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 WARRANTY, OR AGREEMENT. NEITHER IS THERE ANY
 REPRESENTATION, WARRANTY, OR AGREEMENT THAT PROSPECTIVE
 TENANTS SHOWN HEREIN WILL BE TENANTS OF THE SHOPPING CENTER
 AT THE LOCATION SHOWN OR AT ANY OTHER LOCATIONS IN THE
 SHOPPING CENTER. GROSS LEASABLE AREA AND PARKING
 INFORMATION SHOWN ALSO IS SUBJECT TO CHANGE AT THE SOLE
 DISCRETION OF THE LANDLORD.

Niles Ferry Road

Citizen National
 Bank

A	A	A	A	A	A	Mexican Restaurant
3	4	5	6	7	8	4,200 sf

Vacant
 17,414 sf

Fastenal
 4,080 sf

Storage
 1,006 sf

- Shop A-3 1,400 sf
- Shop A-4 1,200 sf
- Shop A-5 1,200 sf
- Shop A-6 1,200 sf
- Shop A-7 1,200 sf
- Shop A-8 2,100 sf



U.S. Highway 411

Derby Downs Shopping Center
 Vonore, Tennessee

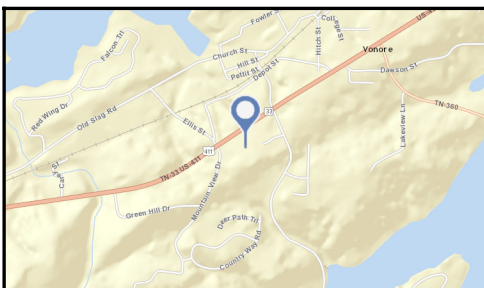




Site Map on Satellite Imagery - 1.6 Miles Wide

Derby Downs
1240 Highway 411, Vonore, Tennessee, 37885
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58597
Longitude: -84.24290



Source: ArcGIS Online World Imagery Basemap

February 17, 2016

2020 Census Summary

Gimme A \$5
Drive time of 5 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

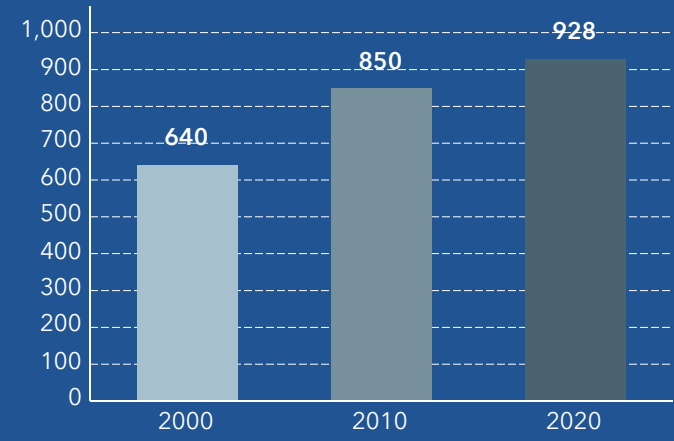
KEY FACTS



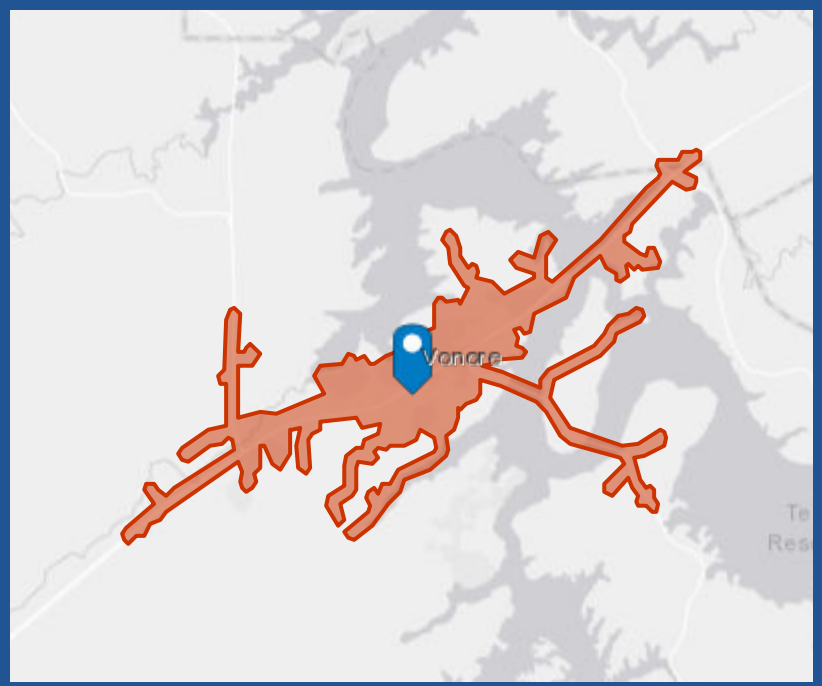
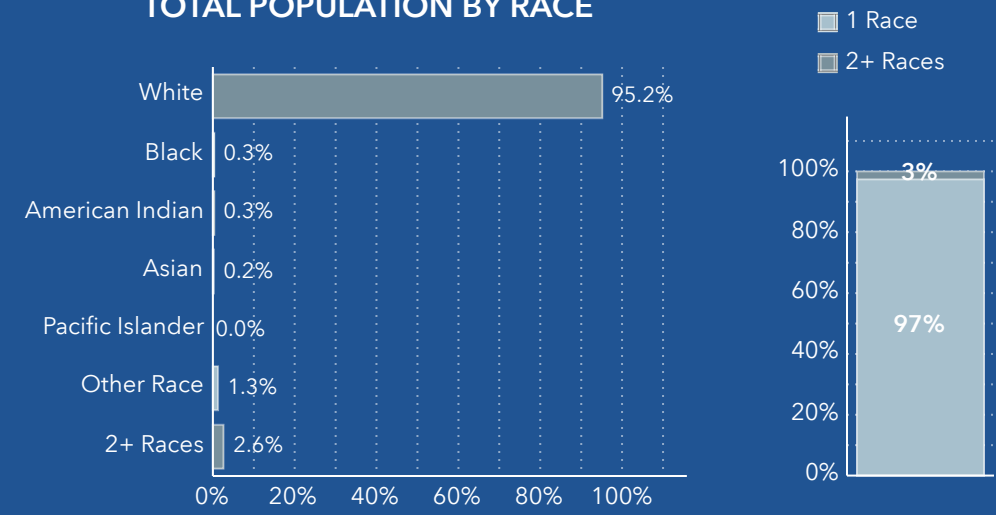
2010-2020 ANNUAL GROWTH RATE



