

2220 JACKSBORO PIKE
LAFOLLETTE, TN



BUILD-TO-SUIT OPPORTUNITY

Property Information

- ◆ **0.57 Acres**
- ◆ **Build-to-Suit opportunity**
- ◆ **Traffic Counts:** 32,917 on Jacksboro Pike
- ◆ **Nearby Retailers:** Food City, Wendy's, Bojangles, Burger King, Pizza Hut, Dunkin Shopping Center, ORNL Federal Credit Union
- ◆ **Demographics:**

| | 3-Mile | 5-Mile | 10-Mile |
|---------------------------|---------------|---------------|----------------|
| Population : | 12,401 | 21,288 | 34,364 |
| Average Household Income: | \$65,638 | \$68,426 | \$66,008 |

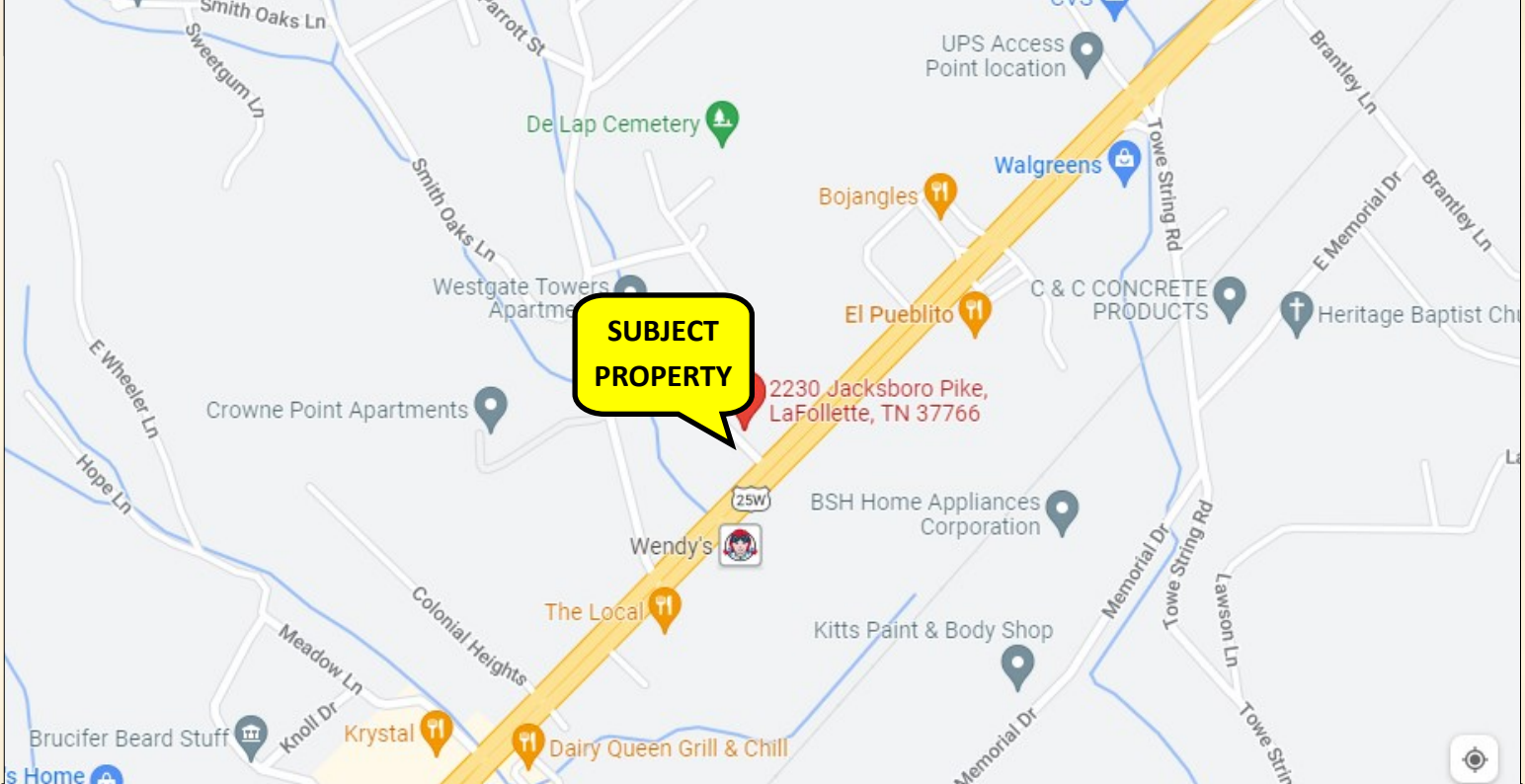
Ethan Davenport

