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Downtown Professional Office Condo



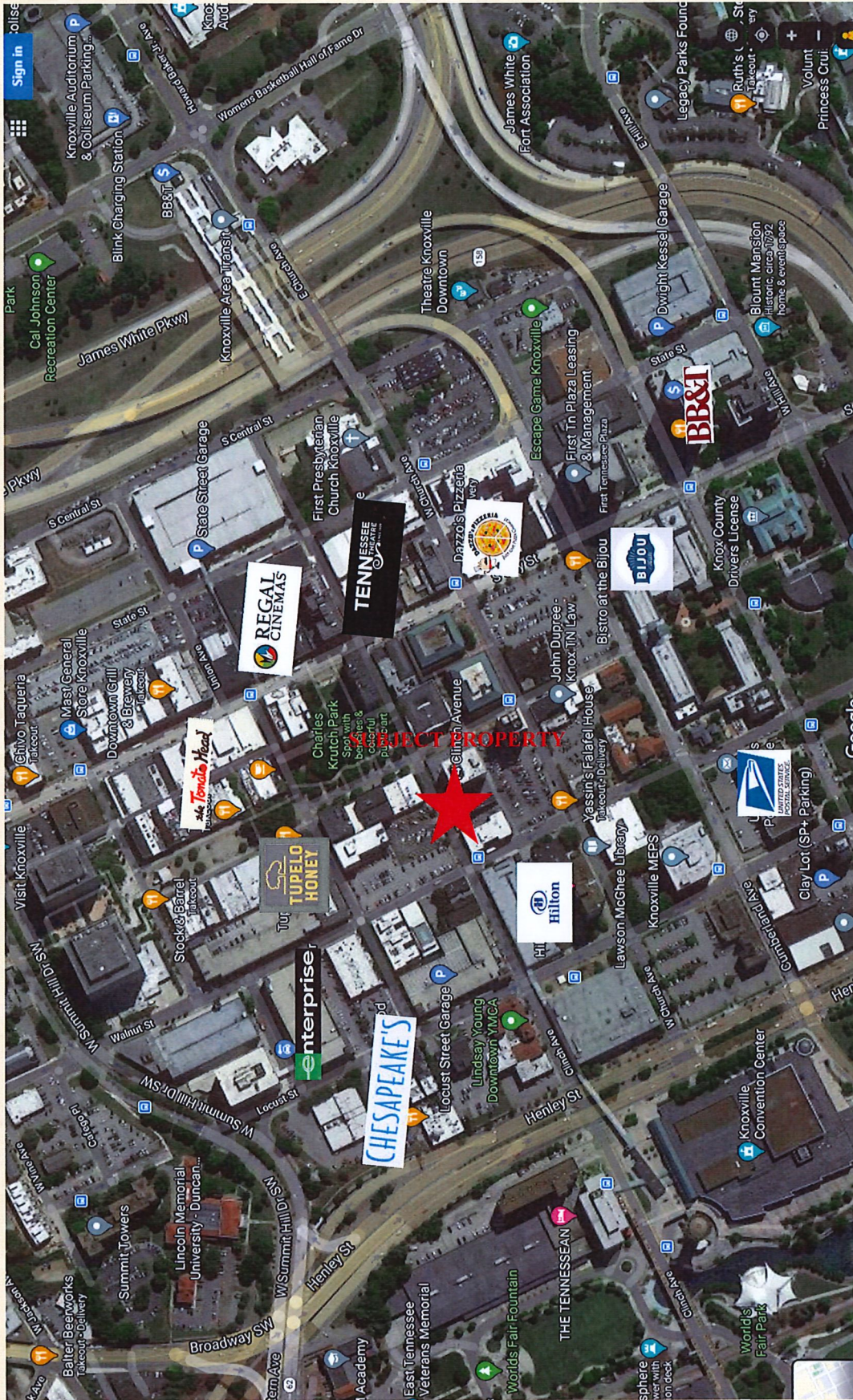
414 Clinch Avenue Knoxville, TN

Property Information

- ◆ \$2,200,000
- ◆ 9,139 sq. ft Class A office condominium
 - Main floor office area 3,679 sf
 - Mezzanine with additional office space and conference room 1,581 sf
 - Lower Level 3,879 sf
- ◆ Close proximity to Market Square, Courthouse and other downtown amenities
- ◆ Daily Employee Population in Downtown Knoxville: 22,000
- ◆ Easy Access to I-40
- ◆ Demographics:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	10,882	79,427	146,620
Average Income	\$47,282	\$49,428	\$60,733

Chad Turner or Will Sims
7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 584-2000