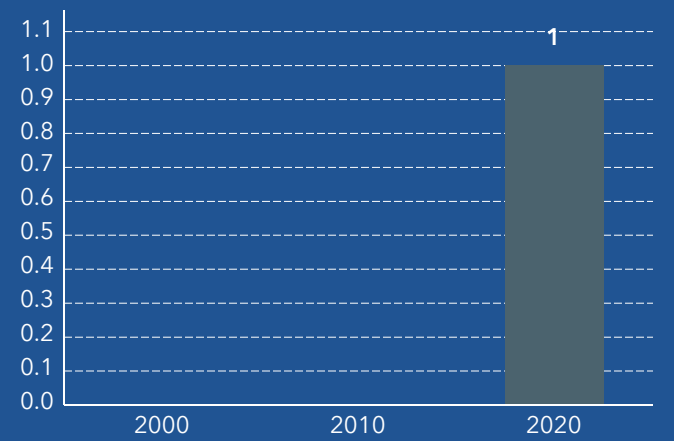
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	176	753
1 Race	170	735
White	164	720
Black	0	3
American Indian/Alaska Native	0	3
Asian	1	1
Pacific Islander	0	0
Some Other Race	5	7
2 or More Races	6	18

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

2020 Census Summary

Gimme A \$5

Drive time of 5 minutes

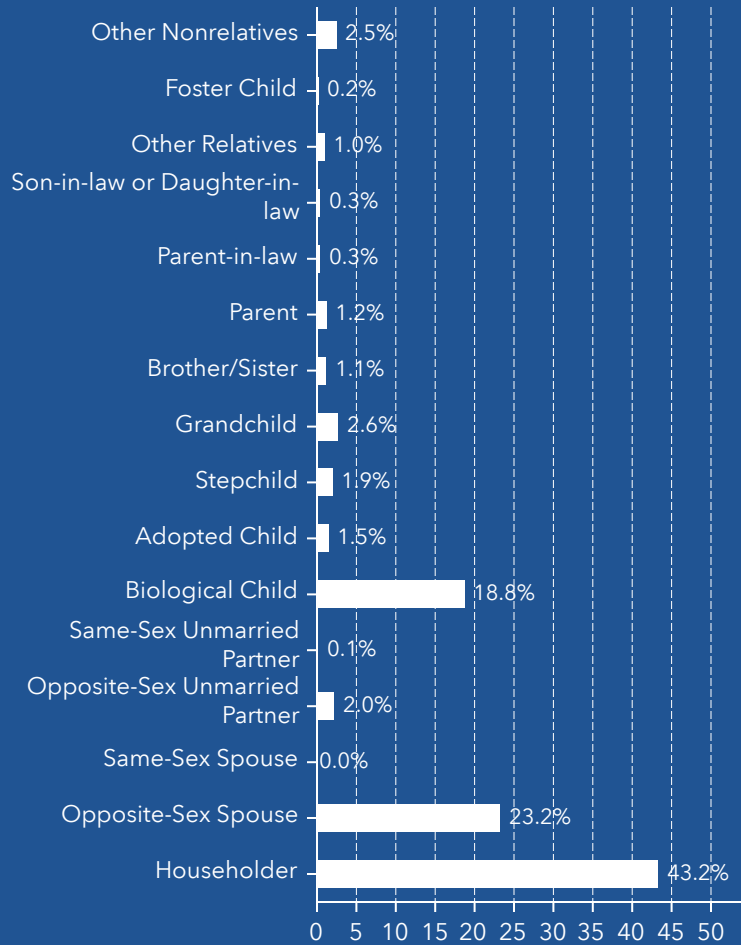


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

929 Total Population	457 Housing Units	229.9 Population Density	2.34 Average Household Size	396 Total Households	14.3 Diversity Index
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Population by Relationship



HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	12	14	26
1 Race	10	11	21
White	5	2	8
Black	0	0	0
American Indian/Alaska Native	0	1	1
Asian	0	0	0
Pacific Islander	0	0	0
Some Other Race	5	7	12
2 or More Races	2	3	5

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	165	739	903
1 Race	160	724	884
White	158	718	876
Black	0	3	3
American Indian/Alaska Native	0	2	2
Asian	1	1	2
Pacific Islander	0	0	0
Some Other Race	0	0	0
2 or More Races	5	15	20

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

2020 Census Summary

Gimme A \$5
Drive time of 5 minutes



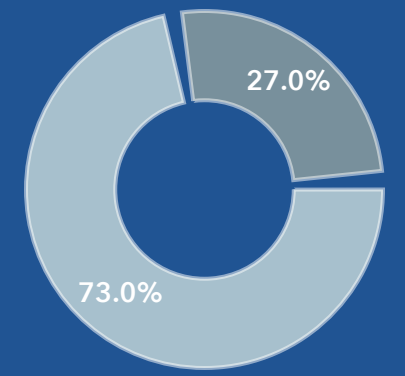
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KEY FACTS

929 Total Population	457 Housing Units	229.9 Population Density	2.34 Average Household Size	396 Total Households	14.3 Diversity Index
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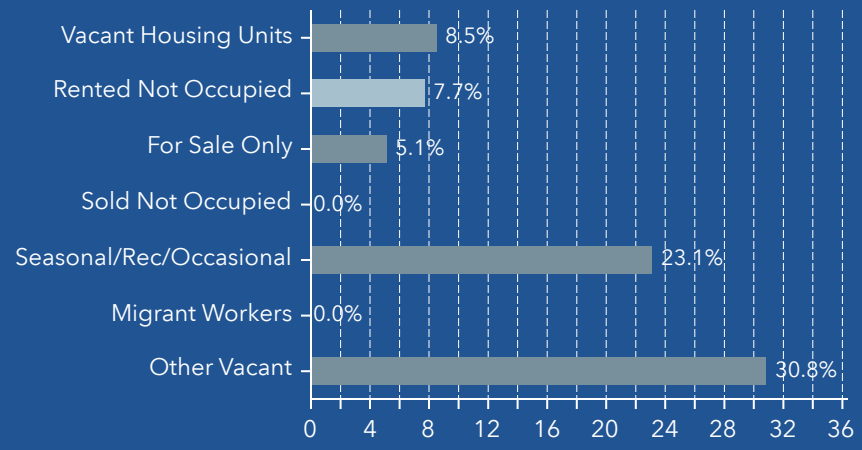
Households by Size	Number	Percent
Total Households	396	-
1-Person Household	103	26%
2-Person Household	165	42%
3-Person Household	51	13%
4-Person Household	39	10%
5-Person Household	21	5%
6-Person Household	11	3%
7+ Person Household	6	2%
Average Household Size	2.34	-

