

**1291 Oak Ridge
Turnpike**

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Oak Ridge, TN 37830**



Mark Robbins
Robbins Properties
Principal
(615) 473-7731
mrobbins@robbins-properties.com
Lic: TN 216285, KY 198382, AL 140919-0



ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location	1291 Oak Ridge Turnpike Oak Ridge, TN 37830
County	Anderson
APN	02-099L-A-099L-00500
Cross Street	E. Main Street
Traffic Count	27820
Square Feet	2,000

Notes +/- 2,000 SF available

HIGHLIGHTS

- Excellent ingress and egress at signalized intersection
- Ample parking
- High Visibility
- Located in front of traffic generating retail
- High traffic - 27,820 cars per day
- Space divisible - approximately 2,000 SF
- Dimensions are 35' Wide X 57.15' Deep



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,095	24,461	36,282

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$53,499	\$66,312	\$74,582

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,742	10,745	15,574

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	1
GLA (SF)	4,000
LAND SF	30,928
LAND ACRES	.71
YEAR BUILT	2011
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	38
PARKING RATIO	9.27/1000
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

TENANT INFORMATION

MAJOR TENANT/S	AT&T
LEASE TYPE	NNN



High Visibility, Highly Accessible

- AT&T is located at 1291 Oak Ridge Turnpike, Oak Ridge, Tennessee. This 4,000 SF stand-alone building was constructed in 2011. The property is located on .71 acres of land and is located adjacent to Walgreen and CVS in the heart of Oak Ridge in close proximity to Walmart Supercenter, JC Penney, Belk, Starbucks, and many other national and regional retailers and restaurants.

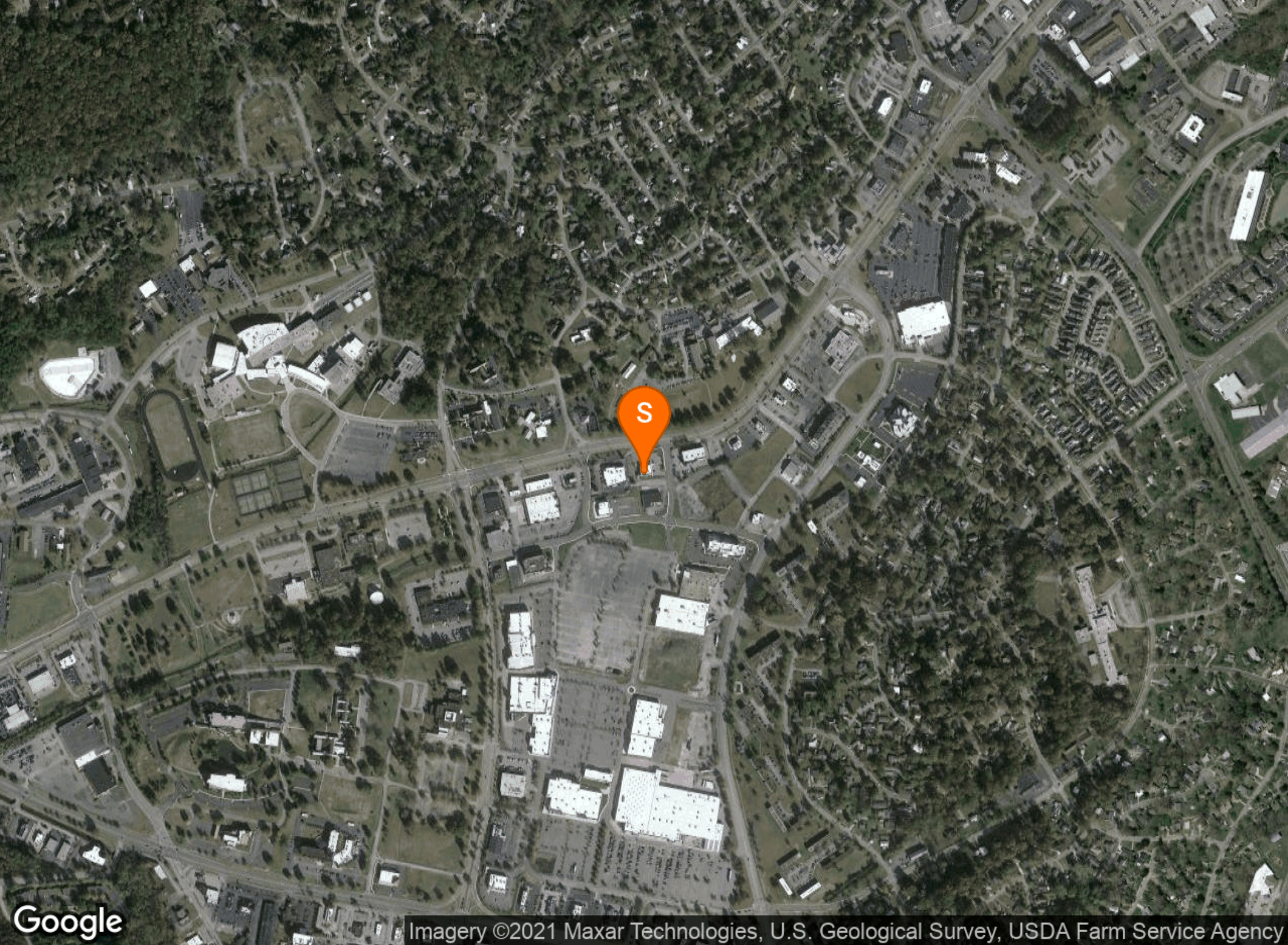
There is an opportunity to lease +/- 2,000 SF in this building.
The dimensions are 35' Wide X 57.15' Deep.

