

OLIVER SMITH REALTY & AUCTION CO., INC.

www.oliversmithrealty.com

411 Market Place Drive Maryville, Tennessee



Outparcels and Retail Space Available

Property Information

- ◆ New Retail Development
- ◆ 1.69 acre outparcel: \$675,000
- ◆ 2.19 acre outparcel: \$750,000
- ◆ 0.95 acre outparcel: \$550,000
- ◆ One retail space available 2,400 sq. ft. / \$15.00 sq. ft. NNN
- ◆ Area retailers: McDonalds, Taco Bell, Walmart, Walgreens, Zaxby's, Dollar Tree
- ◆ Traffic count on US Highway 411: 26,988

◆ Demographics:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	5,735	27,696	60,375
Average Household Income	\$114,095	\$90,941	\$79,877

Chad Turner

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 584-2000



US Highway 41 South

LOT H-R
+/- 2.19 acres

LOT F-R
+/- 1.67 acres

LOT E-1
+/- 0.95 acres





Lot H-R
(+/- 2.19 Acres)
\$875,000

Lot F-R
(+/- 1.67 Acres)
\$725,000

Lot E-1
(+/- 0.95 Acres)
\$550,000

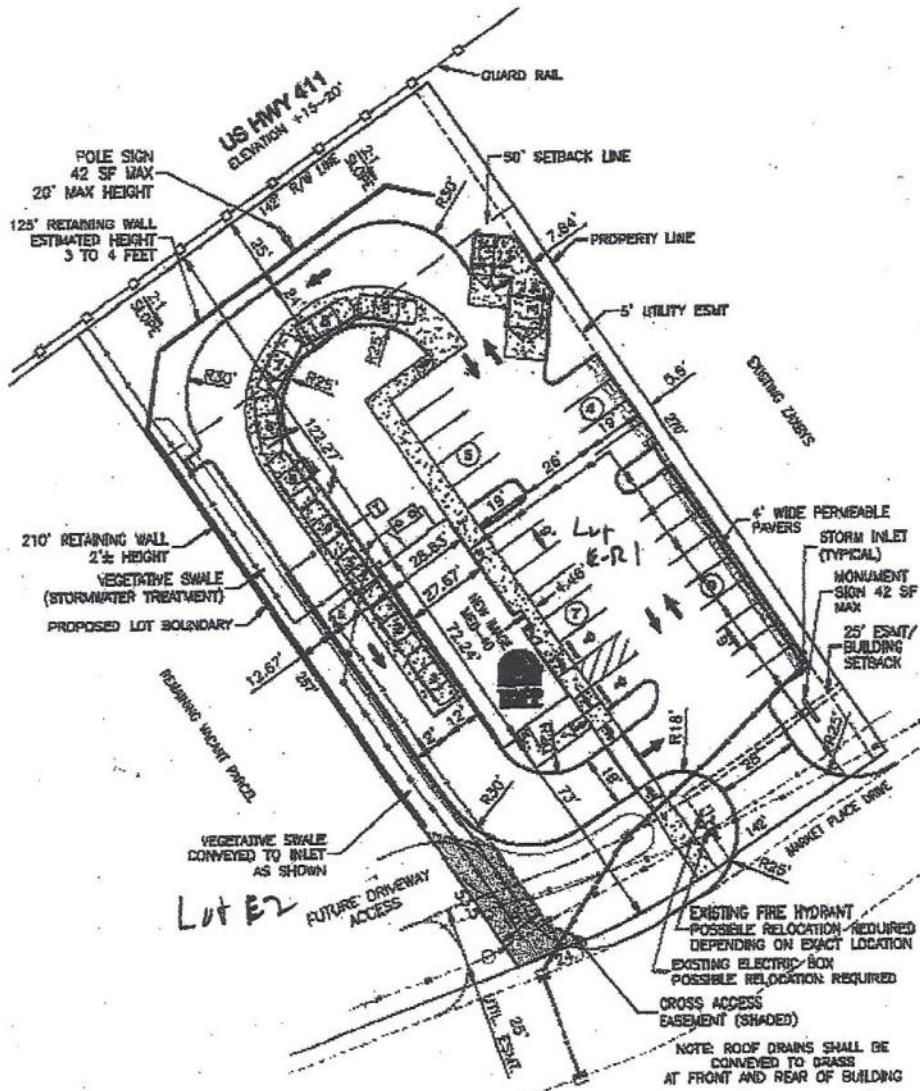
2,400 SF more
Space Available

Market Place

US - HWY 417 S.