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Regional Map



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Trade Area Aerial



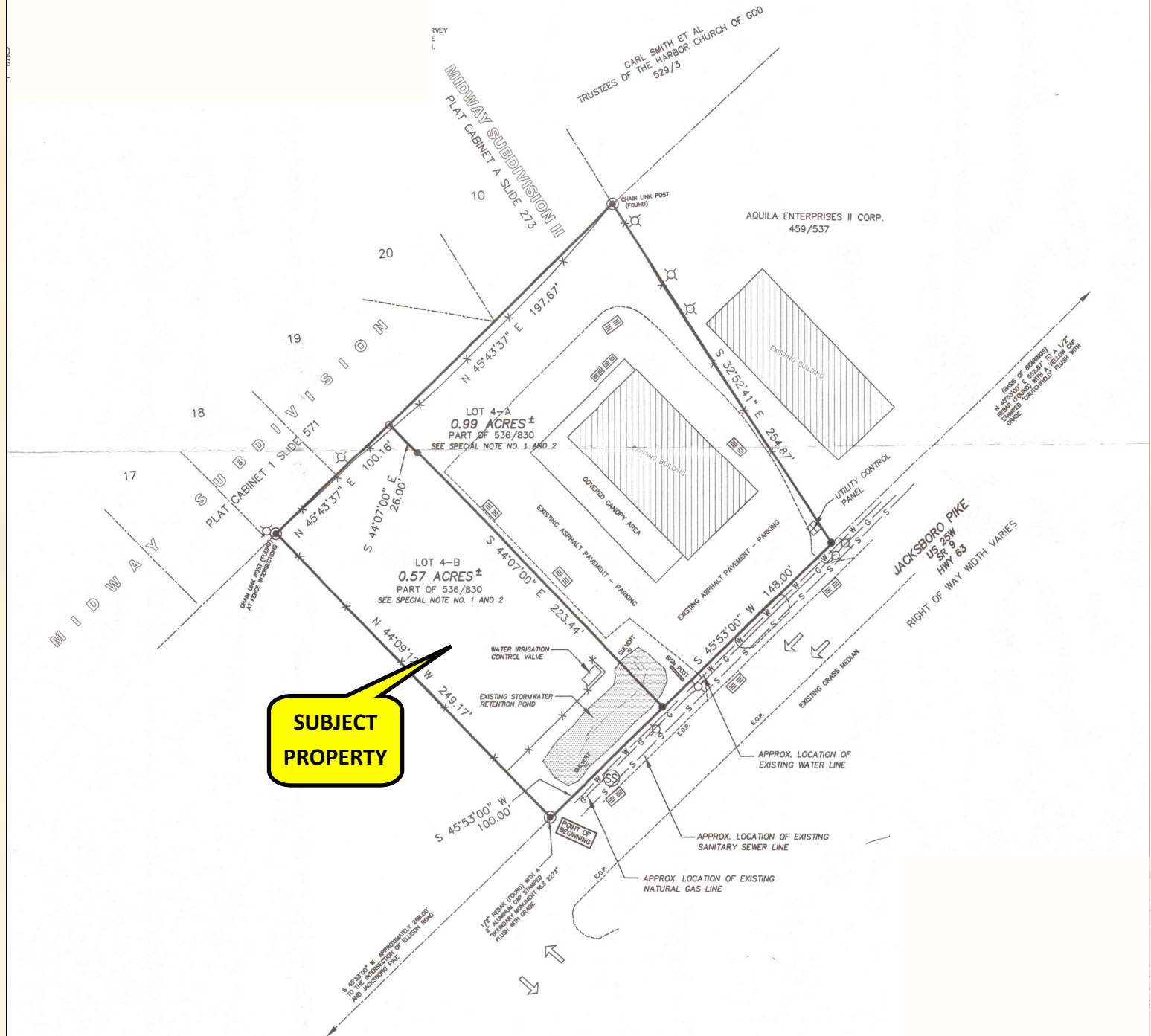
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Survey



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Aerial Photo



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Site Photos



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Demographics

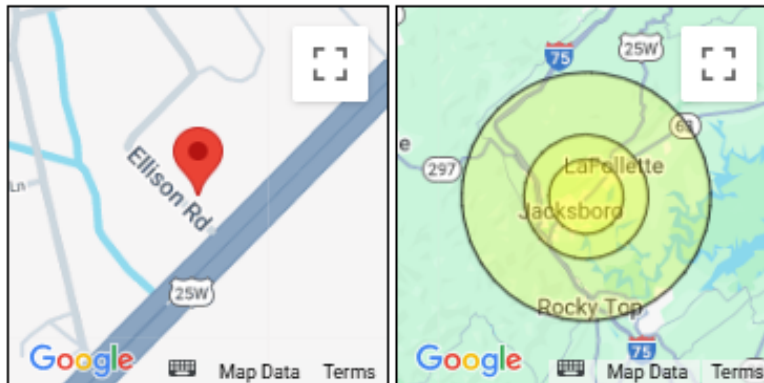


EASI Updated Site Selection Reports & Analysis **Executive Summary**

Address: 2230 Jacksboro Pike LaFollette TN

Latitude: 36° : 20' : 50"