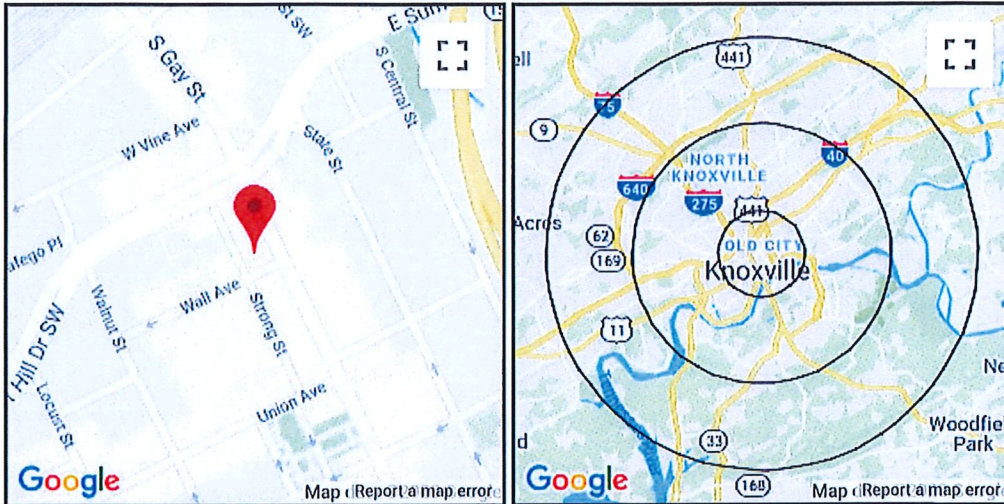


**EASI Demographics on Demand
Updated Site Selection Reports & Analysis
Executive Summary**

Address: 301 Wall Avenue Knoxville TN

Latitude: 35° : 57' : 59"

Longitude: -83° : 55' : 09"



Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	9,960	77,520	135,907
Population (4/1/2000)	9,649	73,615	134,793
Population (4/1/2010)	10,273	73,885	136,302
Population (1/1/2019)	10,882	79,427	146,620
Population (1/1/2024)	11,117	81,790	151,225
Percent Growth (2019/2010)	5.93	7.50	7.57
Percent Forecast (2024/2019)	2.16	2.98	3.14
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	4,557	30,808	56,731
Households (4/1/2000)	3,908	30,404	59,030
Households (4/1/2010)	3,663	29,430	58,291
Households (1/1/2019)	4,003	31,858	62,870
Households (1/1/2024)	4,129	32,868	64,868
Percent Growth (2019/2010)	9.28	8.25	7.86
Percent Forecast (2024/2019)	3.15	3.17	3.18

GENERAL POPULATION CHARACTERISTICS

Median Age	23.4	29.4	33.3
Male	5,458	38,867	71,117
Female	5,424	40,560	75,503
Density	4,910.7	2,616.5	1,978.6
Urban	10,882	79,397	145,755
Rural	0	30	865

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2019)	4,003	31,858	62,870
Families	791	14,895	32,018
Non-Family Households	3,212	16,963	30,852
Average Size of Household	1.72	2.21	2.18
Median Age of Householder	29.9	45.2	47.6
Median Value Owner Occupied (\$)	184,766	83,628	107,819
Median Rent (\$)	579	570	587
Median Vehicles Per Household	1.5	1.7	1.8
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	4,644	37,428	72,298
Housing, Owner Occupied	408	11,538	28,710
Housing, Renter Occupied	3,595	20,320	34,160
Housing, Vacant	641	5,570	9,428
POPULATION BY RACE			
White Alone	8,054	52,303	104,564
Black Alone	2,005	20,642	30,326
Asian Alone	350	1,241	2,647
American Indian and Alaska Native Alone	56	406	636
Other Race Alone	105	2,083	3,625
Two or More Races	312	2,752	4,822
POPULATION BY ETHNICITY			
Hispanic	359	4,469	7,614
White Non-Hispanic	7,841	50,471	101,307
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	189,271,638	1,574,687,689	3,818,279,885
Median Household Income (\$)	21,117	33,321	42,288
Average Household Income (\$)	47,282	49,428	60,733
Per Capita Income (\$)	19,740	20,897	26,844
RETAIL SALES			
Total Retail Sales (Including Food Services) (\$)	281,722	1,370,373	3,101,393
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	182,239.0	1,540,287.3	3,352,251.0
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	18,254	55,750	89,150
Establishments, Total (by Place of Work)	766	2,246	3,940
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	109	102	103
EASI Total Crime Index (US Avg=100; A=High)	155	158	148
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	7	52	92

Footnotes:

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All estimates are as of 1/1/2019 unless otherwise stated.

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