**EXHIBIT A
TO**

Declaration of Access Easement



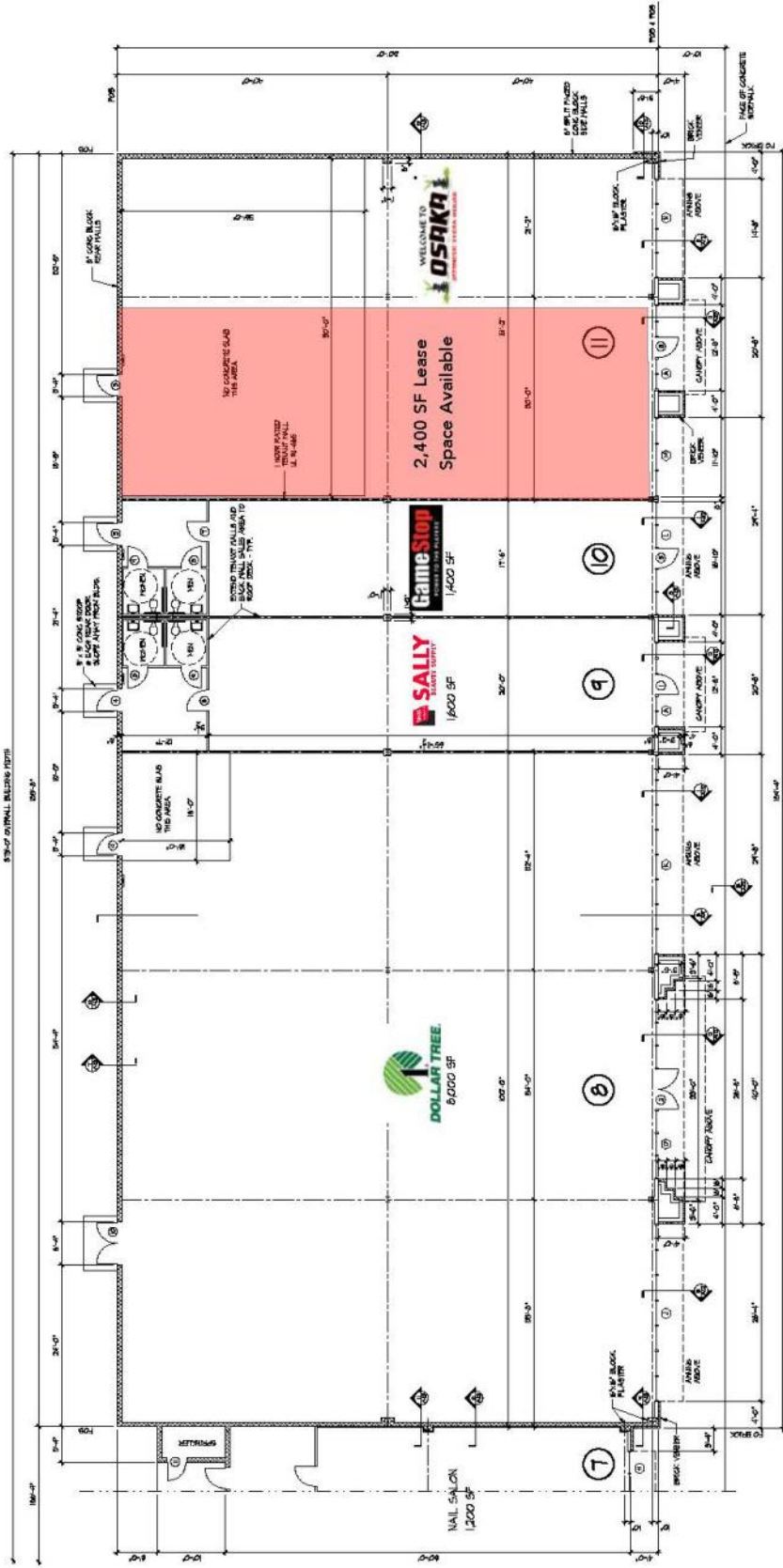
SITE AREA = 37,887 SF (0.872 ACRES)
CROSS ACCESS EASEMENT AREA = 748 SF (SHADED)