Total Housing Units by Occupancy

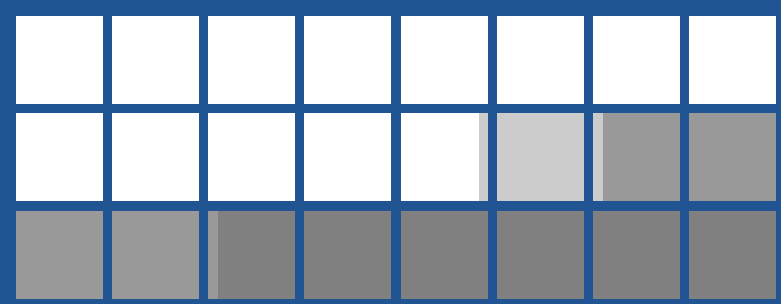


● Owner Occupied HUs ● Renter Occupied HUs

Total Housing Units by Vacancy

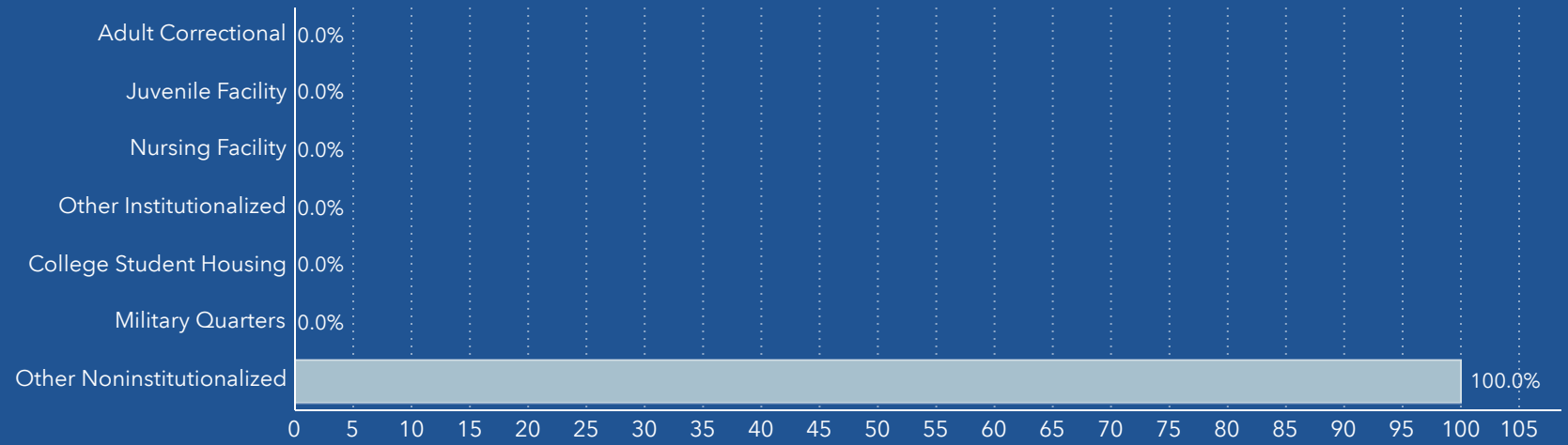


Households by Type



- Married Couple (54%)
- Cohabiting Couple (5%)
- Male Householder: No Spouse (17%)
- Female Householder: No Spouse (24%)

Group Quarters Population



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

2020 Census Summary

Gimme A \$5
Drive time of 10 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



