



GREENBRIER
real estate advisors

New Development Opportunity

Brookview Town Centre

235 Brookview Centre Way ~ Knoxville, TN 37919



GREENBRIER
real estate advisors

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Property Details

| | |
|-------------|---|
| Name | New Development Opportunity - Brookview Town Centre |
| Address | 235 Brookview Centre Way Knoxville, TN 37919 |
| Lot | 0.56 Acres +/- |
| Lease Price | See Agent |

Demographic Snapshot *2024 Data

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|-----------|----------|
| Population | 4,479 | 50,965 | 151,703 |
| Average Household Income | \$125,526 | \$112,581 | \$98,453 |

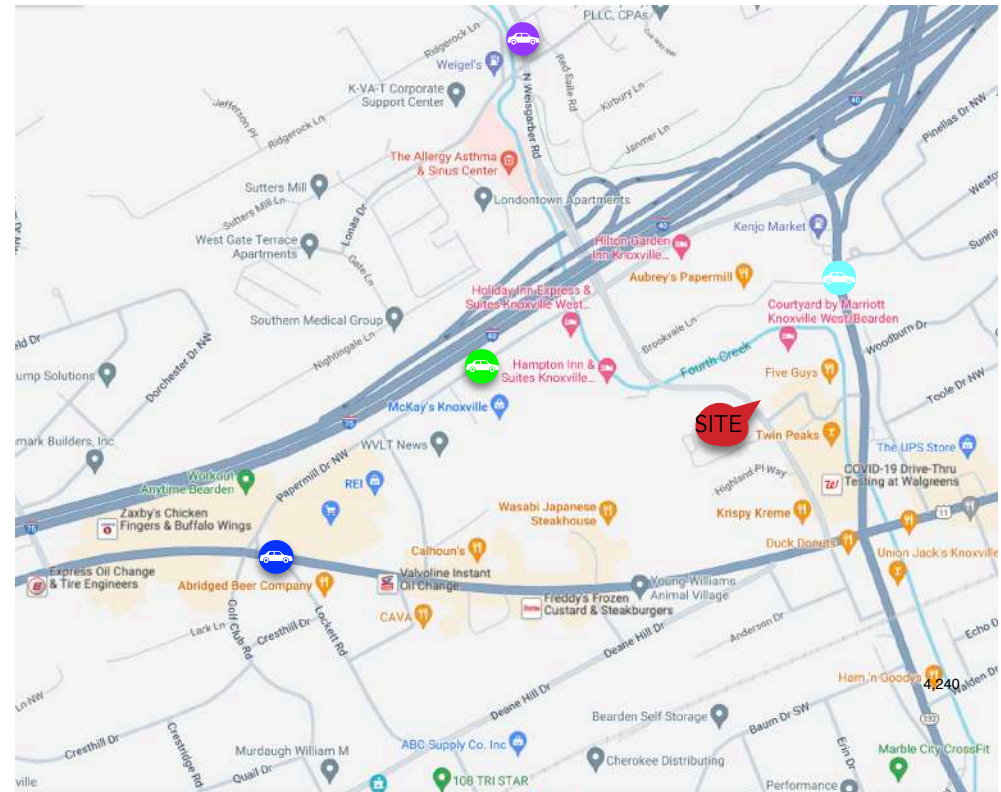
Market Overview

- Property located off N Weisgarber Road in 235 Brookview Centre Way at the entrance of Brookview Town Centre in the Bearden sub-market of Knoxville, TN
- 0.56 Acres +/- for Lease
- Excellent opportunity for new development
- Area retailers include: Five Guys, Rosati's Pizza, Cazzy'a Corner Grill, Clean Eatz, Barberito's, Stretch Lab, YogaSix, Sport Clips, Casa Blanca Nail Bar, & Vonn Jones Salon

