



New Commercial Development

Alcoa, TN

Middlesettlements Rd. & Harvest Ln

Alcoa, TN 37701

Subject Site

New Commercial Development



Contacts:

Ryan Matthews

(865) 320-0640

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	New Commercial Development ~ Alcoa, TN
Address	Middlesettlements Road & Harvest Lane
Space Available	9,608 SF (<i>see conceptual site plan</i>)
Lease Price	See Agent

Demographic Snapshot *2024 Data

	1 Mile	3 Mile	5 Mile
Population	4,204	40,127	77,862
Average Household Income	\$89,826	\$86,325	\$95,062

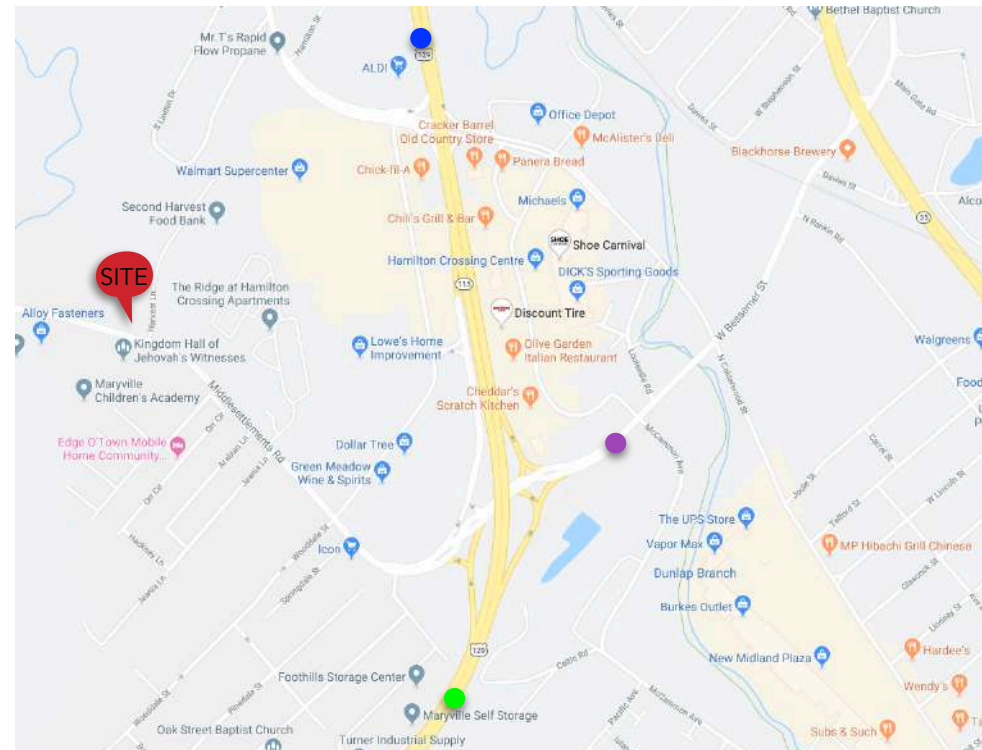
Market Overview

- New commercial development located in Alcoa, TN at the retail epicenter of Blount County (Maryville/Alcoa)
- Great opportunity for lease or sale
- Lot is adjacent to the newly constructed Turner Homes: Clover Ridge Community (138 Homesites)
- New retail development, including Chipotle, First Watch, Orange Theory, Kay's Jewelers, & Eyeglass World in close proximity
- Great retail synergy in the area with big box retailers including Wal-Mart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc...
- New multi-family development recently constructed across the street
- Growth area with strong employment, incomes and schools