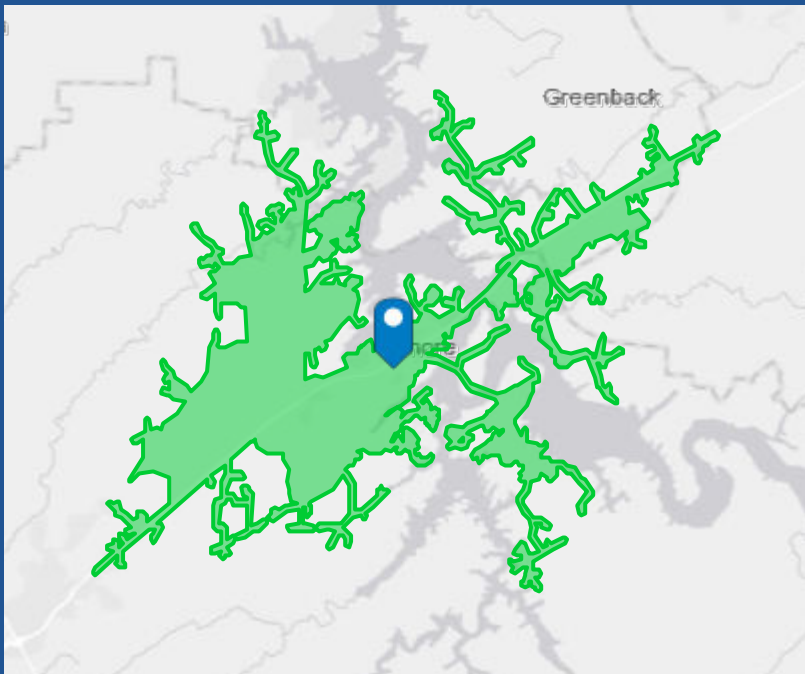
0.92%
Population



8.84%
Group Quarters



1.17%
Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

KEY FACTS

4,972
Total Population

2,354
Housing Units

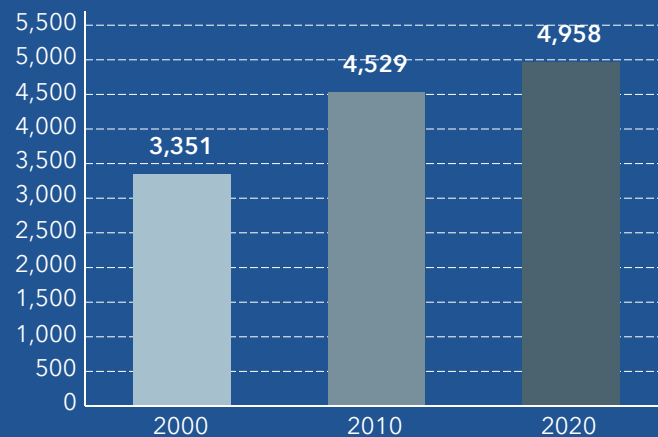
173.5
Population Density

2.34
Average Household Size

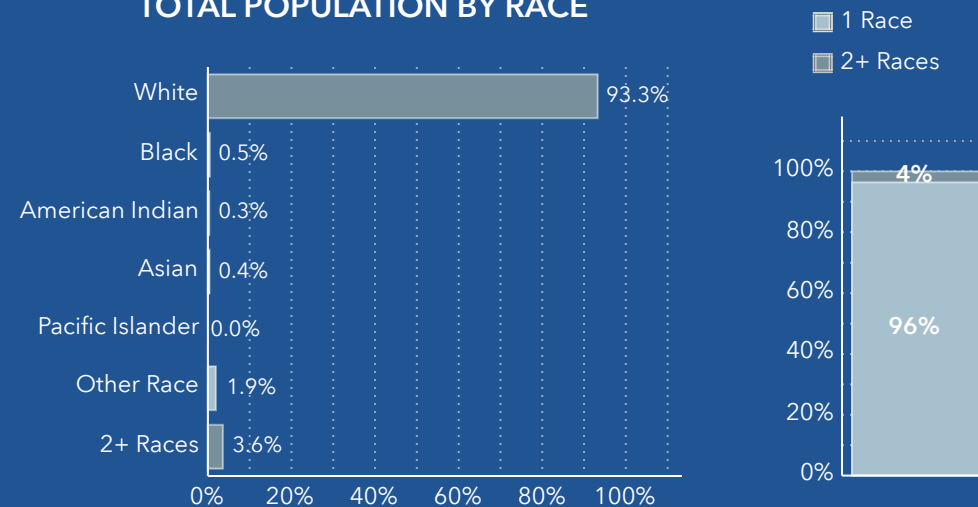
2,120
Total Households

19.6
Diversity Index

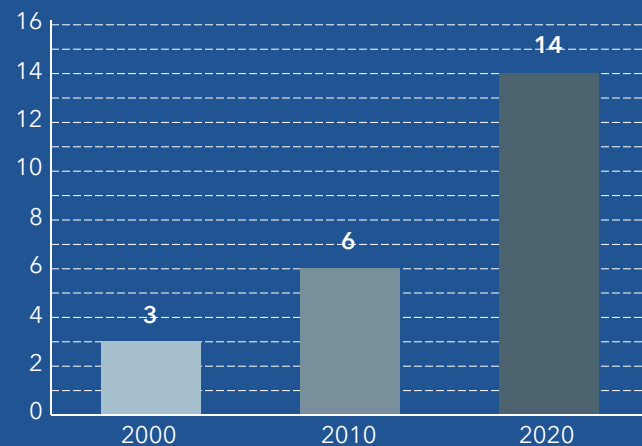
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	851	4,121
1 Race	801	3,992
White	754	3,883
Black	4	19
American Indian/Alaska Native	3	15
Asian	3	16
Pacific Islander	0	0
Some Other Race	37	59
2 or More Races	51	129

2020 Census Summary

Gimme A \$5

Drive time of 10 minutes

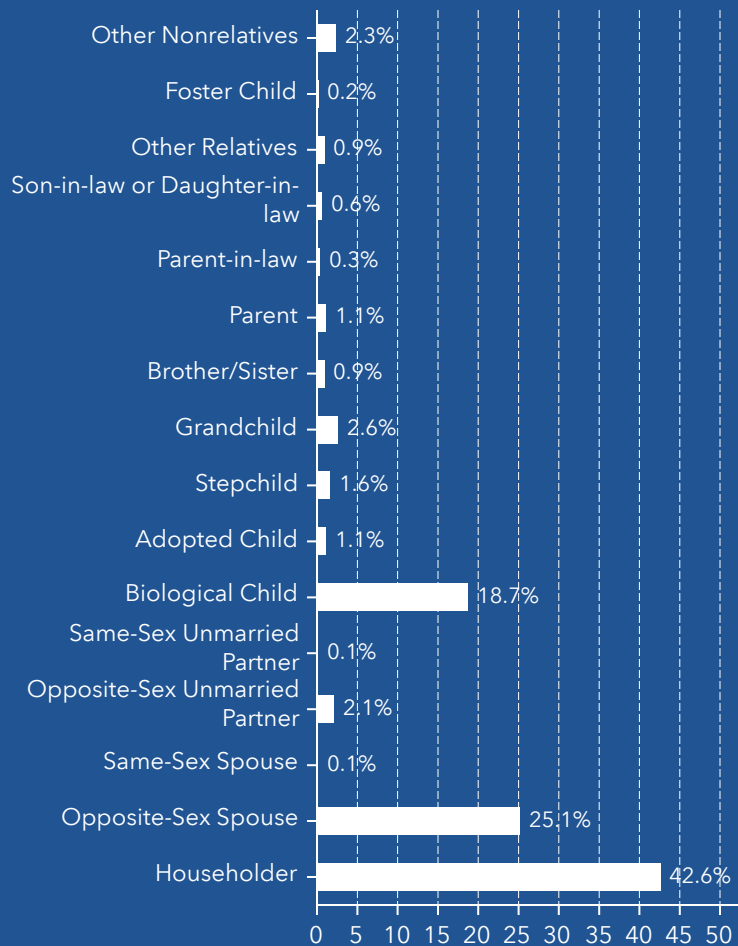


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

4,972 Total Population	2,354 Housing Units	173.5 Population Density	2.34 Average Household Size	2,120 Total Households	19.6 Diversity Index
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Population by Relationship



HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	81	121	202
1 Race	65	88	153
White	29	30	58
Black	0	1	1
American Indian/Alaska Native	0	4	4
Asian	0	0	0
Pacific Islander	0	0	0
Some Other Race	36	54	90
2 or More Races	17	33	49

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	770	4,000	4,770
1 Race	736	3,904	4,640
White	726	3,853	4,579
Black	4	18	22
American Indian/Alaska Native	3	11	14
Asian	3	15	19
Pacific Islander	0	0	0
Some Other Race	1	6	6
2 or More Races	34	96	130

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

2020 Census Summary

Gimme A \$5
Drive time of 10 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

4,972
Total Population

2,354
Housing Units

173.5
Population Density

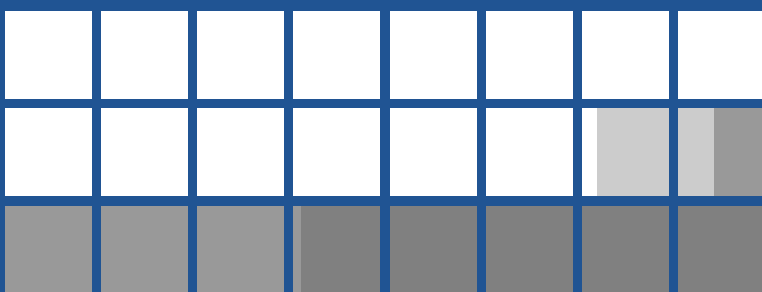
2.34
Average Household Size

2,120
Total Households

19.6
Diversity Index

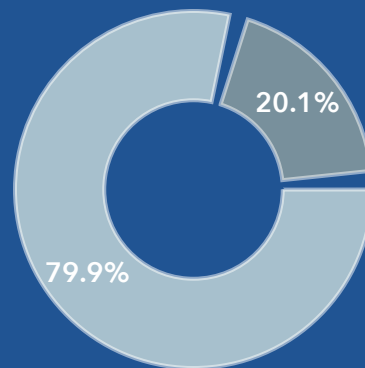
Households by Size	Number	Percent
Total Households	2,120	-
1-Person Household	493	23%
2-Person Household	975	46%
3-Person Household	278	13%
4-Person Household	188	9%
5-Person Household	106	5%
6-Person Household	49	2%
7+ Person Household	31	1%
Average Household Size	2.34	-