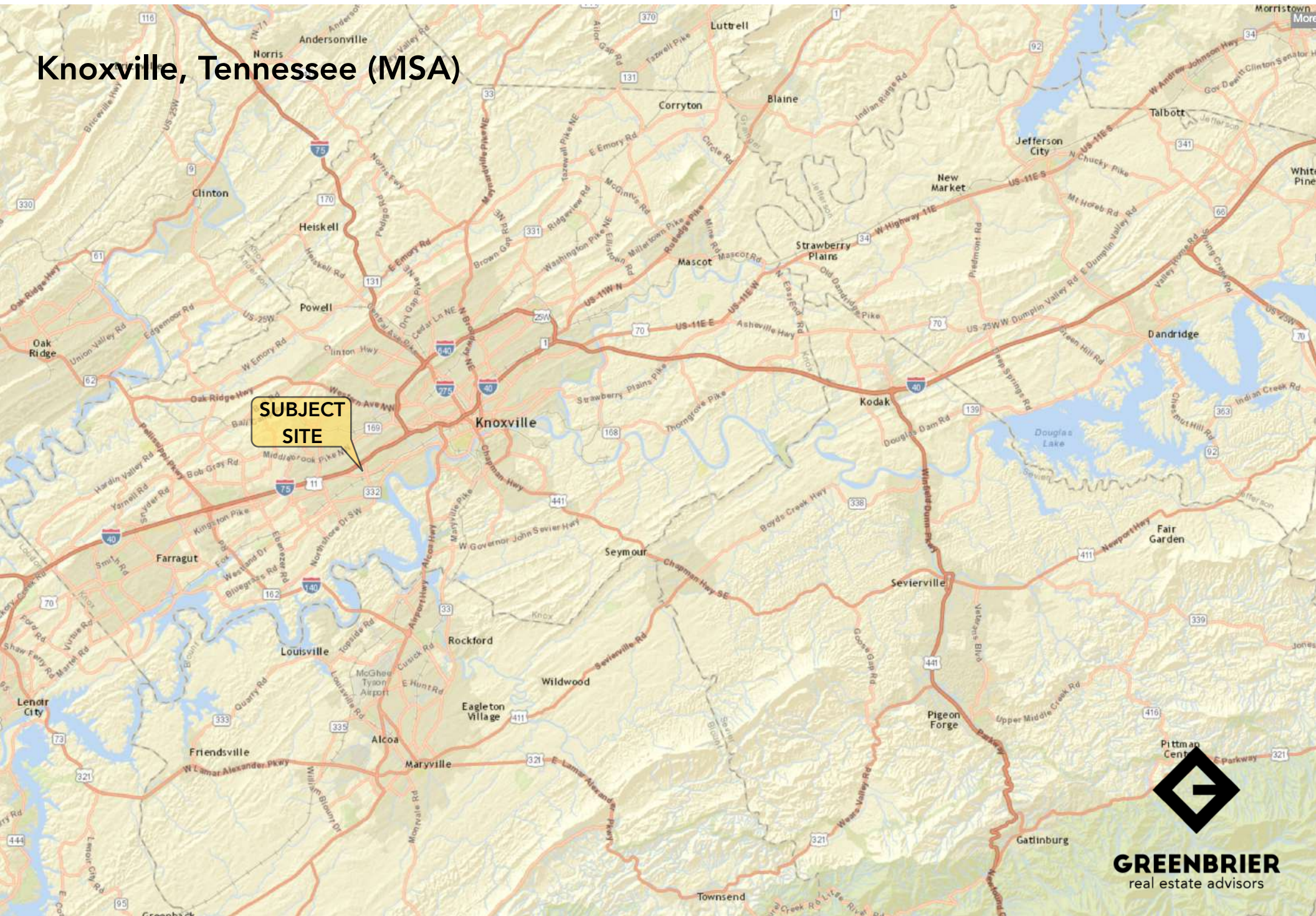
Traffic Counts *2022 Data

| | | |
|------------------|------------|---|
| Weisgarber Road | 19,165 ADT | ● |
| Northshore Drive | 22,350 ADT | ● |
| Kingston Pike | 26,452 ADT | ● |
| Papermill Drive | 16,877 ADT | ● |