Locator Map



Regional Map



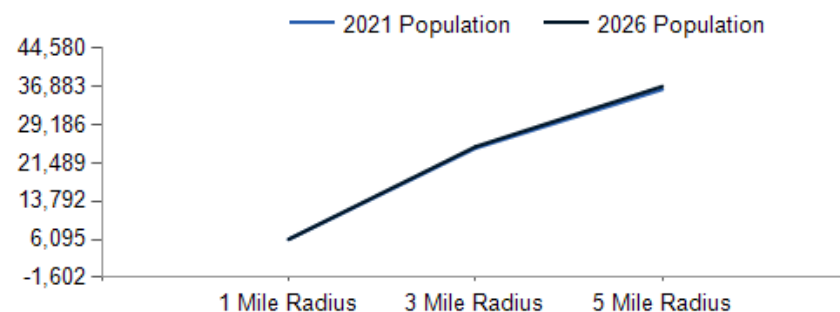




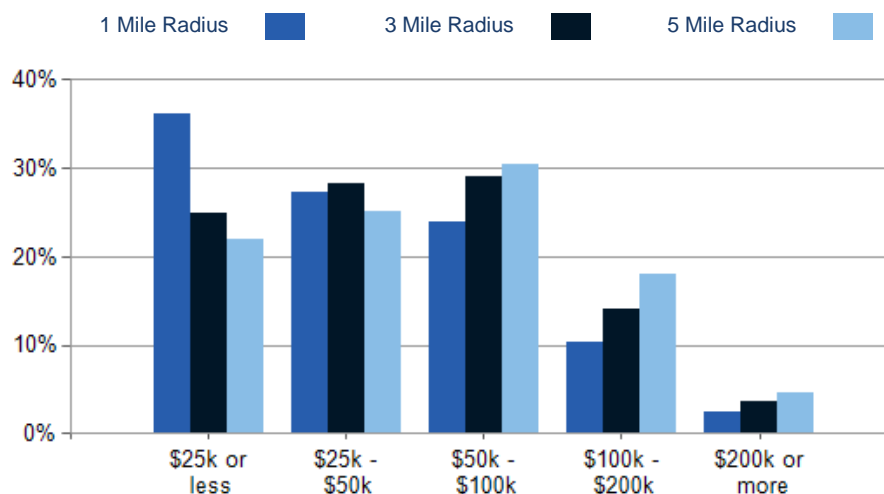
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,456	22,270	32,976
2010 Population	6,041	24,020	35,142
2021 Population	6,095	24,461	36,282
2026 Population	6,117	24,747	36,883
2021-2026: Population: Growth Rate	0.35%	1.15%	1.65%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	627	1,461	1,862
\$15,000-\$24,999	362	1,210	1,569
\$25,000-\$34,999	291	1,095	1,396
\$35,000-\$49,999	457	1,949	2,510
\$50,000-\$74,999	465	2,004	2,896
\$75,000-\$99,999	192	1,125	1,826
\$100,000-\$149,999	207	1,057	1,915
\$150,000-\$199,999	76	463	892
\$200,000 or greater	65	380	708
Median HH Income	\$37,207	\$46,534	\$52,699
Average HH Income	\$53,499	\$66,312	\$74,582

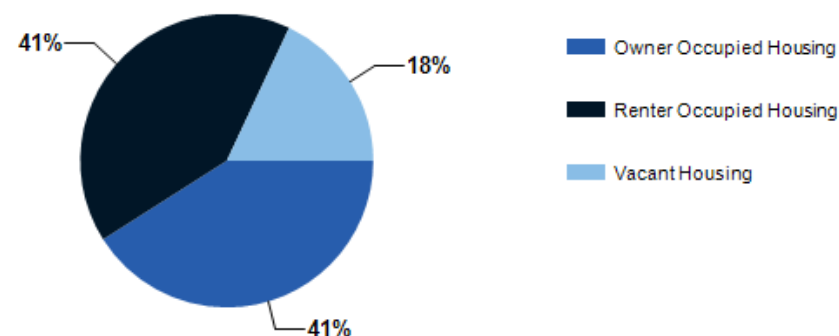
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,067	11,280	15,838
2010 Total Households	2,759	10,639	15,187
2021 Total Households	2,742	10,745	15,574
2026 Total Households	2,748	10,854	15,810
2021 Average Household Size	2.15	2.23	2.30
2021-2026: Households: Growth Rate	0.20%	1.00%	1.50%



