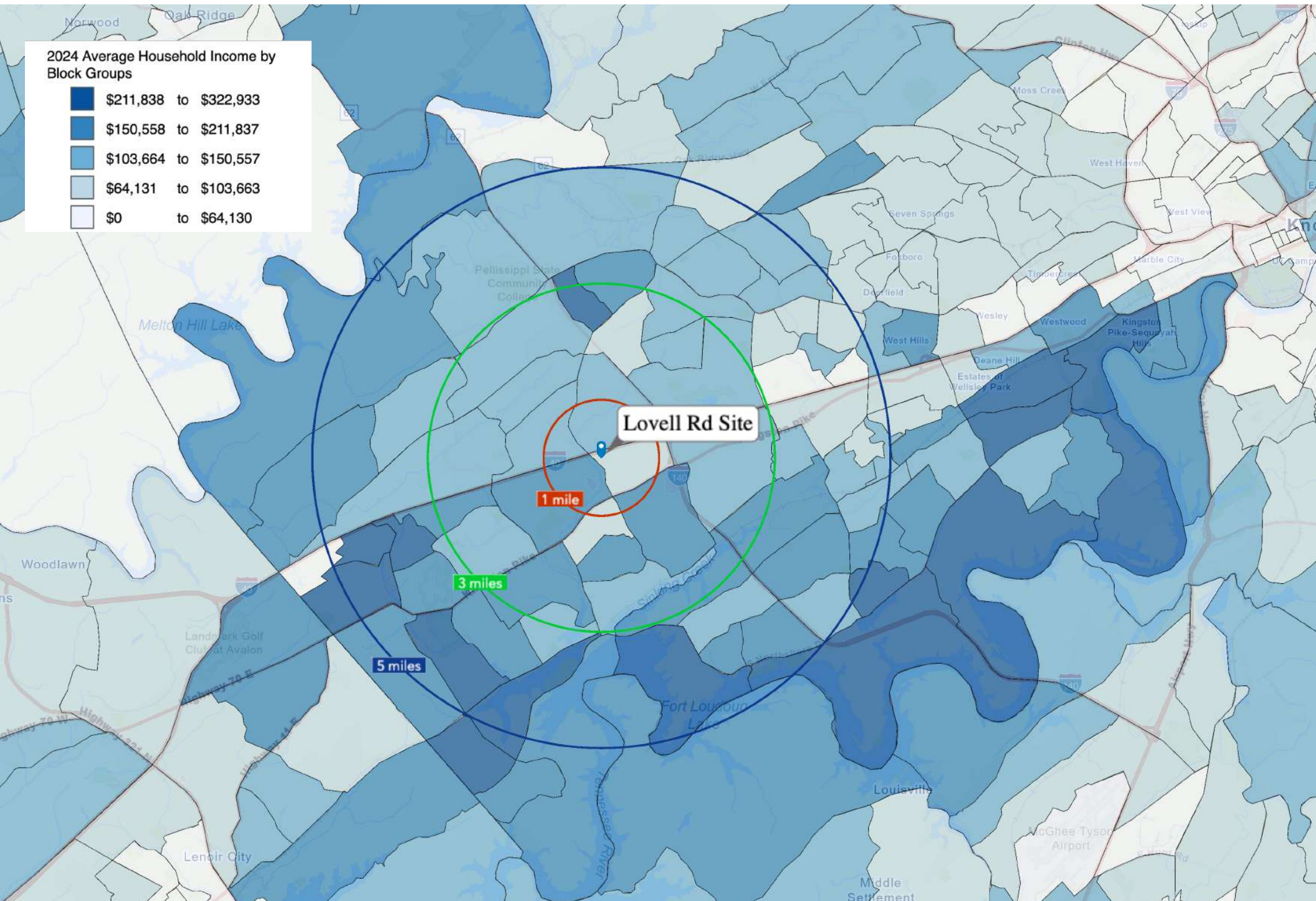
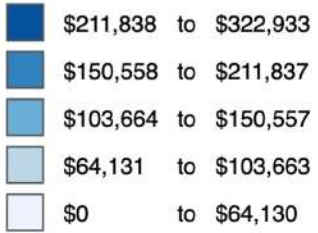
Casey's

DENTAL IMPLANT

McDonald's



2024 Average Household Income by Block Groups



(5 Mile Radius)

