

**2141 N CHARLES G SEIVERS BLVD**  
**CLINTON, TN**



**COMMERCIAL LAND FOR LEASE**

Property Information

- ◆ 1.61 Acres
- ◆ \$95,000 per year NNN
- ◆ Access to signalized intersection
- ◆ Traffic Count: 31,973 N Charles G Seivers Blvd; 37,615 I-75
- ◆ Retail Nearby: Walgreens, Arby's, Starbucks, McDonald's, Walmart, Anderson County High School

◆ Demographics:	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	6,817	21,650	37,442
Avg Household Income:	\$98,852	\$75,377	\$76,423

**Will Sims**

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Knoxville, Tennessee 37919

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**Brian Coyle**

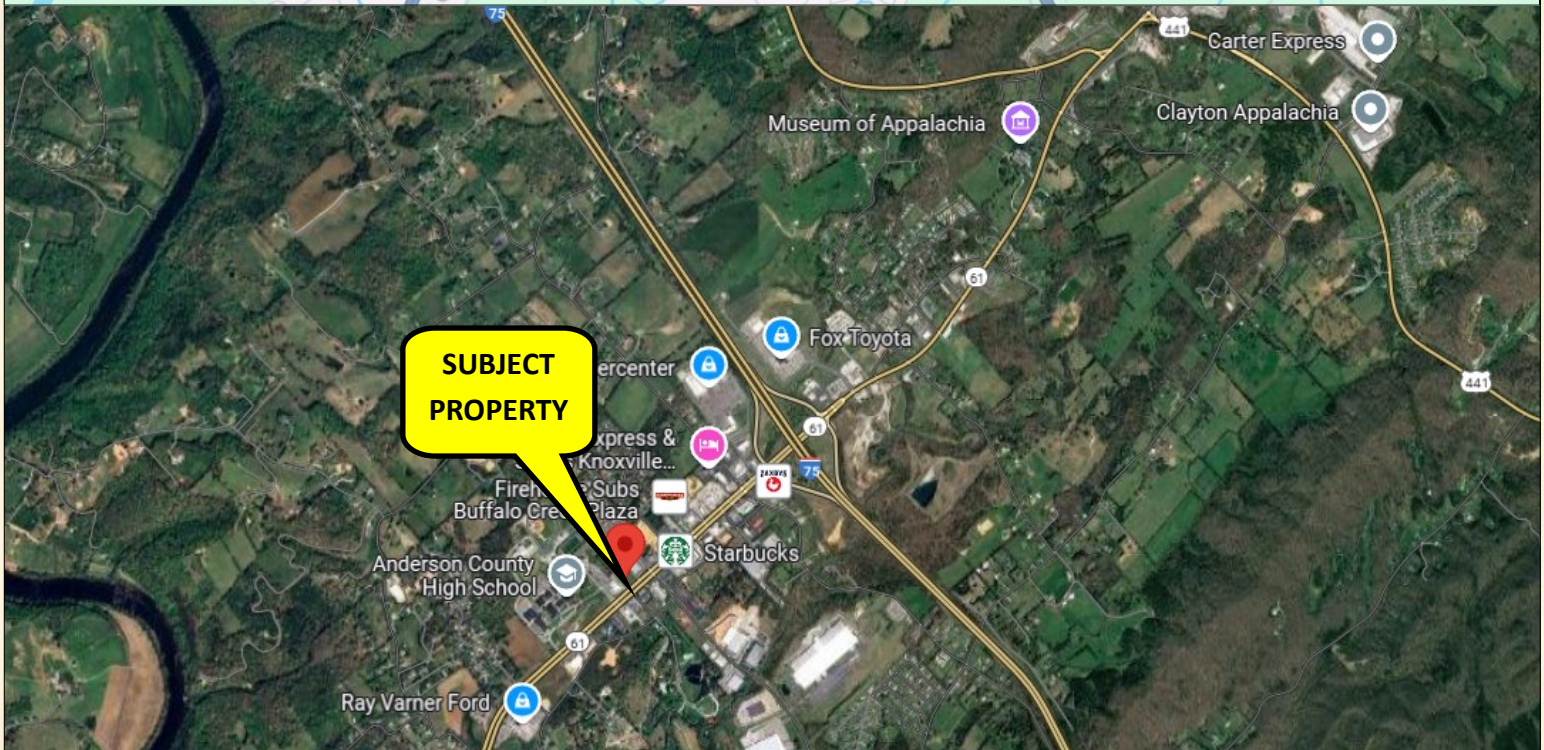
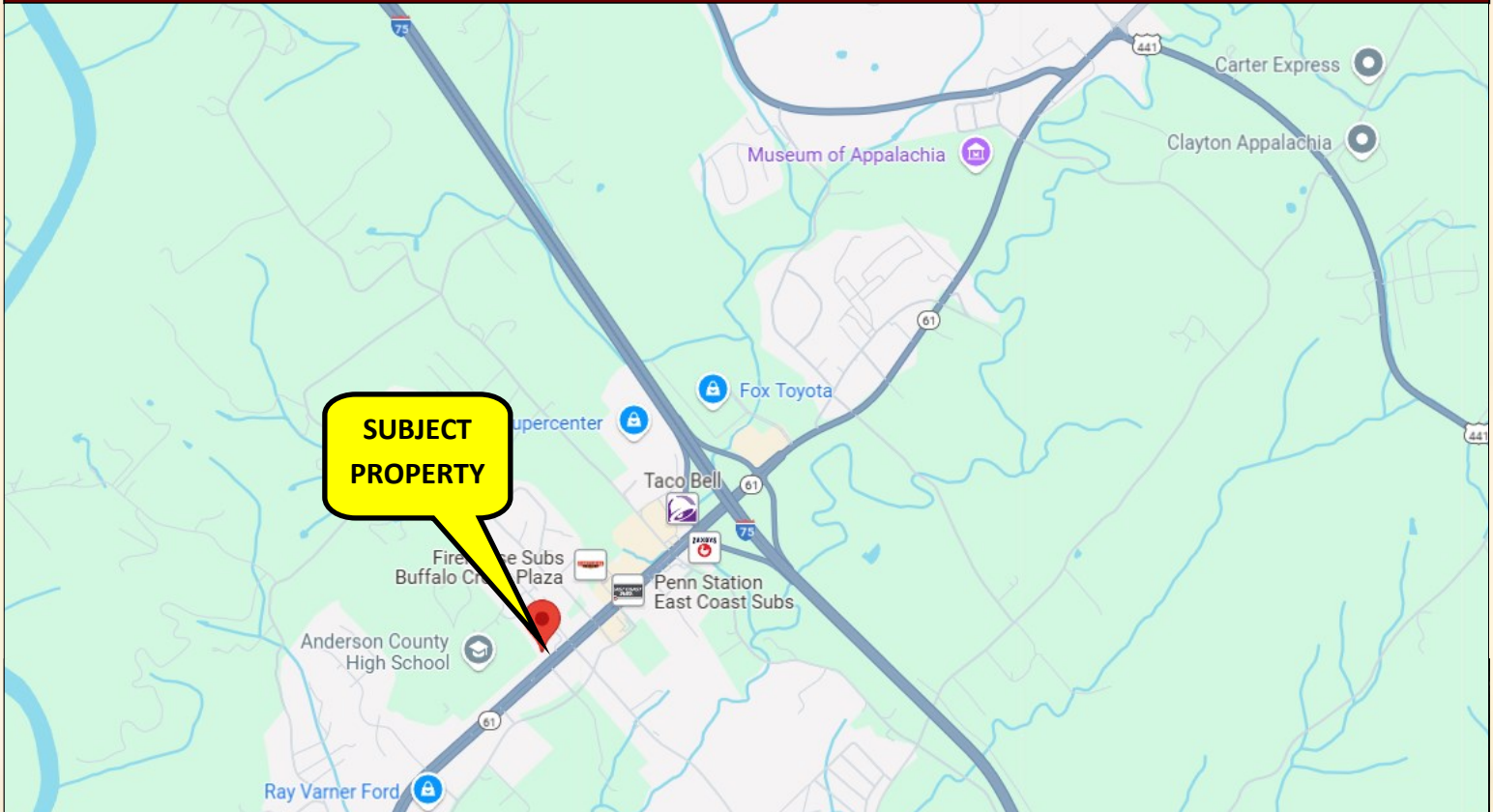
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## **Regional Map**