Households by Type



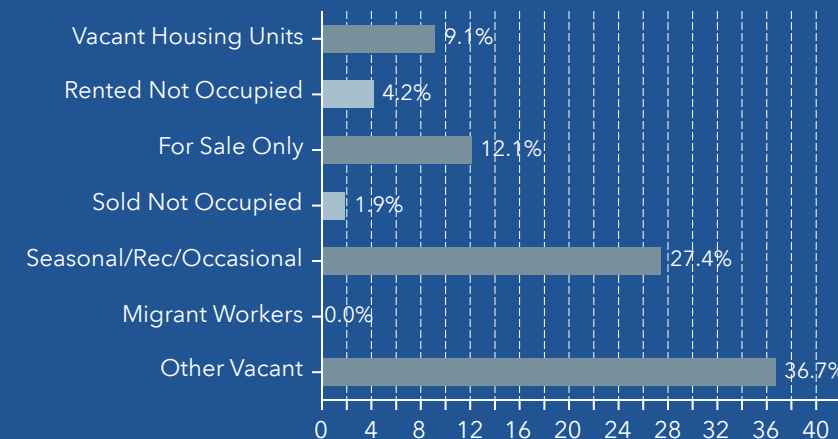
- Married Couple (59%)
- Cohabiting Couple (5%)
- Male Householder: No Spouse (15%)
- Female Householder: No Spouse (20%)

Total Housing Units by Occupancy

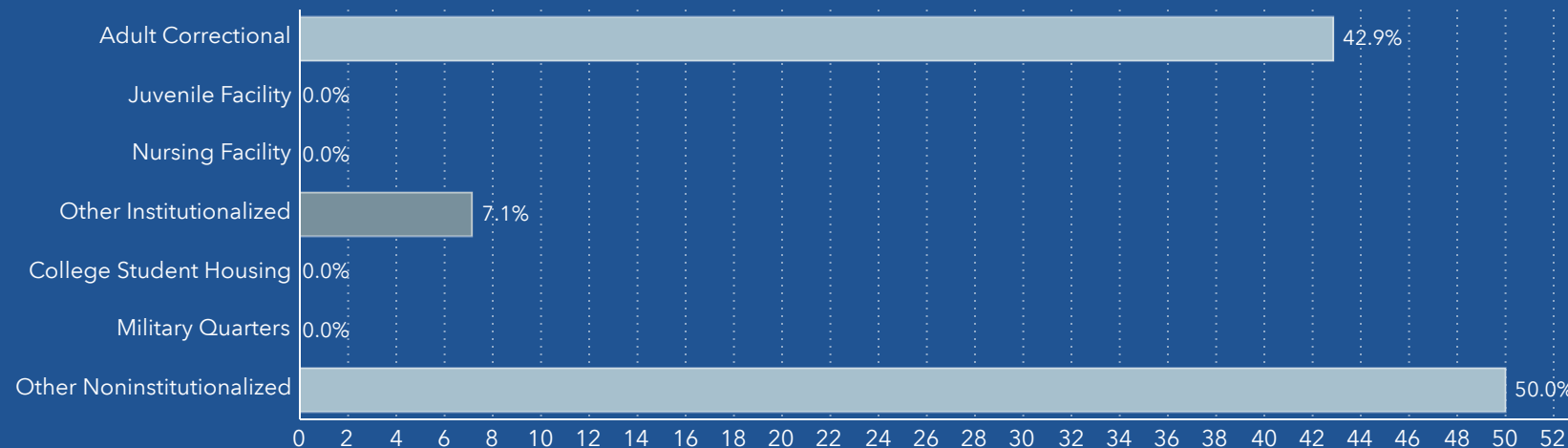


● Owner Occupied HUs ● Renter Occupied HUs

Total Housing Units by Vacancy



Group Quarters Population



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

2020 Census Summary

Gimme A \$5
Drive time of 15 minutes



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2010-2020 ANNUAL GROWTH RATE



