

**7812 MONTVUE CENTER WAY**  
**KNOXVILLE, TN**



**RETAIL CONDOMINIUM SPACE FOR SALE OR LEASE**

**Property Information**

- ◆ +/- 4,200 SF Main Floor Retail with +/- 600 SF Storage Area (Poolwerx)
- ◆ \$1,400,000
- ◆ \$26-28 PSF NNN dependent on Lease terms
- ◆ High visibility to Montvue Road; facing the west side of West Town Mall
- ◆ 2024 City and County Taxes Total: \$9,589.66
- ◆ Traffic Count: 194,969 I-40/75; 26,877 Kingston Pike; 16, 898 Montvue Road
- ◆ Retail Nearby: West Town Mall, Starbucks, Trader Joe's, Hobby Lobby, Target
- ◆ **Demographics:**

	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	68,115	138,035	244,946
Avg Household Income:	\$99,272	\$109,396	\$101,226

**Oliver Smith, IV**

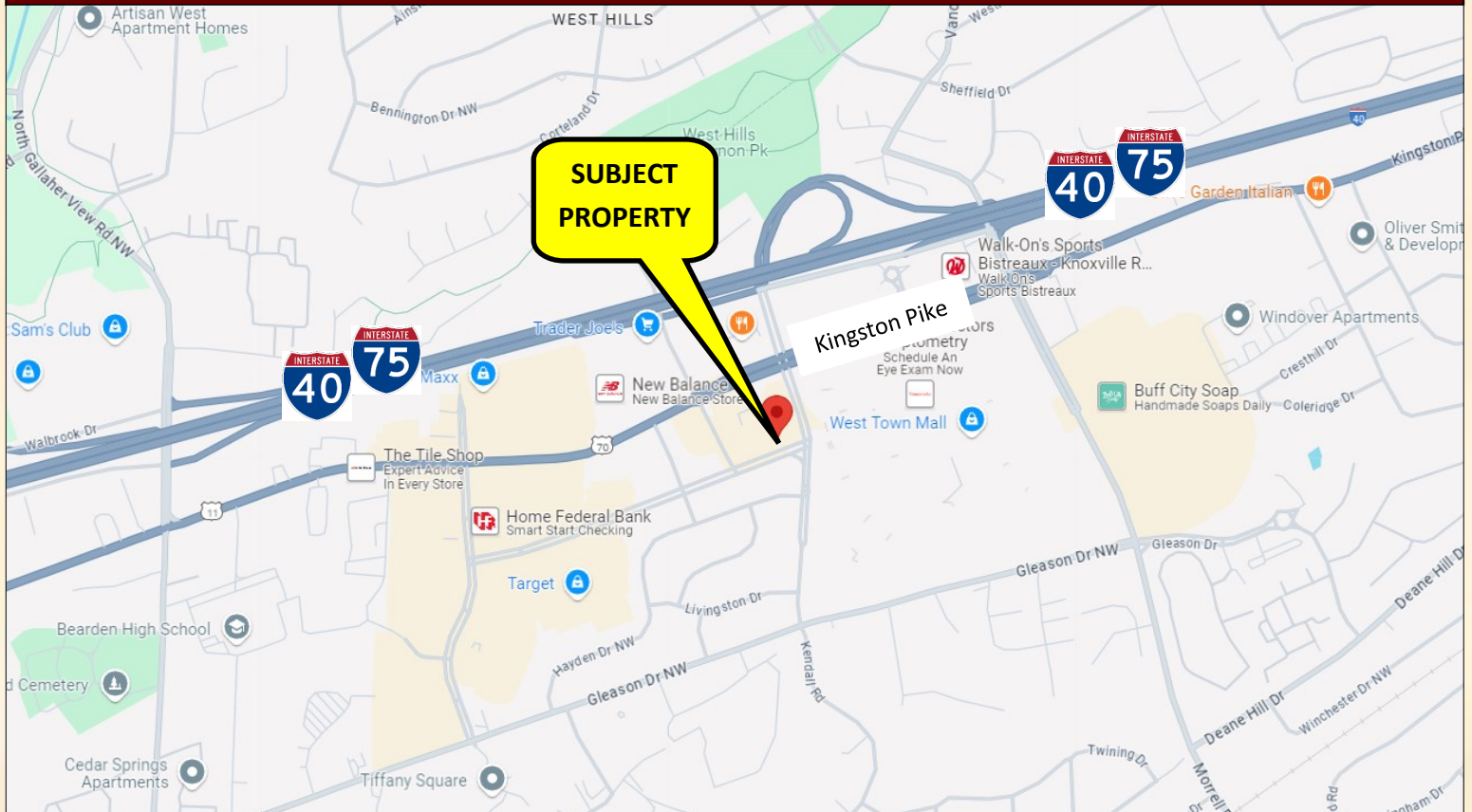
7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)