KEY FACTS

122,712



2024 Total Population (Esri)



Average Household Size

40.5

2024 Median Age (Esri)

\$104,874

Median Household Income

EDUCATION

3%

No High School Diploma



15%

High School Graduate



24%

Some College



59%

Bachelor's/Grad/Prof Degree

2024 Daytime Population

2024 Total Daytime Population 132,665

2024 Daytime Population: Workers 74,116

2024 Daytime Population: Residents 58,549

BUSINESS



5,313

Total Businesses



68,443

Total Employees

EMPLOYMENT



White Collar

80%



Blue Collar

11%

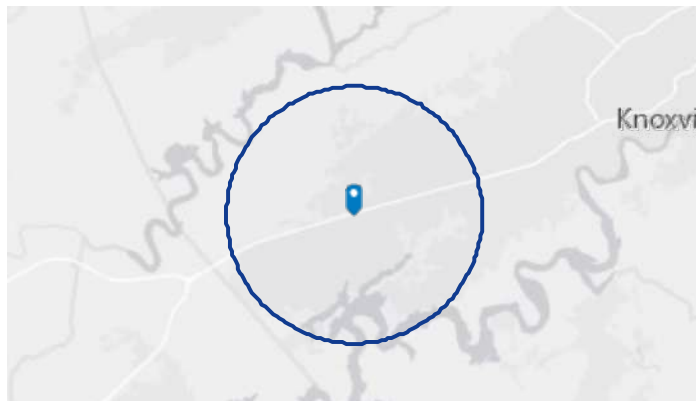


Services

9%

2.7%
Unemployment Rate

37922, Knoxville, Tennessee



Average Household Income



\$139,068

2024 Average Household Income

Total Retail Sales



\$17,253,558,450

2024 Total (SIC01-99) Sales (\$000)

MARKET ECONOMIC INFORMATION (*2023)

| POPULATION FIGURES | |
|--|-----------|
| Knoxville, TN DMA | 1,443,661 |
| Ranked 62nd out of 210 DMA markets in U.S. | |
| Knoxville, TN MSA | |
| City of Knoxville Population | 195,343 |
| Knox County Population | 494,293 |

| TOP EMPLOYERS | |
|--|-----------|
| | Employees |
| 1. U.S. Department of Energy – Oak Ridge | 16,175 |
| 2. Covenant Health | 11,913 |
| 3. Knox County Schools | 10,047 |
| 4. University of Tennessee | 9,299 |
| 5. Wal-Mart Stores | 6,863 |
| 6. University Health Systems | 5,387 |
| 7. Clayton Homes | 5,047 |
| 8. Denso Manufacturing | 5,000 |
| 9. Dollywood | 4,500 |
| 10. K-VA-T Food Stores (Food City) | 4,302 |
| 11. Roark Capital Group | 3,873 |
| 12. State of Tennessee | 3,122 |
| 13. Sevier County Schools | 3,000 |
| 14. Knox County Government | 2,941 |
| 15. Tennova Healthcare | 2,927 |
| 16. Blount Memorial Hospital | 2,688 |

| MSA SECTOR BREAKDOWN ON EMPLOYMENT | |
|--|-----------|
| Industry (by SIC Codes *2023) | Employees |
| Construction | 19,424 |
| Finance, Insurance, Real Estate | 24,705 |
| Government | 20,377 |
| Manufacturing | 34,819 |
| Services | 194,269 |
| Wholesale Trade | 18,711 |
| Retail Trade | 89,129 |
| Transportation, Communications, & Public Utilities | 15,804 |

| UNIVERSITIES & COLLEGES | |
|--------------------------------------|------------|
| | Enrollment |
| The University of Tennessee | 36,304 |
| Pellissippi State Community College | 8,710 |
| Roane State Comm. College (Harriman) | 4,457 |
| Walters State Community College | 5,379 |
| Tusculum University (Greeneville) | 1,111 |
| Carson Newman | 2,735 |
| Bryan College (Dayton) | 1,587 |
| Maryville College | 1,147 |
| Tennessee Wesleyan College | 1,052 |
| South College | 4,175 |

| AREA HOSPITALS | |
|--|-----------|
| | # of Beds |
| University of Tennessee Medical Center | 710 |
| Fort Sanders Regional Medical Center | 541 |
| Parkwest Medical Center | 492 |
| Blount Memorial Hospital | 304 |
| Methodist Medical Center of Oak Ridge | 283 |
| Tennova Healthcare – North Knoxville | 219 |
| East Tennessee Children's Hospital | 152 |
| 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