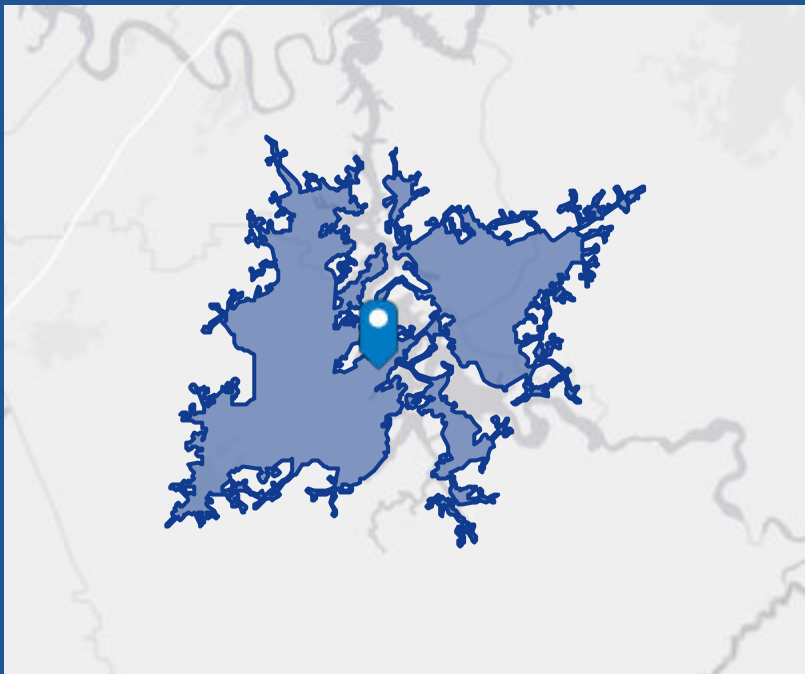
0.92%
Population



2.03%
Group Quarters



1.17%
Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

KEY FACTS

17,760
Total Population

8,283
Housing Units

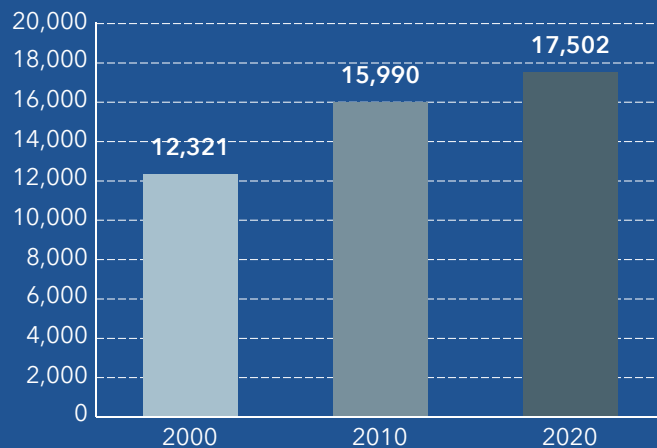
184.2
Population Density

2.34
Average Household Size

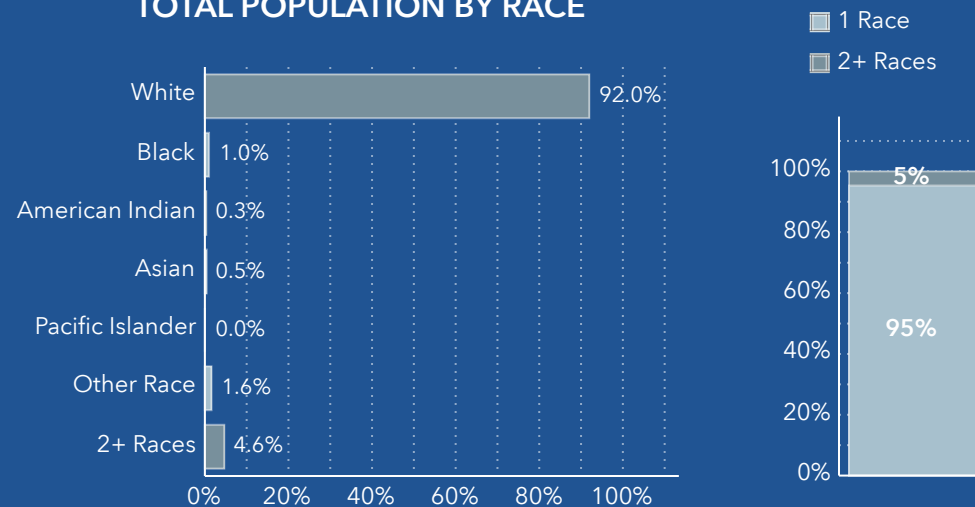
7,482
Total Households

20.6
Diversity Index

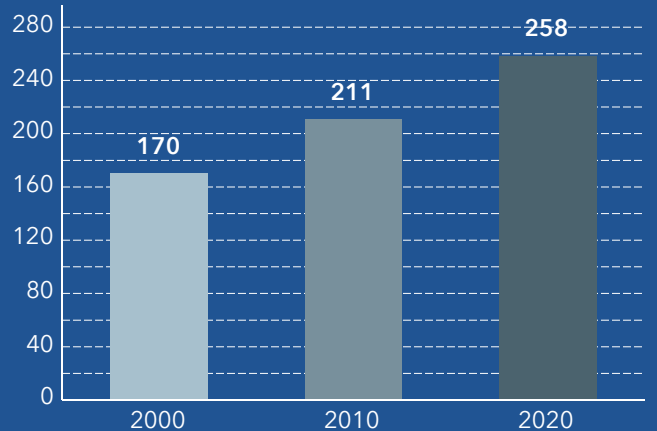
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	3,079	14,681
1 Race	2,834	14,106
White	2,673	13,667
Black	34	147
American Indian/Alaska Native	11	45
Asian	12	68
Pacific Islander	1	1
Some Other Race	104	178
2 or More Races	245	575

2020 Census Summary

Gimme A \$5
Drive time of 15 minutes

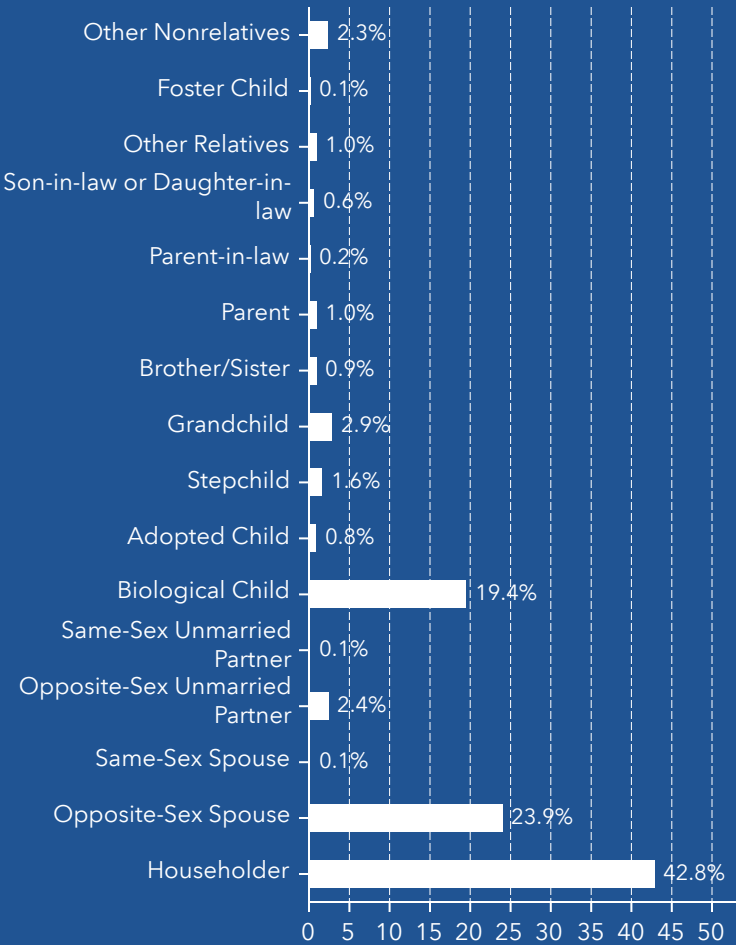


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KEY FACTS

17,760 Total Population	8,283 Housing Units	184.2 Population Density	2.34 Average Household Size	7,482 Total Households	20.6 Diversity Index
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Population by Relationship



HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	244	356	600
1 Race	180	248	428
White	79	91	171
Black	0	3	3
American Indian/Alaska Native	1	8	9
Asian	1	1	2
Pacific Islander	1	0	1
Some Other Race	98	144	243
2 or More Races	65	108	173

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	2,835	14,325	17,160
1 Race	2,654	13,858	16,512
White	2,594	13,575	16,169
Black	34	144	179
American Indian/Alaska Native	10	37	47
Asian	11	67	77
Pacific Islander	0	0	0
Some Other Race	5	34	39
2 or More Races	181	467	648

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

2020 Census Summary

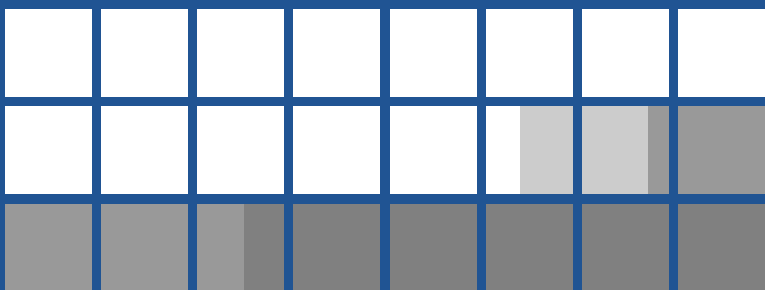
Gimme A \$5
Drive time of 15 minutes



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Households by Size	Number	Percent
Total Households	7,482	-
1-Person Household	1,891	25%
2-Person Household	3,313	44%
3-Person Household	989	13%
4-Person Household	667	9%
5-Person Household	357	5%
6-Person Household	158	2%
7+ Person Household	107	1%
Average Household Size	2.34	-

Households by Type



- Married Couple (56%)
- Cohabiting Couple (6%)
- Male Householder: No Spouse (16%)
- Female Householder: No Spouse (23%)