2021 Household Income



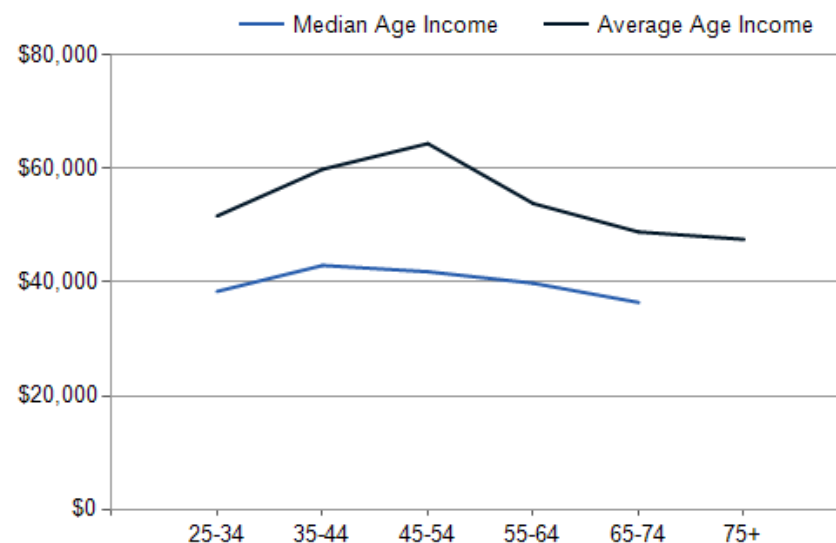
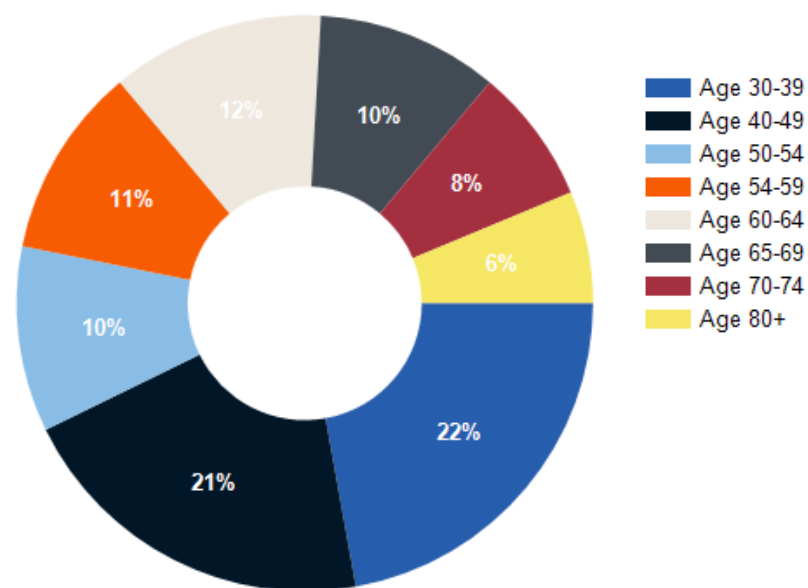
2021 Own vs. Rent - 1 Mile Radius



Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	367	1,503	2,017
2021 Population Age 35-39	409	1,514	2,158
2021 Population Age 40-44	369	1,417	2,080
2021 Population Age 45-49	352	1,446	2,211
2021 Population Age 50-54	365	1,468	2,276
2021 Population Age 55-59	376	1,653	2,629
2021 Population Age 60-64	419	1,726	2,751
2021 Population Age 65-69	357	1,541	2,493
2021 Population Age 70-74	267	1,232	1,993
2021 Population Age 75-79	220	866	1,372
2021 Population Age 80-84	166	672	1,037
2021 Population Age 85+	318	1,096	1,411
2021 Population Age 18+	4,837	19,521	29,057
2021 Median Age	42	43	45
2026 Median Age	43	44	46

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,358	\$48,488	\$51,603
Average Household Income 25-34	\$51,650	\$61,255	\$65,767
Median Household Income 35-44	\$42,942	\$52,012	\$57,765
Average Household Income 35-44	\$59,879	\$69,069	\$77,368
Median Household Income 45-54	\$41,841	\$52,858	\$60,872
Average Household Income 45-54	\$64,415	\$76,967	\$86,031
Median Household Income 55-64	\$39,810	\$53,780	\$62,266
Average Household Income 55-64	\$53,856	\$76,725	\$86,821
Median Household Income 65-74	\$36,428	\$45,469	\$52,162
Average Household Income 65-74	\$48,843	\$66,301	\$75,246
Average Household Income 75+	\$47,547	\$52,378	\$58,442



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Exclusively Marketed by:

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