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## Trade Area Aerial



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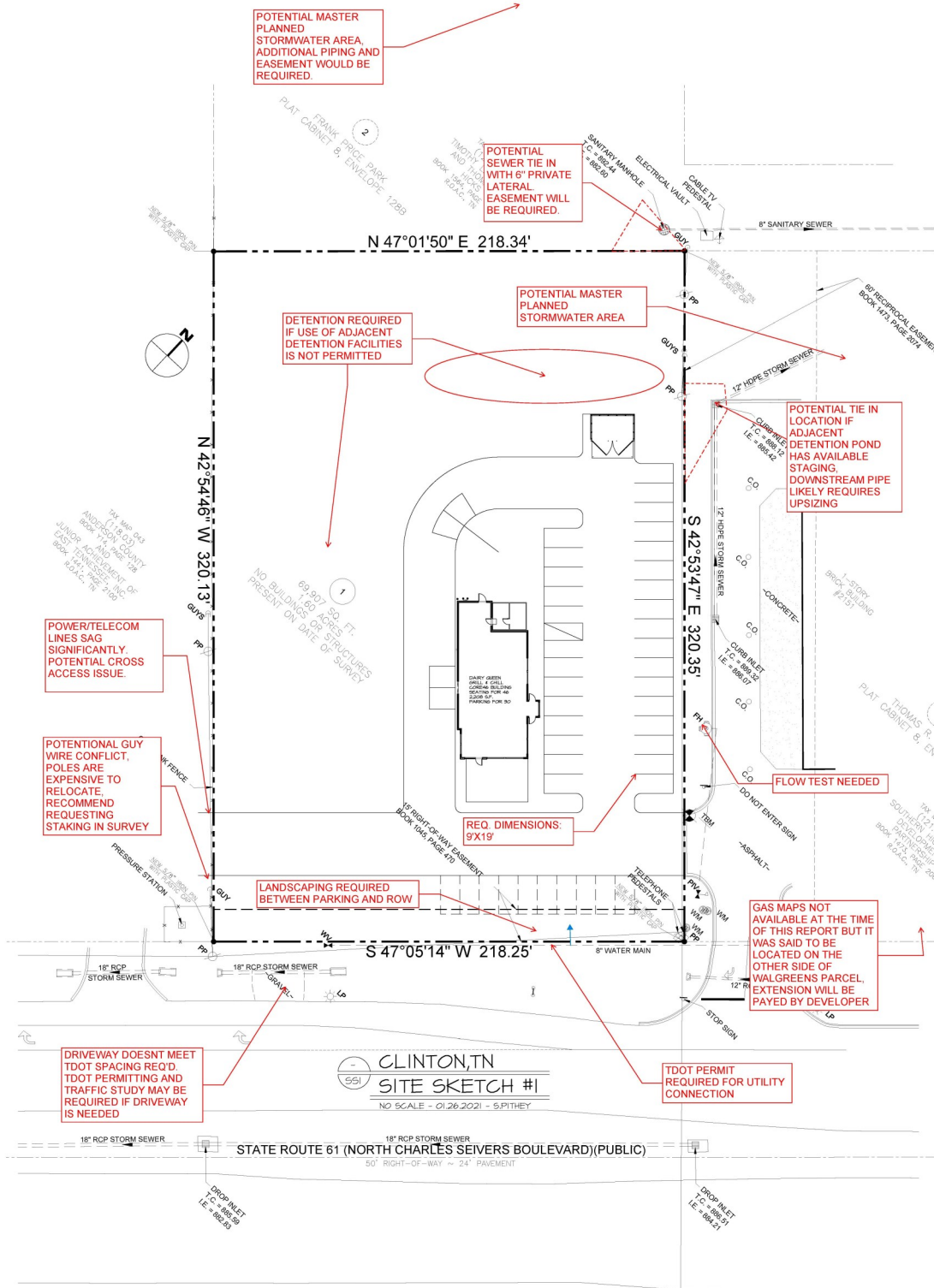
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# Site Plan