## Regional Map



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Trade Area Aerial



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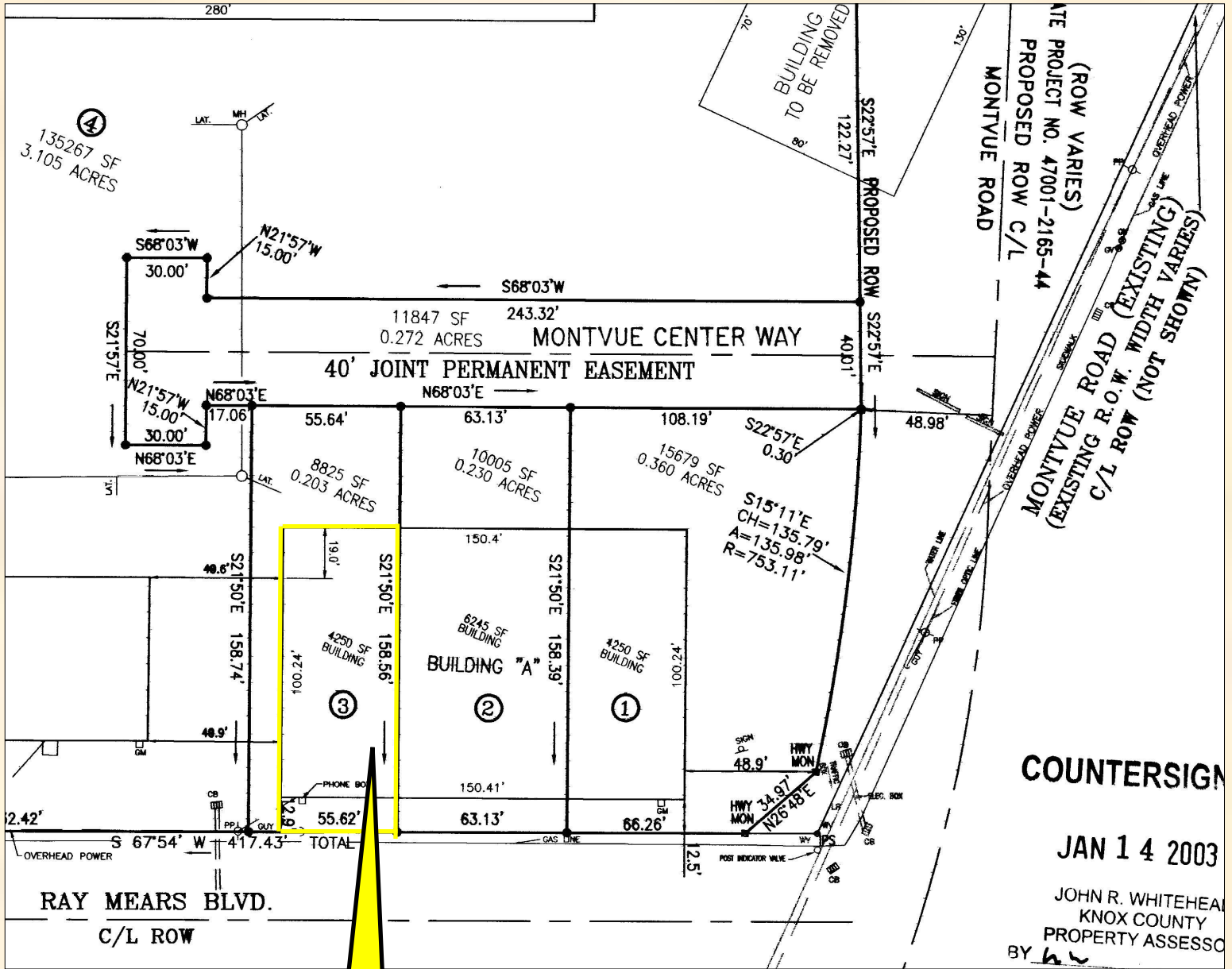
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Site Plan



