Clarks Grove Shopping Center
1,080 SF Available

2923 Old Knoxville Highway

Alcoa, TN 37804

RELIANCE
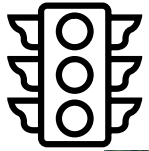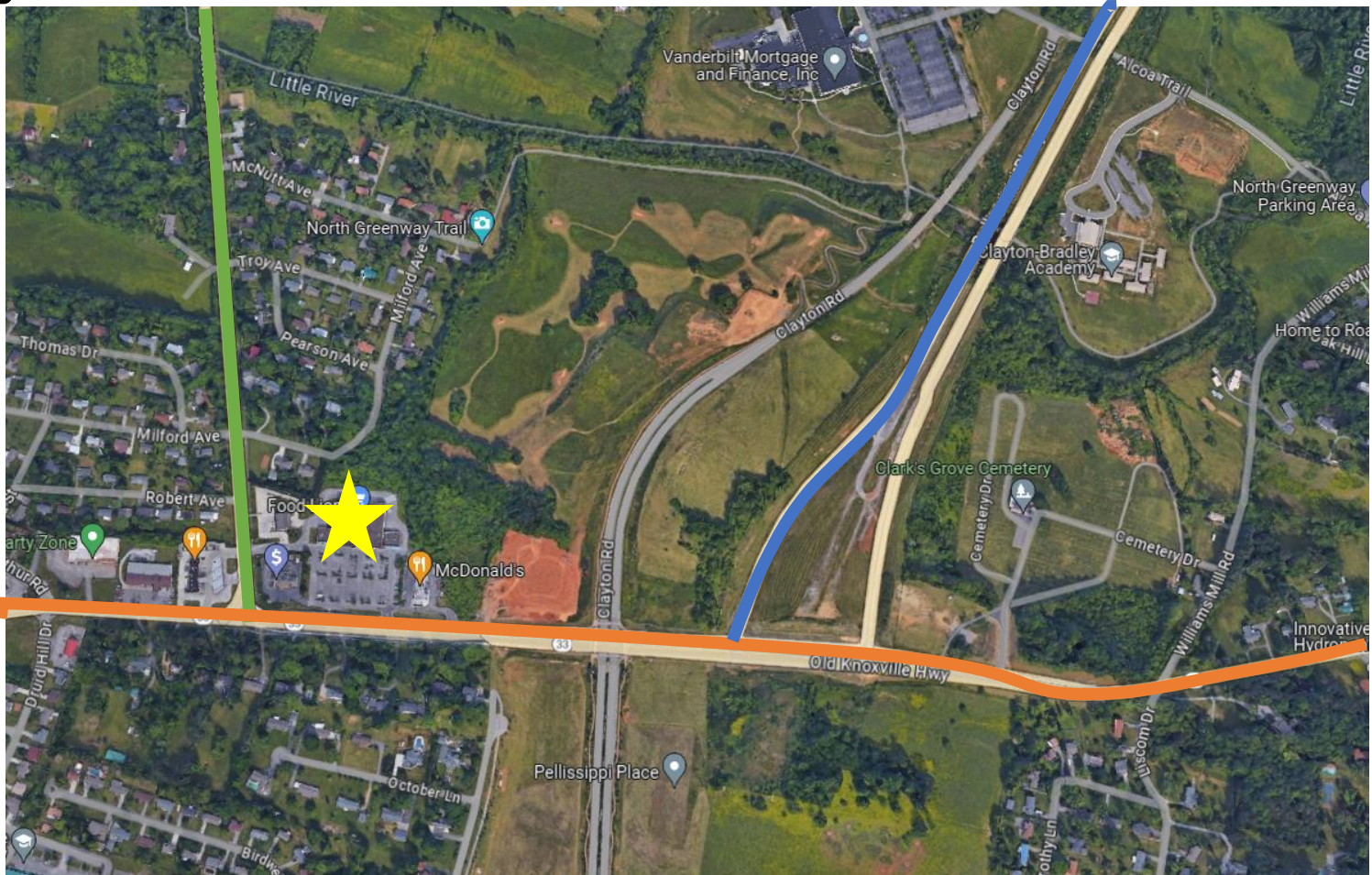Realty Advisors LLC