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

KEY FACTS

17,760
Total Population

8,283
Housing Units

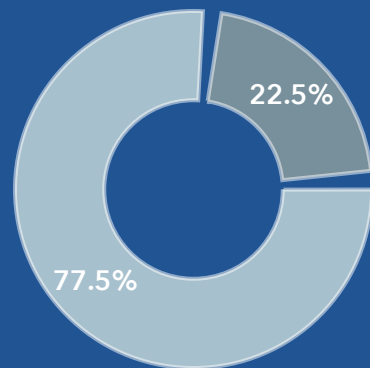
184.2
Population Density

2.34
Average Household Size

7,482
Total Households

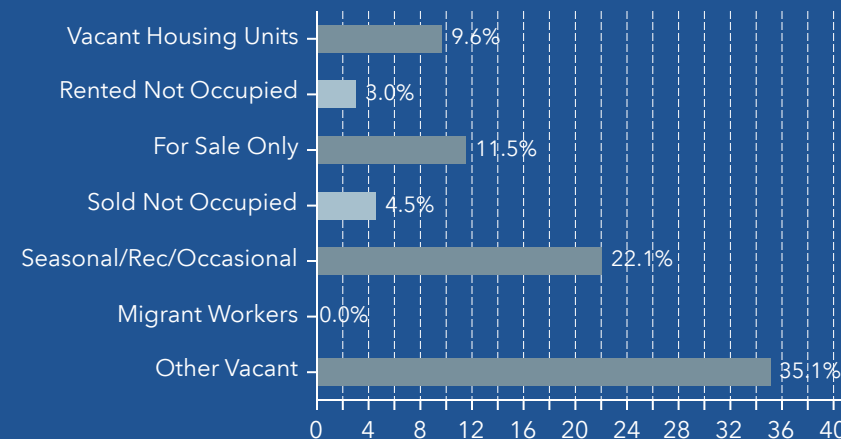
20.6
Diversity Index

Total Housing Units by Occupancy

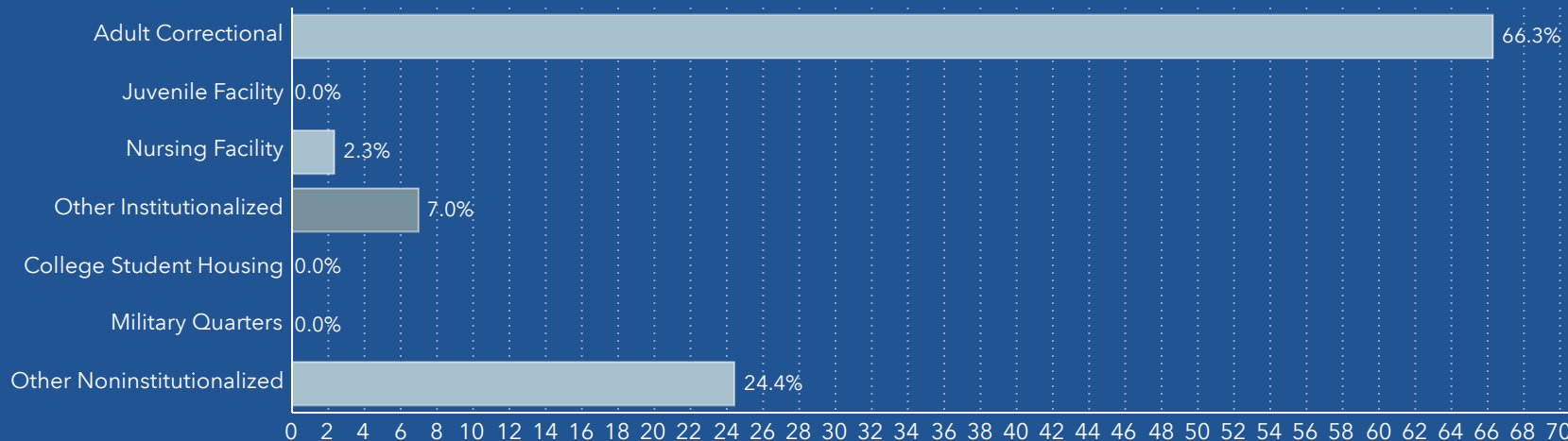


● Owner Occupied HUs ● Renter Occupied HUs

Total Housing Units by Vacancy



Group Quarters Population



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5869/-84.2431

1255 Hwy 411		3 mi radius	5 mi radius	10 mi radius
Vonore, TN 37885				
Population				
2023 Estimated Population		3,445	8,339	42,357
2028 Projected Population		3,500	8,547	43,873
2020 Census Population		3,353	8,177	40,676
2010 Census Population		2,994	7,482	37,498
Projected Annual Growth 2023 to 2028		0.3%	0.5%	0.7%
Historical Annual Growth 2010 to 2023		1.2%	0.9%	1.0%
Households				
2023 Estimated Households		1,532	3,636	18,043
2028 Projected Households		1,556	3,728	18,720
2020 Census Households		1,480	3,531	17,122
2010 Census Households		1,258	3,121	15,356
Projected Annual Growth 2023 to 2028		0.3%	0.5%	0.8%
Historical Annual Growth 2010 to 2023		1.7%	1.3%	1.3%
Age				
2023 Est. Population Under 10 Years		10.2%	9.8%	9.4%
2023 Est. Population 10 to 19 Years		11.4%	11.3%	10.5%
2023 Est. Population 20 to 29 Years		8.5%	8.3%	9.0%
2023 Est. Population 30 to 44 Years		14.3%	14.4%	15.1%
2023 Est. Population 45 to 59 Years		18.7%	19.3%	19.0%
2023 Est. Population 60 to 74 Years		29.4%	28.3%	27.1%
2023 Est. Population 75 Years or Over		7.5%	8.6%	9.8%
2023 Est. Median Age		49.3	49.2	47.8
Marital Status & Gender				
2023 Est. Male Population		49.9%	50.2%	50.2%
2023 Est. Female Population		50.1%	49.8%	49.8%
2023 Est. Never Married		24.1%	22.8%	19.2%
2023 Est. Now Married		49.1%	53.9%	58.2%
2023 Est. Separated or Divorced		20.9%	17.2%	14.8%
2023 Est. Widowed		5.9%	6.2%	7.8%
Income				
2023 Est. HH Income \$200,000 or More		6.8%	7.7%	7.6%
2023 Est. HH Income \$150,000 to \$199,999		4.3%	5.9%	6.5%
2023 Est. HH Income \$100,000 to \$149,999		19.0%	17.7%	15.5%
2023 Est. HH Income \$75,000 to \$99,999		15.0%	15.0%	13.4%
2023 Est. HH Income \$50,000 to \$74,999		14.2%	17.9%	19.0%
2023 Est. HH Income \$35,000 to \$49,999		15.6%	12.2%	11.8%
2023 Est. HH Income \$25,000 to \$34,999		8.9%	8.5%	9.6%
2023 Est. HH Income \$15,000 to \$24,999		8.5%	7.6%	8.1%
2023 Est. HH Income Under \$15,000		7.8%	7.4%	8.5%
2023 Est. Average Household Income		\$94,460	\$94,434	\$88,615
2023 Est. Median Household Income		\$68,009	\$71,446	\$67,418
2023 Est. Per Capita Income		\$42,044	\$41,209	\$37,856
2023 Est. Total Businesses		195	249	987
2023 Est. Total Employees		5,407	5,917	10,580