**SUBJECT  
PROPERTY**

COUNTERSIGN  
JAN 14 2003  
JOHN R. WHITEHEAD  
KNOX COUNTY  
PROPERTY ASSESSOR  
BY *[Signature]*

**Exterior Photos**



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**Exterior Photos**



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**Entry Lobby**



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**Interior Photos**



Showroom



Two Executive Offices

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**Interior Photos**



Kitchenette



Breakroom

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**Interior Photo**



Second Story Storage Area

Heated/Cooled

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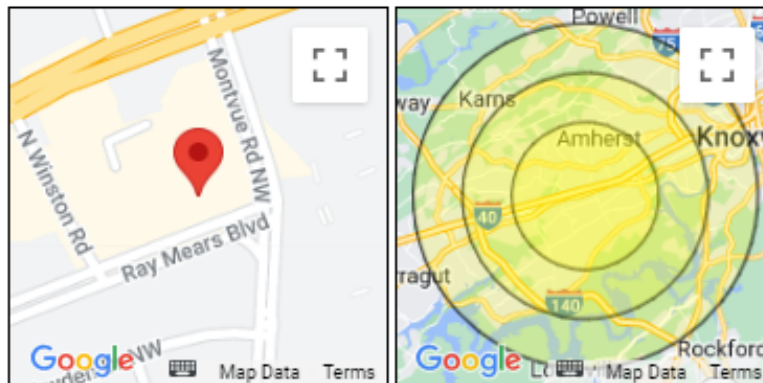
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## Demographics



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

Address: 7812 Montvue Center Way Knoxville TN  
 Latitude: 35° : 55' : 30"  
 Longitude: -84° : 02' : 32"



Description	3 Miles	5 Miles	7 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	56,463	110,351	188,848
Population (4/1/2010)	61,046	121,475	212,881
Population (4/1/2020)	65,769	132,522	236,020
Population (1/1/2023)	68,115	138,035	244,946
Population (1/1/2028)	71,319	144,557	256,122
Percent Growth (2023/2020)	3.57	4.16	3.78
Percent Forecast (2028/2023)	4.70	4.72	4.56
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	25,607	47,757	77,596
Households (4/1/2010)	27,816	52,708	87,258
Households (4/1/2020)	29,356	56,644	95,537
Households (1/1/2023)	31,169	60,427	101,772
Households (1/1/2028)	32,999	63,990	107,686
Percent Growth (2023/2020)	6.18	6.68	6.53
Percent Forecast (2028/2023)	5.87	5.90	5.81
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	36.5	37.2	35.1
Male	33,139	66,966	119,503
Female	34,976	71,069	125,443
Density	2,366.1	1,846.7	1,630.7
Urban	68,115	137,671	240,804
Rural	0	364	4,142

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## Demographics

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2023)	31,169	60,427	101,772
Families	17,011	36,245	62,327
Non-Family Households	14,158	24,182	39,445
Average Size of Household	2.16	2.26	2.31
Median Age of Householder	47.9	49.4	49.1
Median Value Owner Occupied (\$)	245,663	247,736	238,871
Median Rent (\$)	935	933	908
Median Vehicles Per Household	2.2	2.3	2.3
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	33,176	64,240	108,764
Housing, Owner Occupied	17,411	38,341	63,353
Housing, Renter Occupied	13,758	22,086	38,419
Housing, Vacant	2,007	3,813	6,992
<b>POPULATION BY RACE</b>			
White Alone	52,948	108,340	189,453
Black Alone	4,527	9,119	18,323
Asian Alone	2,893	5,113	8,764
American Indian and Alaska Native Alone	225	448	1,036
Other Race Alone	2,414	4,451	8,838
Two or More Races	5,108	10,564	18,532
<b>POPULATION BY ETHNICITY</b>			
Hispanic	4,765	9,141	17,604
White Non-Hispanic	51,346	105,256	184,033
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	3,118,244,977	6,645,003,065	10,396,056,060
Total Household Income (\$)	3,094,201,797	6,610,463,039	10,301,966,160
Median Household Income (\$)	68,542	74,625	70,697
Average Household Income (\$)	99,272	109,396	101,226
Per Capita Income (\$)	45,779	48,140	42,442
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	2,504,007	4,212,317	9,132,022
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	2,170,106.8	4,363,675.4	7,207,218.3
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	43,834	76,999	127,850
Establishments, Total (by Place of Work)	2,373	4,342	6,950
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	102	104	104
EASI Total Crime Index (US Avg=100; A=High)	101	86	85
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	38	74	138

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## **Disclosure**

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