Longitude: -84° : 09' : 41"



| Description | 3 Miles | 5 Miles | 10 Miles |
|---|---------|---------|----------|
| POPULATION BY YEAR | | | |
| Population (4/1/2000) | 11,792 | 20,174 | 33,809 |
| Population (4/1/2010) | 12,187 | 20,893 | 34,636 |
| Population (4/1/2020) | 12,037 | 20,615 | 33,510 |
| Population (1/1/2024) | 12,401 | 21,288 | 34,634 |
| Population (1/1/2029) | 12,660 | 21,735 | 35,412 |
| Percent Growth (2024/2020) | 3.02 | 3.26 | 3.35 |
| Percent Forecast (2029/2024) | 2.09 | 2.10 | 2.25 |
| HOUSEHOLDS BY YEAR | | | |
| Households (4/1/2000) | 4,752 | 8,244 | 13,742 |
| Households (4/1/2010) | 4,844 | 8,373 | 13,854 |
| Households (4/1/2020) | 4,922 | 8,490 | 13,908 |
| Households (1/1/2024) | 4,947 | 8,542 | 14,066 |
| Households (1/1/2029) | 4,956 | 8,558 | 14,157 |
| Percent Growth (2024/2020) | 0.51 | 0.61 | 1.14 |
| Percent Forecast (2029/2024) | 0.18 | 0.19 | 0.65 |
| GENERAL POPULATION CHARACTERISTICS | | | |
| Median Age | 41.4 | 42.0 | 43.6 |
| Male | 5,931 | 9,996 | 17,069 |
| Female | 6,470 | 11,292 | 17,565 |
| Density | 486.0 | 384.6 | 112.2 |
| Urban | 9,367 | 15,510 | 20,628 |
| Rural | 3,034 | 5,778 | 14,006 |

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Demographics

| | | | |
|---|-------------|-------------|-------------|
| GENERAL HOUSEHOLD CHARACTERISTICS | | | |
| Households (1/1/2024) | 4,947 | 8,542 | 14,066 |
| Families | 3,088 | 5,582 | 9,040 |
| Non-Family Households | 1,859 | 2,960 | 5,026 |
| Average Size of Household | 2.42 | 2.44 | 2.43 |
| Median Age of Householder | 55.3 | 54.6 | 55.4 |
| Median Value Owner Occupied (\$) | 150,893 | 160,731 | 157,784 |
| Median Rent (\$) | 489 | 512 | 498 |
| Median Vehicles Per Household | 2.3 | 2.3 | 2.4 |
| GENERAL HOUSING CHARACTERISTICS | | | |
| Housing, Units | 5,564 | 9,782 | 16,882 |
| Housing, Owner Occupied | 3,102 | 5,260 | 9,476 |
| Housing, Renter Occupied | 1,845 | 3,282 | 4,590 |
| Housing, Vacant | 617 | 1,240 | 2,816 |
| POPULATION BY RACE | | | |
| White Alone | 11,513 | 19,849 | 32,216 |
| Black Alone | 48 | 83 | 123 |
| Asian Alone | 56 | 82 | 122 |
| American Indian and Alaska Native Alone | 26 | 40 | 84 |
| Other Race Alone | 163 | 221 | 284 |
| Two or More Races | 595 | 1,013 | 1,805 |
| POPULATION BY ETHNICITY | | | |
| Hispanic | 261 | 396 | 566 |
| White Non-Hispanic | 11,404 | 19,711 | 32,001 |
| GENERAL INCOME CHARACTERISTICS | | | |
| Total Personal Income (\$) | 329,815,702 | 589,600,966 | 933,620,465 |
| Total Household Income (\$) | 324,712,505 | 584,497,769 | 928,471,522 |
| Median Household Income (\$) | 49,509 | 50,343 | 50,010 |
| Average Household Income (\$) | 65,638 | 68,426 | 66,008 |
| Per Capita Income (\$) | 26,596 | 27,696 | 26,957 |
| RETAIL SALES | | | |
| Total Retail Sales (including Food Services) (\$) | 344,316 | 452,557 | 757,335 |
| CONSUMER EXPENDITURES | | | |
| Total Annual Expenditures (\$000) | 312,552.1 | 551,525.8 | 903,187.3 |
| EMPLOYMENT BY PLACE OF BUSINESS | | | |
| Employees, Total (by Place of Work) | 4,466 | 5,722 | 7,123 |
| Establishments, Total (by Place of Work) | 374 | 454 | 567 |
| EASI QUALITY OF LIFE | | | |
| EASI Quality of Life Index (US Avg=100) | 106 | 106 | 105 |
| EASI Total Crime Index (US Avg=100; A=High) | 119 | 119 | 124 |
| EASI Weather Index (US Avg=100) | 114 | 114 | 114 |
| BLOCK GROUP COUNT | 10 | 16 | 27 |

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