WCS



FLOOR PLAN - B
FRONT ELEVATION - B
 DEVELOPER / OWNER: H & C KENTVILLE
SHOPS @ MARKET PLACE 411 - LOT 6
 915 HIGHWAY 411 SOUTH
 KENTVILLE, TENNESSEE

PROJECT NUMBER: 07005
 DATE: 1-31-21
 REVISION:
 DRAWING NUMBER: **A-2**



FLOOR PLAN & FRONT ELEVATION - B

26,274 S.F. BUILDING

1/8" = 1'-0"



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

Address: 411 Market Place Maryville Tennessee

Latitude: 35° : 43' : 09"

Longitude: -84° : 00' : 36"



Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	3,513	16,006	38,208
Population (4/1/2000)	4,729	21,779	48,120
Population (4/1/2010)	5,373	26,050	56,684
Population (1/1/2018)	5,735	27,696	60,375
Population (1/1/2023)	5,905	28,526	62,150
Percent Growth (2018/2010)	6.74	6.32	6.51
Percent Forecast (2023/2018)	2.96	3.00	2.94
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	1,236	6,185	14,967
Households (4/1/2000)	1,796	8,491	19,049
Households (4/1/2010)	2,009	10,295	22,484
Households (1/1/2018)	2,144	10,942	23,952
Households (1/1/2023)	2,212	11,295	24,723
Percent Growth (2018/2010)	6.72	6.28	6.53
Percent Forecast (2023/2018)	3.17	3.23	3.22
GENERAL POPULATION CHARACTERISTICS			
Median Age	43.0	43.5	42.3
Male	2,796	13,176	28,829
Female	2,939	14,520	31,546
Density	1,206.6	1,016.3	732.7
Urban	5,735	27,333	53,739
Rural	0	363	6,636
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2018)	2,144	10,942	23,952
Families	1,671	7,705	16,463
Non-Family Households	473	3,237	7,489
Average Size of Household	2.67	2.49	2.45
Median Age of Householder	53.4	54.1	54.1
Median Value Owner Occupied (\$)	192,761	185,569	172,952
Median Rent (\$)	1,075	703	608
Median Vehicles Per Household	2.3	2.4	2.4

2/21/2019

Executive Summary

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	2,277	11,725	25,913
Housing, Owner Occupied	1,680	8,051	17,150
Housing, Renter Occupied	464	2,891	6,802
Housing, Vacant	133	783	1,961
POPULATION BY RACE			
White Alone	5,327	25,989	55,332
Black Alone	116	482	2,319
Asian Alone	146	482	810
American Indian and Alaska Native Alone	20	97	225
Other Race Alone	33	146	503
Two or More Races	93	500	1,186
POPULATION BY ETHNICITY			
Hispanic	160	624	1,739
White Non-Hispanic	5,219	25,597	54,308
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	244,620,562	995,078,337	1,913,214,484
Median Household Income (\$)	83,465	73,169	64,994
Average Household Income (\$)	114,095	90,941	79,877
Per Capita Income (\$)	42,654	36,018	31,965
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	83,732	307,430	1,055,284
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	151,426.9	721,089.8	1,498,918.1
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	1,158	5,763	15,902
Establishments, Total (by Place of Work)	95	371	1,047
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	106	104	104
EASI Total Crime Index (US Avg=100; A=High)	53	69	88
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	2	14	33

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2018 unless otherwise stated.

Easy Analytic Software, Inc.
 101 Haag Avenue, Bellmawr, NJ 08031
 phone: 856.931.5780
 fax: 856.931.4115

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