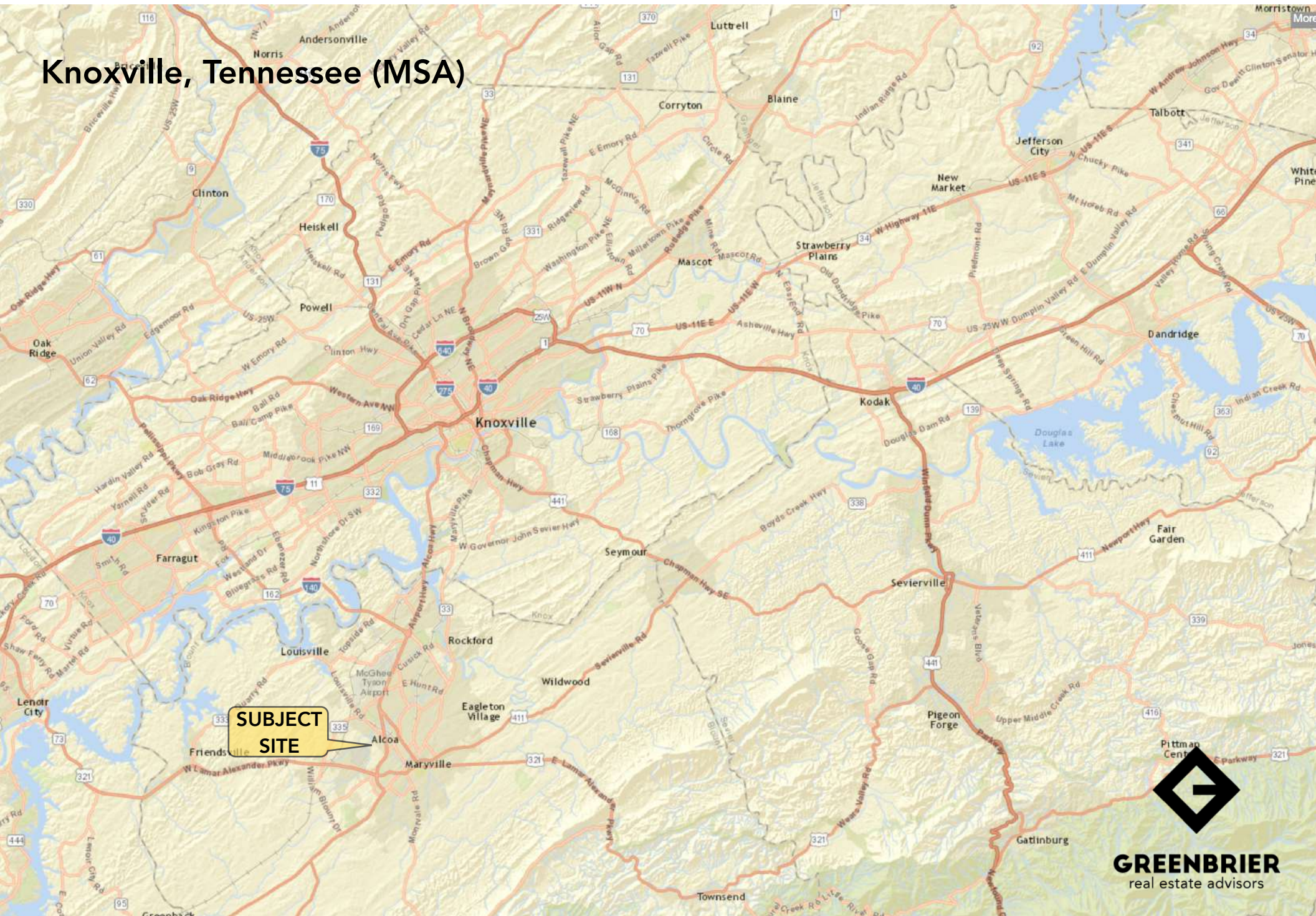
Traffic Counts *2024 Data

Alcoa Highway (North of Site)	41,104 ADT	●
Alcoa Highway (South of Site)	46,522 ADT	●
W Bessemer Street	17,291 ADT	●

Map



Knoxville, Tennessee (MSA)



