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**Washington Market Retail Center
5308 Washington Pike
Knoxville, Tennessee**



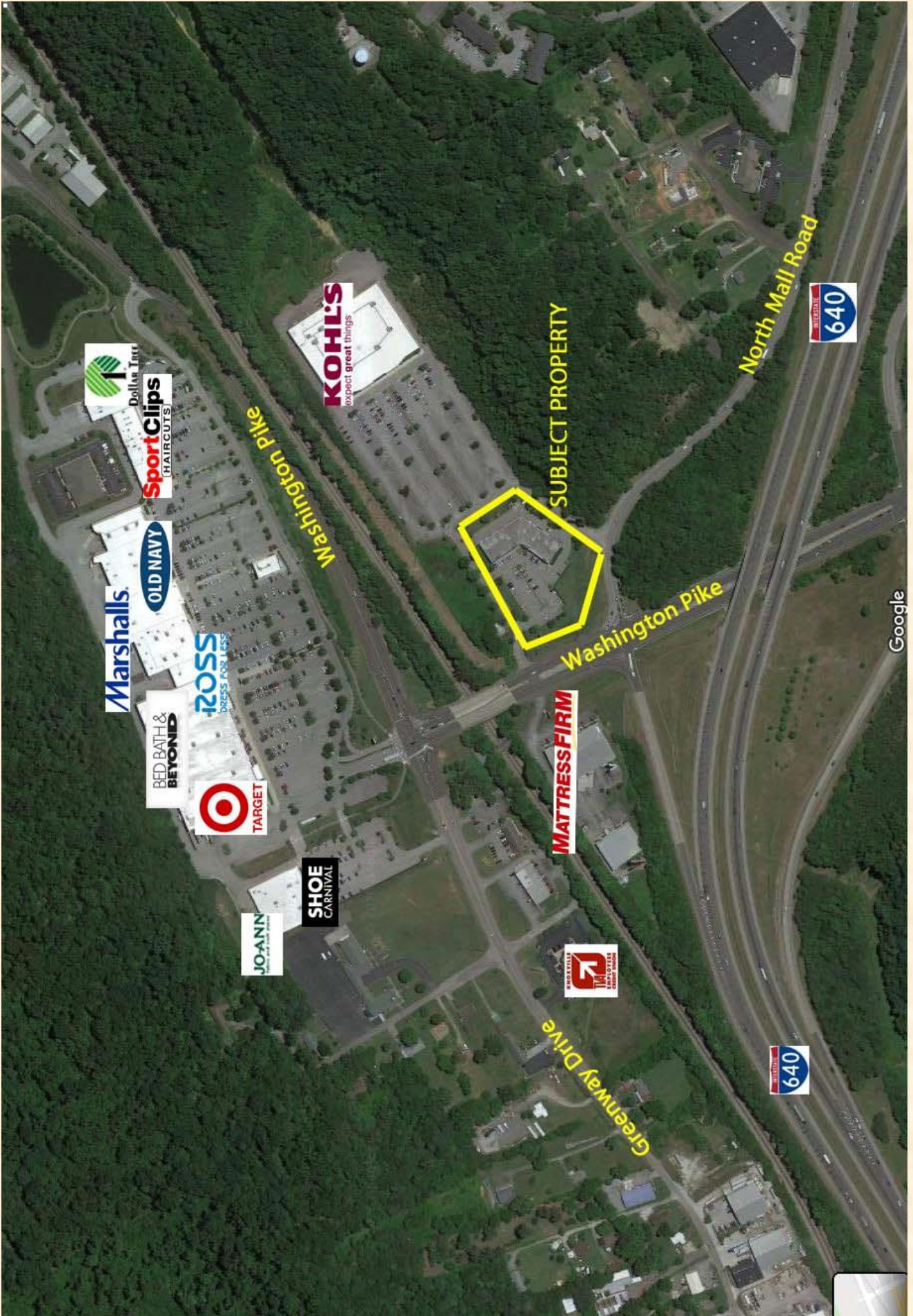
**\$2,950,000
(8.37% Cap Rate)**

Property Information

- ◆ 2.36 acres and 18,881 total sq. ft.
- ◆ Tenants include: Honeybaked Hams, H&R Block, Sally Beauty Supply, US Army Recruiting Office, City Employees Credit Union
- ◆ High visibility
- ◆ Traffic count: 20,566
- ◆ 2019 Knox County taxes: \$10,946
- ◆ 2019 Knoxville City taxes: \$12,721
- ◆ Easily accessible to Interstate 640, I-40, I-75
- ◆ Demographics:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	2,820	39,715	108,471
Aver. Household Income	\$62,313	\$70,098	\$66,128

Oliver A. Smith, IV
7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 584-2000