Clarks Grove Shopping Center

Co- Tenants

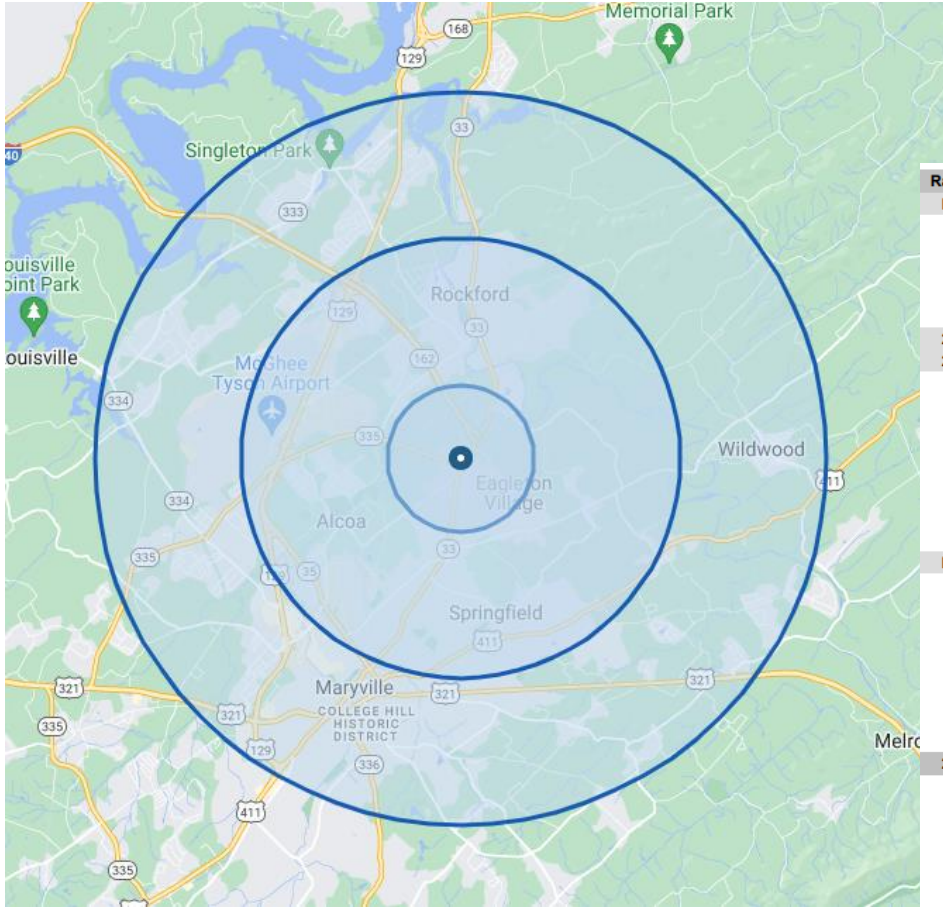| Space	Tenant
1	Jim Henry's
2	Advanced Printing & Shipping
3	Salon 3131
4	Food Lion
5	Subway
6	The Artistic Bean
7	1,080 SF Available
8	Heritage Nutrition

Traffic Count

Color	Street	Vehicles Per Day
	E. Hunt Rd.	4,355
	Old Knoxville Highway	18,133
	Pellissippi Pkwy	12,773

Clarks Grove
Shopping Center

Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	3,435		26,241		62,561	
2023 Estimate	3,352		25,192		59,988	
2010 Census	3,295		22,358		52,805	
Growth 2023 - 2028	2.48%		4.16%		4.29%	
Growth 2010 - 2023	1.73%		12.68%		13.60%	
2023 Population by Hispanic Origin	244		1,604		3,544	
2023 Population	3,352		25,192		59,988	
White	3,132	93.44%	22,270	88.40%	54,310	90.53%
Black	113	3.37%	1,858	7.38%	3,410	5.68%
Am. Indian & Alaskan	26	0.78%	166	0.66%	329	0.55%
Asian	17	0.51%	262	1.04%	582	0.97%
Hawaiian & Pacific Island	0	0.00%	26	0.10%	72	0.12%
Other	63	1.88%	609	2.42%	1,285	2.14%
U.S. Armed Forces	0		47		111	
Households						
2028 Projection	1,434		10,617		25,792	
2023 Estimate	1,399		10,193		24,721	
2010 Census	1,376		9,066		21,728	
Growth 2023 - 2028	2.50%		4.16%		4.33%	
Growth 2010 - 2023	1.67%		12.43%		13.77%	
Owner Occupied	1,004	71.77%	6,959	68.27%	16,233	65.66%
Renter Occupied	395	28.23%	3,235	31.74%	8,488	34.34%
2023 Households by HH Income	1,400		10,193		24,721	
Income: <$25,000	360	25.71%	2,304	22.60%	5,662	22.90%
Income: $25,000 - $50,000	336	24.00%	2,512	24.64%	5,632	22.78%
Income: $50,000 - $75,000	195	13.93%	1,686	16.54%	4,089	16.54%
Income: $75,000 - $100,000	247	17.64%	1,652	16.21%	3,397	13.74%
Income: $100,000 - $125,000	116	8.29%	932	9.14%	2,330	9.43%
Income: $125,000 - $150,000	77	5.50%	646	6.34%	1,587	6.42%
Income: $150,000 - $200,000	47	3.36%	300	2.94%	1,213	4.91%
Income: $200,000+	22	1.57%	161	1.58%	811	3.28%
2023 Avg Household Income	$64,856		$65,962		$72,356	
2023 Med Household Income	$50,714		$54,396		$56,136	

Suite 2923

Floor plan dimensions:
- 5'6" — Restroom
- 8'5"
- 10'
- 9'9"
- 9'9"
- 11'6"
- 60'
- 18'
- STORE FRONT