**SUBJECT
SITE**



Maryville/Alcoa, TN



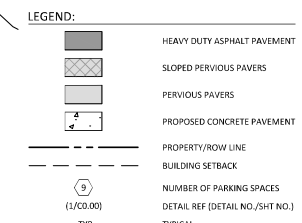
Maryville/Alcoa, TN

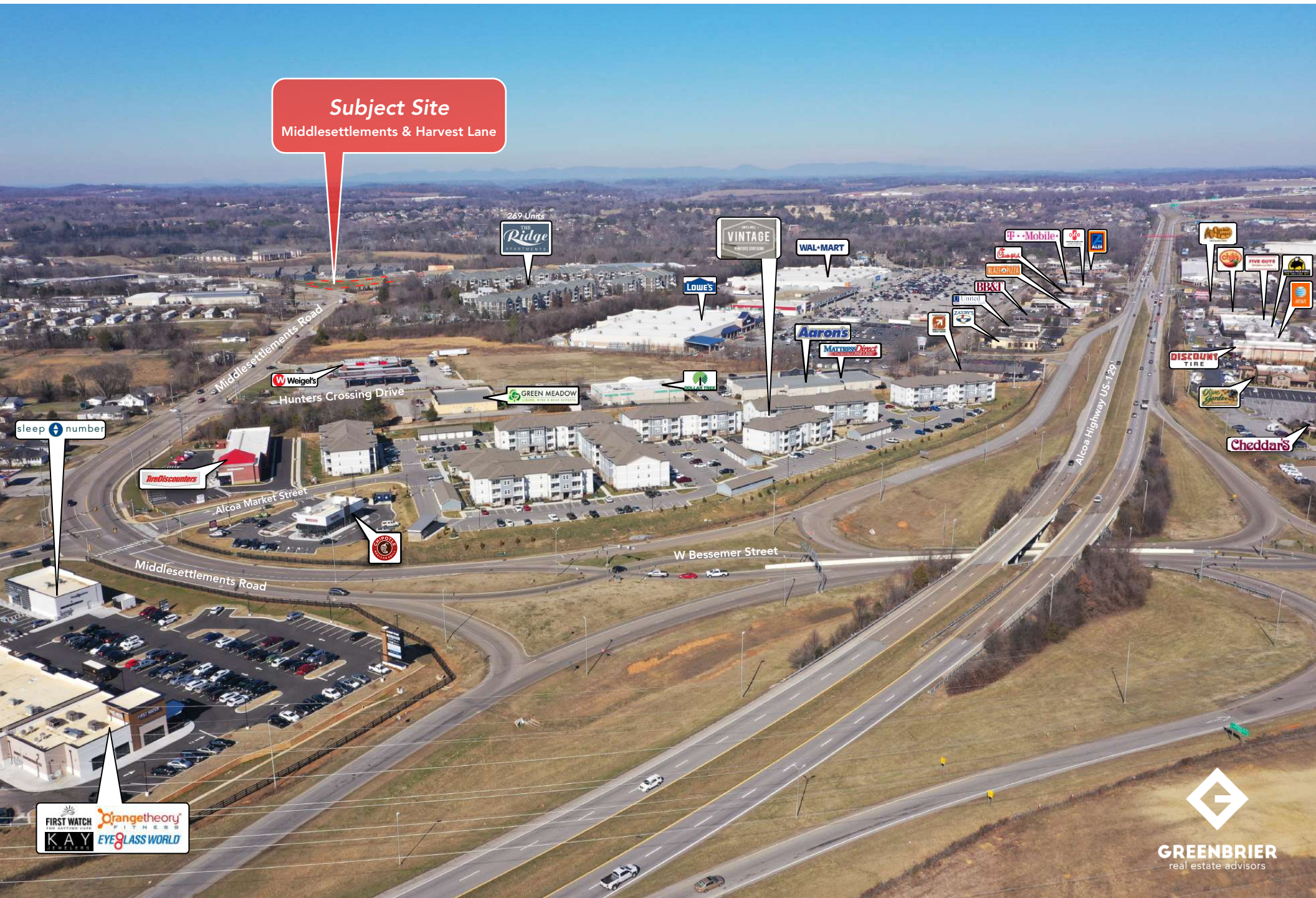


Alcoa, TN









Subject Site

Middlesettlements & Harvest Lane

269 Units
THE RIDGE
APARTMENTS

VINTAGE
APARTMENTS

WAL-MART

LOWE'S

Aaron's

Mattress Direct

T-Mobile

Chick-fil-A

Wendy's

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GREEN MEADOW

GREEN MEADOW

W Bessemer Street

Alcoa Highway US-129

Middlesettlements Road

Hunters Crossing Drive

Alcoa Market Street

Middlesettlements Road

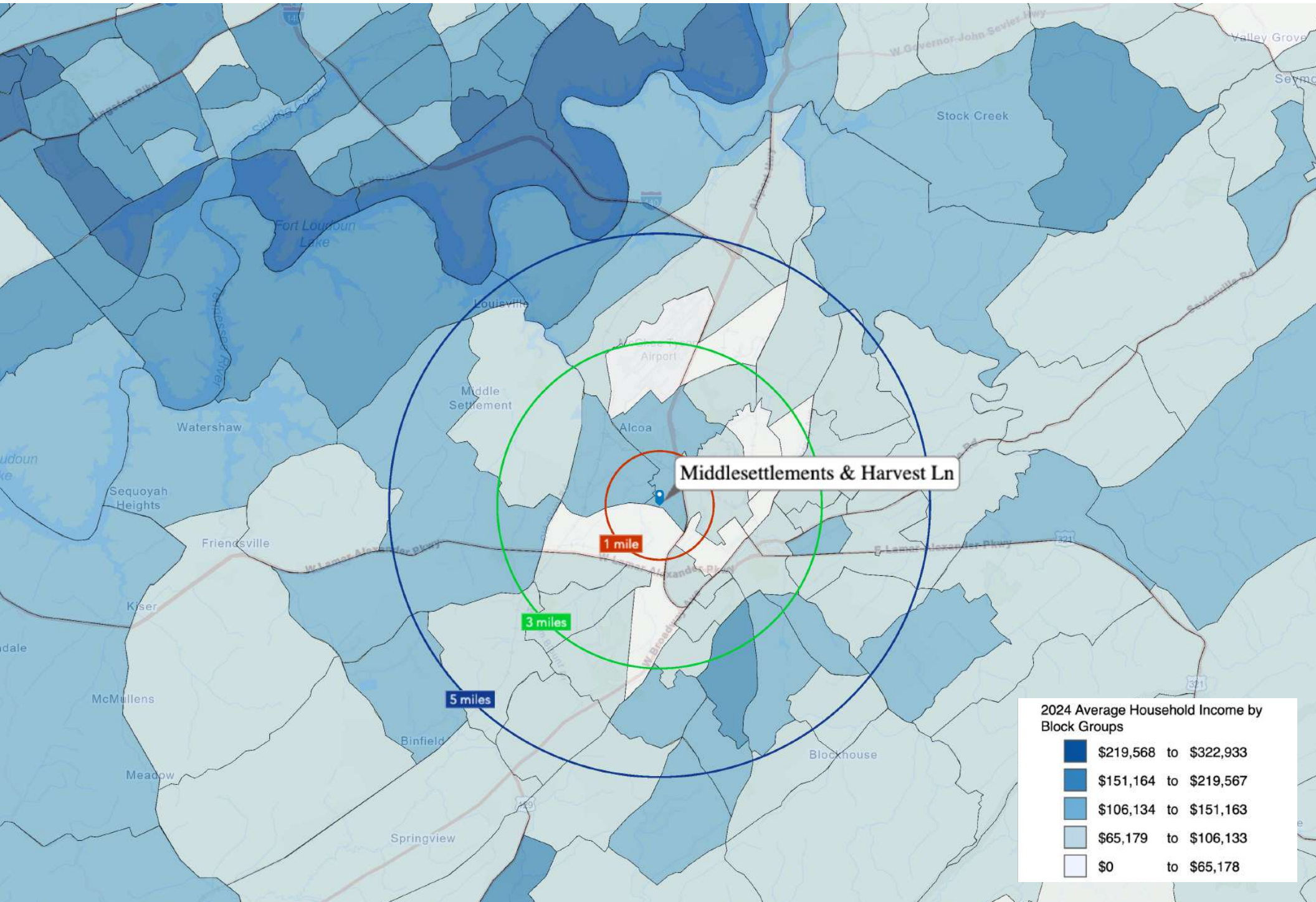
sleep number

RedDiscounters

FIRST WATCH
KAY
Orangetheory FITNESS
EYEGLASS WORLD



Middlesettlements Road & Harvest Lane



(5 Mile Radius)

KEY FACTS

77,862



2024 Total Population (Esri)



Average Household Size

41.1

2024 Median Age (Esri)