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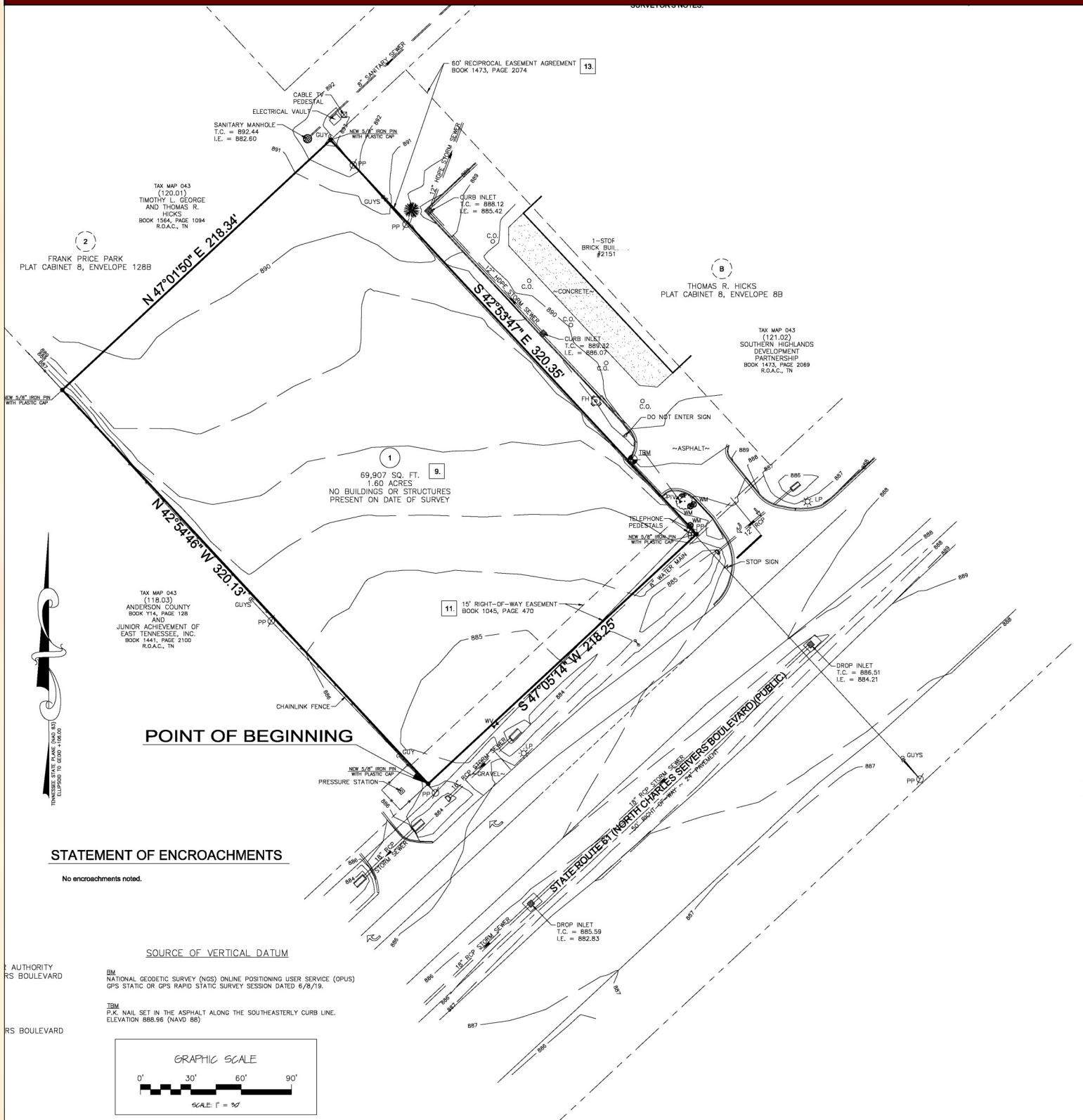
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## Survey