Map



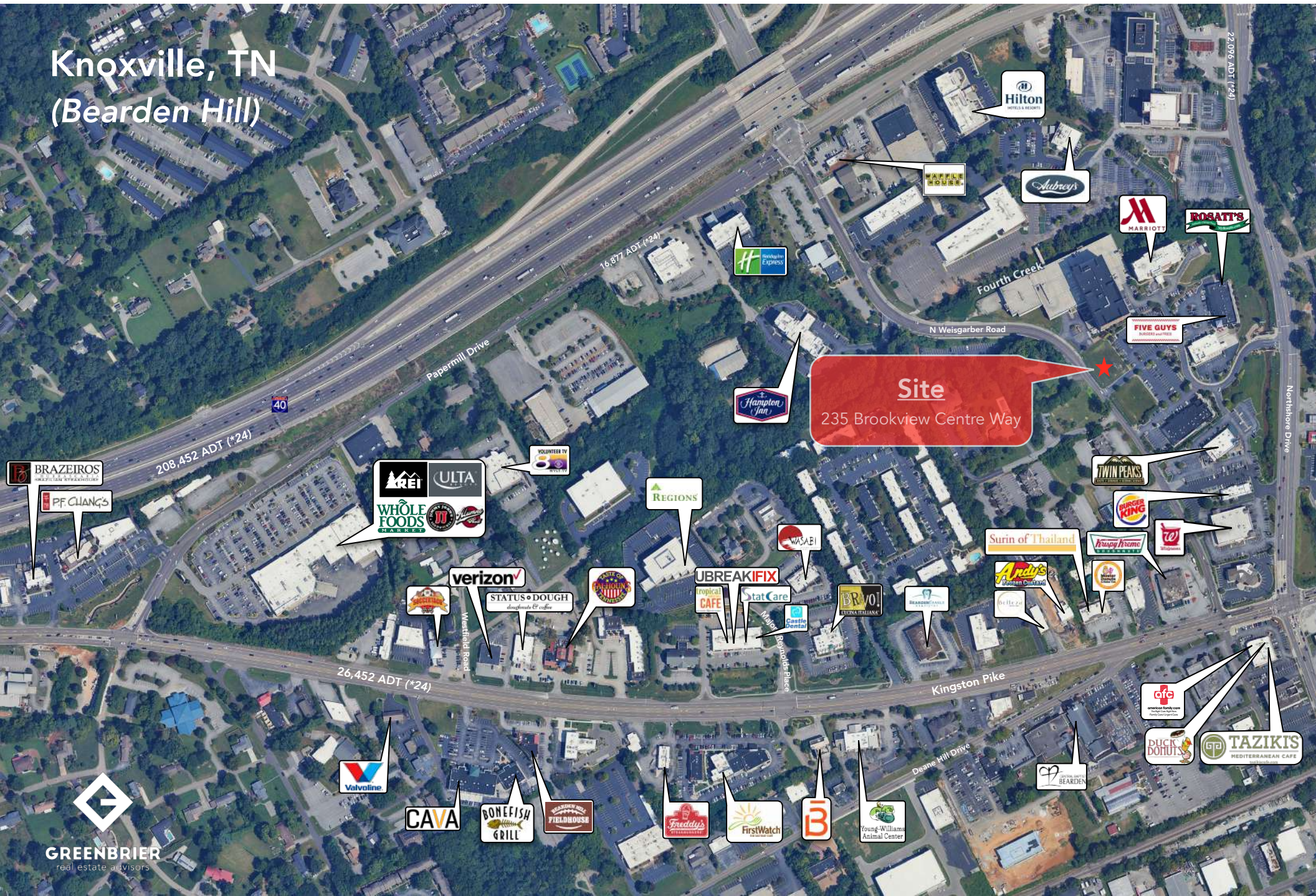
Knoxville, Tennessee (MSA)



Site
235 Brookview Centre Way



Knoxville, TN
(Bearden Hill)