SUBJECT PROPERTY

Washington Pike

Washington Pike

North Mall Road

Greenway Drive



Google

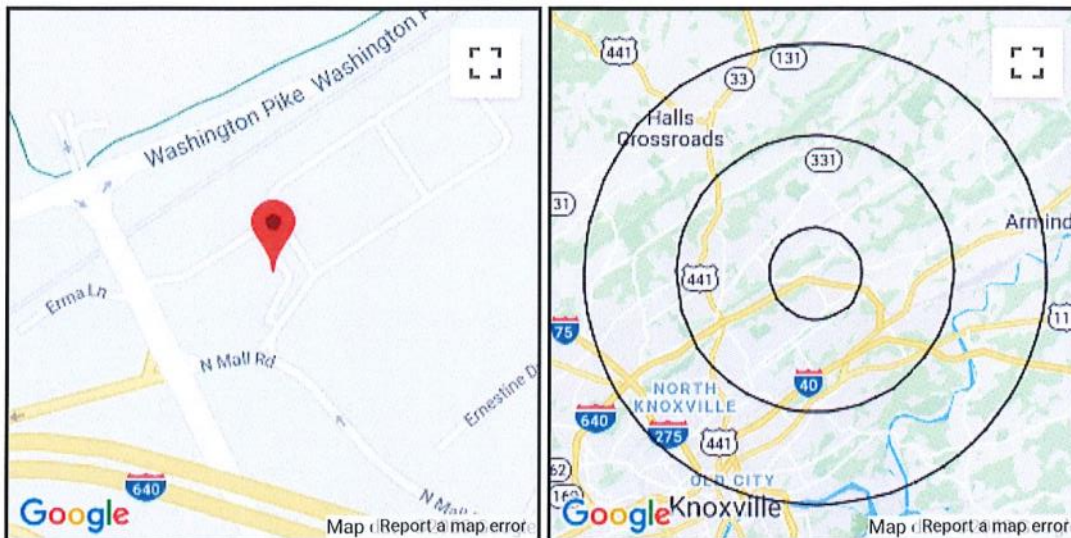


EASI Demographics on Demand Updated Site Selection Reports & Analysis Executive Summary

Address: 5308 Washington Pike Knoxville TN

Latitude: 36° : 02' : 03"

Longitude: -83° : 53' : 10"



Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	2,650	33,548	89,954
Population (4/1/2000)	2,148	34,143	93,431
Population (4/1/2010)	2,556	36,818	100,710
Population (1/1/2019)	2,820	39,715	108,471
Population (1/1/2024)	2,910	41,028	112,028
Percent Growth (2019/2010)	10.33	7.87	7.71
Percent Forecast (2024/2019)	3.19	3.31	3.28
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	1,171	14,188	37,955
Households (4/1/2000)	1,065	15,064	40,902
Households (4/1/2010)	1,228	16,242	43,485
Households (1/1/2019)	1,350	17,491	46,804
Households (1/1/2024)	1,391	18,047	48,292
Percent Growth (2019/2010)	9.93	7.69	7.63
Percent Forecast (2024/2019)	3.04	3.18	3.18

GENERAL POPULATION CHARACTERISTICS

Median Age	39.0	42.2	40.1
Male	1,332	18,678	52,231
Female	1,488	21,037	56,240
Density	1,105.0	1,434.7	1,417.3
Urban	2,820	38,500	104,309
Rural	0	1,215	4,162

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2019)	1,350	17,491	46,804
Families	731	10,513	27,831
Non-Family Households	619	6,978	18,973
Average Size of Household	2.09	2.25	2.26
Median Age of Householder	50.0	53.2	51.7
Median Value Owner Occupied (\$)	119,201	120,598	120,560
Median Rent (\$)	644	589	573
Median Vehicles Per Household	1.9	2.0	1.9
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	1,667	19,975	53,284
Housing, Owner Occupied	661	11,065	27,129
Housing, Renter Occupied	689	6,426	19,675
Housing, Vacant	317	2,484	6,480
POPULATION BY RACE			
White Alone	2,251	29,889	80,546
Black Alone	357	7,608	21,112
Asian Alone	98	484	991
American Indian and Alaska Native Alone	7	112	373
Other Race Alone	28	542	2,324
Two or More Races	79	1,080	3,125
POPULATION BY ETHNICITY			
Hispanic	113	1,374	4,732
White Non-Hispanic	2,192	29,156	78,475
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	84,123,156	1,226,077,105	3,095,048,920
Median Household Income (\$)	49,267	57,320	51,204
Average Household Income (\$)	62,313	70,098	66,128
Per Capita Income (\$)	29,852	31,314	29,111
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	141,702	712,666	2,041,362
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	76,911.0	1,032,974.2	2,682,137.7
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	2,225	17,234	44,571
Establishments, Total (by Place of Work)	146	803	2,221
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	109	104	104
EASI Total Crime Index (US Avg=100; A=High)	163	124	129
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	2	23	62

Footnotes:

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

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