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**Aerial Site Photo**



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## Demographics

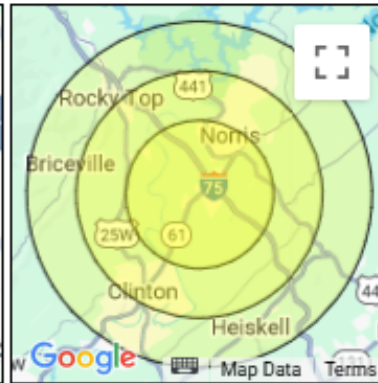
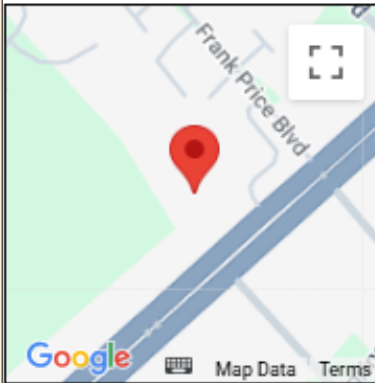


### EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 2141 N Charles G Seivers Blvd Clinton TN

Latitude: 36° : 09' : 39"

Longitude: -84° : 05' : 28"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	5,421	19,238	33,478
Population (4/1/2010)	5,974	20,027	34,996
Population (4/1/2020)	6,475	20,626	35,780
Population (1/1/2024)	6,817	21,650	37,442
Population (1/1/2029)	7,085	22,475	38,925
Percent Growth (2024/2020)	5.28	4.96	4.65
Percent Forecast (2029/2024)	3.93	3.81	3.96
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	2,204	7,898	13,603
Households (4/1/2010)	2,461	8,220	14,174
Households (4/1/2020)	2,675	8,472	14,584
Households (1/1/2024)	2,896	9,157	15,688
Households (1/1/2029)	3,049	9,635	16,511
Percent Growth (2024/2020)	8.26	8.09	7.57
Percent Forecast (2029/2024)	5.28	5.22	5.25
GENERAL POPULATION CHARACTERISTICS			
Median Age	43.2	43.7	44.5
Male	3,169	10,559	18,581
Female	3,648	11,091	18,861
Density	270.1	296.0	242.4
Urban	3,089	11,359	16,310
Rural	3,728	10,291	21,132

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## **Demographics**

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2024)	2,896	9,157	15,688
Families	2,206	5,915	10,221
Non-Family Households	690	3,242	5,467
Average Size of Household	2.34	2.31	2.35
Median Age of Householder	58.4	57.4	56.3
Median Value Owner Occupied (\$)	225,000	179,880	203,258
Median Rent (\$)	831	625	658
Median Vehicles Per Household	2.7	2.5	2.5
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	3,088	9,842	17,090
Housing, Owner Occupied	2,483	6,688	11,969
Housing, Renter Occupied	413	2,469	3,719
Housing, Vacant	192	685	1,402
<b>POPULATION BY RACE</b>			
White Alone	6,256	19,507	33,974
Black Alone	38	350	492
Asian Alone	43	126	198
American Indian and Alaska Native Alone	16	72	113
Other Race Alone	72	228	366
Two or More Races	392	1,367	2,299
<b>POPULATION BY ETHNICITY</b>			
Hispanic	142	476	812
White Non-Hispanic	6,178	19,305	33,651
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	289,314,661	705,353,009	1,214,056,415
Total Household Income (\$)	286,273,970	690,226,993	1,198,930,399
Median Household Income (\$)	63,537	50,382	58,522
Average Household Income (\$)	98,852	75,377	76,423
Per Capita Income (\$)	42,440	32,580	32,425
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	42,944	523,519	933,947
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	208,946.6	606,542.4	1,060,612.5
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	1,258	8,055	13,422
Establishments, Total (by Place of Work)	116	322	830
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	108	106	107
EASI Total Crime Index (US Avg=100; A=High)	60	102	98
EASI Weather Index (US Avg=100)	114	114	113
BLOCK GROUP COUNT	4	15	25

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## **Disclosure**

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