Knoxville, TN
Brookview Town Centre

Site
235 Brookview Centre Way

COURTYARD
BY HARRISOTT

ROSATTI'S

Sport
Clips
BARBERS

Casa Blanca
Nail Bar

VONN JONES

FIVE GUYS
BURGERS and FRIES

STRETCH LAB

YOGASIX

Bank of Tennessee
100% Member FDIC

CLUTCH CYCLE

Wendy's
KITCHEN

EUROPEAN
WAY CENTER

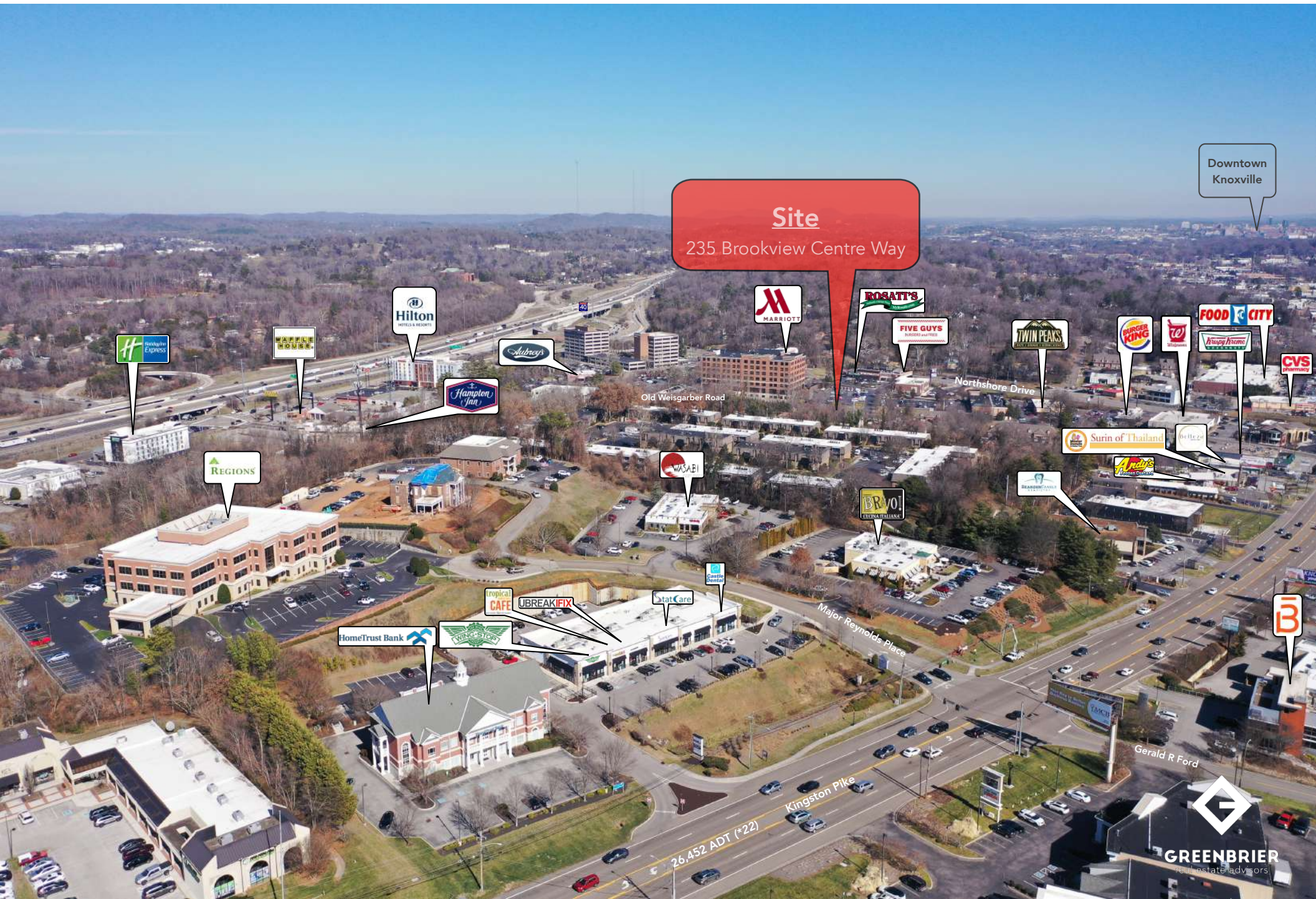
Curry's
CORNER GRILL

TWIN PEAKS
RESTAURANT

Casey's

BURGER KING

Hatcher-Hill
Properties, LLC





Site
235 Brookview Centre Way

Downtown
Knoxville

The University of
Tennessee

UT Medical
Center

ROBATT'S
FIVE GUYS

TWIN PEAKS
Coming Soon!

Kroger

24/7

FOOD CITY

CVS

SONIC

TAZIKIS

BAKERY

GPA

BEARDEN

Young-Williams
Animal Center

B

FirstWatch

Freddie's

WASABI

TROPICAL CAFE

Stat Care

UBREAKIFIX

Castro Dental

BRVO!