\$71,996

Median Household Income

EDUCATION



No High School Diploma



35%

High School Graduate



27%

Some College



31%

Bachelor's/Grad/Prof Degree

2024 Daytime Population

2024 Total Daytime Population 89,492

2024 Daytime Population: Workers 47,719

2024 Daytime Population: Residents 41,773

BUSINESS



2,931

Total Businesses



50,956

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

24%



Services

13%

Unemployment Rate

3.9%

105-107 Harvest Ln, Alcoa, Tennessee, 37701

Average Household Income



\$95,062

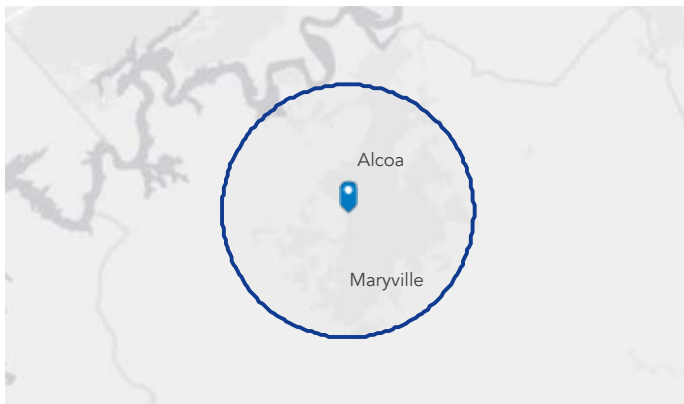
2024 Average Household Income

Total Retail Sales



\$11,544,520,709

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	903,964
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. Knoxville 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