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5869/-84.2431

1255 Hwy 411		3 mi radius	5 mi radius	10 mi radius
Vonore, TN 37885				
Race				
2023 Est. White		92.2%	92.7%	92.4%
2023 Est. Black		1.7%	1.5%	1.9%
2023 Est. Asian or Pacific Islander		0.4%	0.5%	0.5%
2023 Est. American Indian or Alaska Native		0.4%	0.3%	0.3%
2023 Est. Other Races		5.4%	5.0%	5.0%
Hispanic				
2023 Est. Hispanic Population		167	391	1,993
2023 Est. Hispanic Population		4.9%	4.7%	4.7%
2028 Proj. Hispanic Population		4.9%	4.7%	4.8%
2020 Hispanic Population		3.9%	4.2%	4.3%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		2,557	6,261	32,120
2023 Est. Elementary (Grade Level 0 to 8)		2.9%	3.0%	4.0%
2023 Est. Some High School (Grade Level 9 to 11)		6.9%	6.1%	6.7%
2023 Est. High School Graduate		32.9%	32.6%	33.0%
2023 Est. Some College		25.1%	23.2%	21.9%
2023 Est. Associate Degree Only		10.4%	10.5%	8.4%
2023 Est. Bachelor Degree Only		11.9%	14.7%	16.4%
2023 Est. Graduate Degree		10.0%	9.9%	9.6%
Housing				
2023 Est. Total Housing Units		1,691	4,056	19,995
2023 Est. Owner-Occupied		62.5%	67.2%	73.2%
2023 Est. Renter-Occupied		28.2%	22.5%	17.0%
2023 Est. Vacant Housing		9.4%	10.3%	9.8%
Homes Built by Year				
2023 Homes Built 2010 or later		8.6%	9.4%	9.3%
2023 Homes Built 2000 to 2009		23.8%	25.9%	23.5%
2023 Homes Built 1990 to 1999		20.2%	21.5%	20.6%
2023 Homes Built 1980 to 1989		12.1%	12.6%	12.9%
2023 Homes Built 1970 to 1979		16.5%	11.0%	9.9%
2023 Homes Built 1960 to 1969		4.0%	4.0%	5.2%
2023 Homes Built 1950 to 1959		3.1%	2.4%	3.5%
2023 Homes Built Before 1949		2.3%	2.8%	5.5%
Home Values				
2023 Home Value \$1,000,000 or More		1.9%	3.9%	3.8%
2023 Home Value \$500,000 to \$999,999		18.9%	16.8%	10.5%
2023 Home Value \$400,000 to \$499,999		9.8%	10.3%	11.0%
2023 Home Value \$300,000 to \$399,999		8.8%	10.5%	12.4%
2023 Home Value \$200,000 to \$299,999		18.7%	18.5%	20.9%
2023 Home Value \$150,000 to \$199,999		11.8%	14.2%	16.2%
2023 Home Value \$100,000 to \$149,999		12.1%	11.9%	11.9%
2023 Home Value \$50,000 to \$99,999		14.0%	10.0%	8.8%
2023 Home Value \$25,000 to \$49,999		0.2%	0.4%	2.1%
2023 Home Value Under \$25,000		3.8%	3.5%	2.4%
2023 Median Home Value		\$270,699	\$296,133	\$265,263
2023 Median Rent		\$606	\$590	\$633

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5869/-84.2431

1255 Hwy 411		3 mi radius	5 mi radius	10 mi radius
Vonore, TN 37885				
Labor Force				
2023 Est. Labor Population Age 16 Years or Over		2,837	6,912	35,573
2023 Est. Civilian Employed		50.2%	45.4%	46.1%
2023 Est. Civilian Unemployed		0.7%	0.7%	1.2%
2023 Est. in Armed Forces		-	-	0.1%
2023 Est. not in Labor Force		49.1%	53.8%	52.5%
2023 Labor Force Males		50.1%	50.2%	49.9%
2023 Labor Force Females		49.9%	49.8%	50.1%
Occupation				
2023 Occupation: Population Age 16 Years or Over		1,424	3,141	16,397
2023 Mgmt, Business, & Financial Operations		10.0%	10.1%	12.0%
2023 Professional, Related		16.7%	18.2%	15.2%
2023 Service		19.7%	19.1%	17.1%
2023 Sales, Office		17.9%	17.5%	21.2%
2023 Farming, Fishing, Forestry		-	0.2%	0.4%
2023 Construction, Extraction, Maintenance		12.8%	12.2%	9.7%
2023 Production, Transport, Material Moving		22.8%	22.9%	24.4%
2023 White Collar Workers		44.6%	45.7%	48.4%
2023 Blue Collar Workers		55.4%	54.3%	51.6%
Transportation to Work				
2023 Drive to Work Alone		84.9%	83.5%	83.6%
2023 Drive to Work in Carpool		8.4%	9.0%	7.1%
2023 Travel to Work by Public Transportation		-	-	0.3%
2023 Drive to Work on Motorcycle		-	-	-
2023 Walk or Bicycle to Work		0.3%	0.3%	0.6%
2023 Other Means		-	-	0.4%
2023 Work at Home		6.3%	7.1%	8.0%
Travel Time				
2023 Travel to Work in 14 Minutes or Less		31.2%	25.8%	20.2%
2023 Travel to Work in 15 to 29 Minutes		30.6%	29.9%	38.4%
2023 Travel to Work in 30 to 59 Minutes		31.7%	36.8%	33.6%
2023 Travel to Work in 60 Minutes or More		6.6%	7.5%	7.7%
2023 Average Travel Time to Work		18.5	21.9	23.5
Consumer Expenditure				
2023 Est. Total Household Expenditure		\$104.63 M	\$248 M	\$1.17 B
2023 Est. Apparel		\$3.61 M	\$8.59 M	\$40.61 M
2023 Est. Contributions, Gifts		\$6.04 M	\$14.34 M	\$67.85 M
2023 Est. Education, Reading		\$3.17 M	\$7.64 M	\$36.41 M
2023 Est. Entertainment		\$5.89 M	\$14.04 M	\$66.48 M
2023 Est. Food, Beverages, Tobacco		\$16.03 M	\$37.91 M	\$178.9 M
2023 Est. Furnishings, Equipment		\$3.67 M	\$8.73 M	\$41.28 M
2023 Est. Health Care, Insurance		\$9.83 M	\$23.23 M	\$110.06 M
2023 Est. Household Operations, Shelter, Utilities		\$33.91 M	\$80.18 M	\$378.32 M
2023 Est. Miscellaneous Expenses		\$1.98 M	\$4.7 M	\$22.24 M
2023 Est. Personal Care		\$1.41 M	\$3.33 M	\$15.71 M
2023 Est. Transportation		\$19.11 M	\$45.32 M	\$213.53 M

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