ULTIMATE TENSARE

Anytime Fitness

Adaptive

Providence

Hampton Inn

Subway

REGIONS

HomeTrust Bank

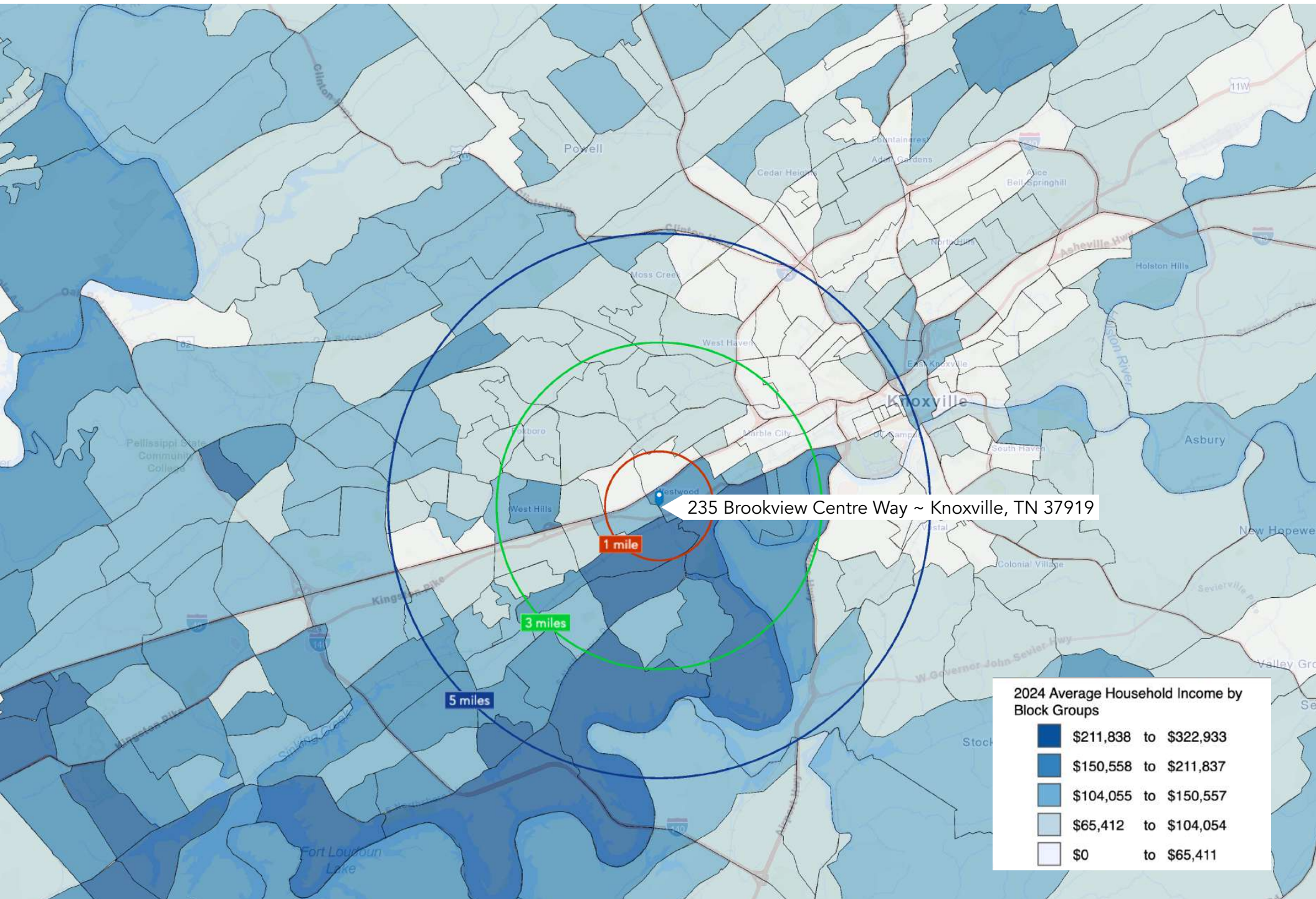
STATUS DOUGH

STATUS DOUGH

WAGON WHEEL
PIZZAHOUSE

BONEFISH
GRILL





(5 Mile Radius)

KEY FACTS

151,703



2024 Total Population (Esri)



Average
Household Size

33.6

2024 Median Age (Esri)

\$63,001

Median Household
Income

EDUCATION

6%

No High
School
Diploma



21%

High
School
Graduate



26%

Some
College



47%

Bachelor's/Grad/Prof
Degree

2024 Daytime
Population

2024 Total Daytime
Population 186,299

2024 Daytime
Population: Workers 109,209

2024 Daytime
Population: Residents 77,090

BUSINESS



6,574

Total Businesses



103,153

Total Employees

EMPLOYMENT



White Collar

72%



Blue Collar

15%



Services

14%

3.7%

Unemployment Rate

235 Brookview Centre Way ~ Knoxville, TN 37919

Average Household Income



\$98,453

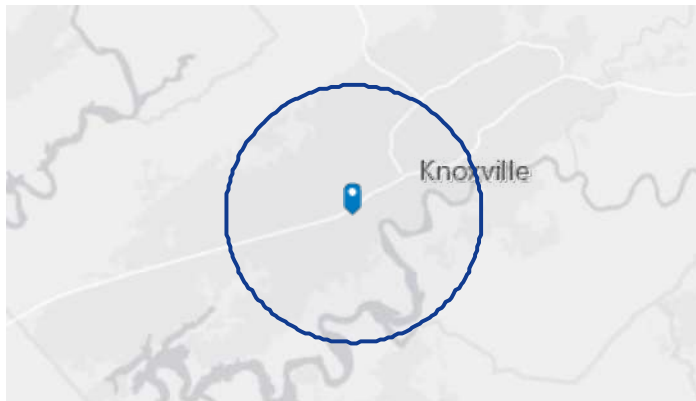
2024 Average Household Income

Total Retail Sales



\$20,405,065,117

2024 Total (SIC01-99) Sales (\$000)



MARKET ECONOMIC INFORMATION (*2023)

POPULATION FIGURES

| | |
|--|-----------|
| Knoxville, TN DMA | 1,443,661 |
| Ranked 62nd out of 210 DMA markets in U.S. | |
| Knoxville, TN MSA | 903,964 |
| City of Knoxville Population | 195,343 |
| Knox County Population | 494,293 |

TOP EMPLOYERS

| | Employees |
|--|-----------|
| 1. U.S. Department of Energy – Oak Ridge | 16,175 |
| 2. Covenant Health | 11,913 |
| 3. Knox County Schools | 10,047 |
| 4. University of Tennessee | 9,299 |
| 5. Wal-Mart Stores | 6,863 |
| 6. University Health Systems | 5,387 |
| 7. Clayton Homes | 5,047 |
| 8. Denso Manufacturing | 5,000 |
| 9. Dollywood | 4,500 |
| 10. K-VA-T Food Stores (Food City) | 4,302 |
| 11. Roark Capital Group | 3,873 |
| 12. State of Tennessee | 3,122 |
| 13. Sevier County Schools | 3,000 |
| 14. Knoxville County Government | 2,941 |
| 15. Tennova Healthcare | 2,927 |
| 16. Blount Memorial Hospital | 2,688 |

MSA SECTOR BREAKDOWN ON EMPLOYMENT Industry (by SIC Codes *2023)

| | Employees |
|--|-----------|
| Construction | 19,424 |
| Finance, Insurance, Real Estate | 24,705 |
| Government | 20,377 |
| Manufacturing | 34,819 |
| Services | 194,269 |
| Wholesale Trade | 18,711 |
| Retail Trade | 89,129 |
| Transportation, Communications, & Public Utilities | 15,804 |

UNIVERSITIES & COLLEGES

| | Enrollment |
|--------------------------------------|------------|
| The University of Tennessee | 36,304 |
| Pellissippi State Community College | 8,710 |
| Roane State Comm. College (Harriman) | 4,457 |
| Walters State Community College | 5,379 |
| Tusculum University (Greeneville) | 1,111 |
| Carson Newman | 2,735 |
| Bryan College (Dayton) | 1,587 |
| Maryville College | 1,147 |
| Tennessee Wesleyan College | 1,052 |
| South College | 4,175 |

AREA HOSPITALS

| | # of Beds |
|--|-----------|
| University of Tennessee Medical Center | 710 |
| Fort Sanders Regional Medical Center | 541 |
| Parkwest Medical Center | 492 |
| Blount Memorial Hospital | 304 |
| Methodist Medical Center of Oak Ridge | 283 |
| Tennova Healthcare – North Knoxville | 219 |
| East Tennessee Children's Hospital | 152 |
| Turkey Creek Medical Center | 107 |

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

Trade area boundaries are approximate in concept and intended for general reference

