

**CENTURY PARK BUILDING VI**  
**10101 GLOBAL WAY, KNOXVILLE TN**



**NEW CONSTRUCTION SECOND FLOOR OFFICES FOR LEASE**

**Property Information**

- ◆ **11,393 sq. ft.**
- ◆ **\$29.85 per sq. ft. base rent for the first two years, then \$31.50 per sq. ft. at year 3 with a 5% increase every 3 years thereafter**
- ◆ **Tenant Finish Allowance above warm dark shell Landlord delivery of \$50.00 per usable square foot**
- ◆ **Traffic Count: 170,970 I-40/75; 76,983 Pellissippi Parkway; 18,763 Lovell Road**
- ◆ **Retail Nearby: Brown Squirrel Furniture, Target, Walmart, Chick-fil-A, Turkey Creek Medical Center**
- ◆ **Demographics:**

	<b><u>3-Mile</u></b>	<b><u>5-Mile</u></b>	<b><u>7-Mile</u></b>
Population:	45,855	126,158	200,463
Avg Household Income:	\$106,103	\$109,817	\$119,511

**Oliver Smith, IV**

**7216 Wellington Drive, Suite One**  
**Knoxville, Tennessee 37919**  
**Office: (865) 584-2000**

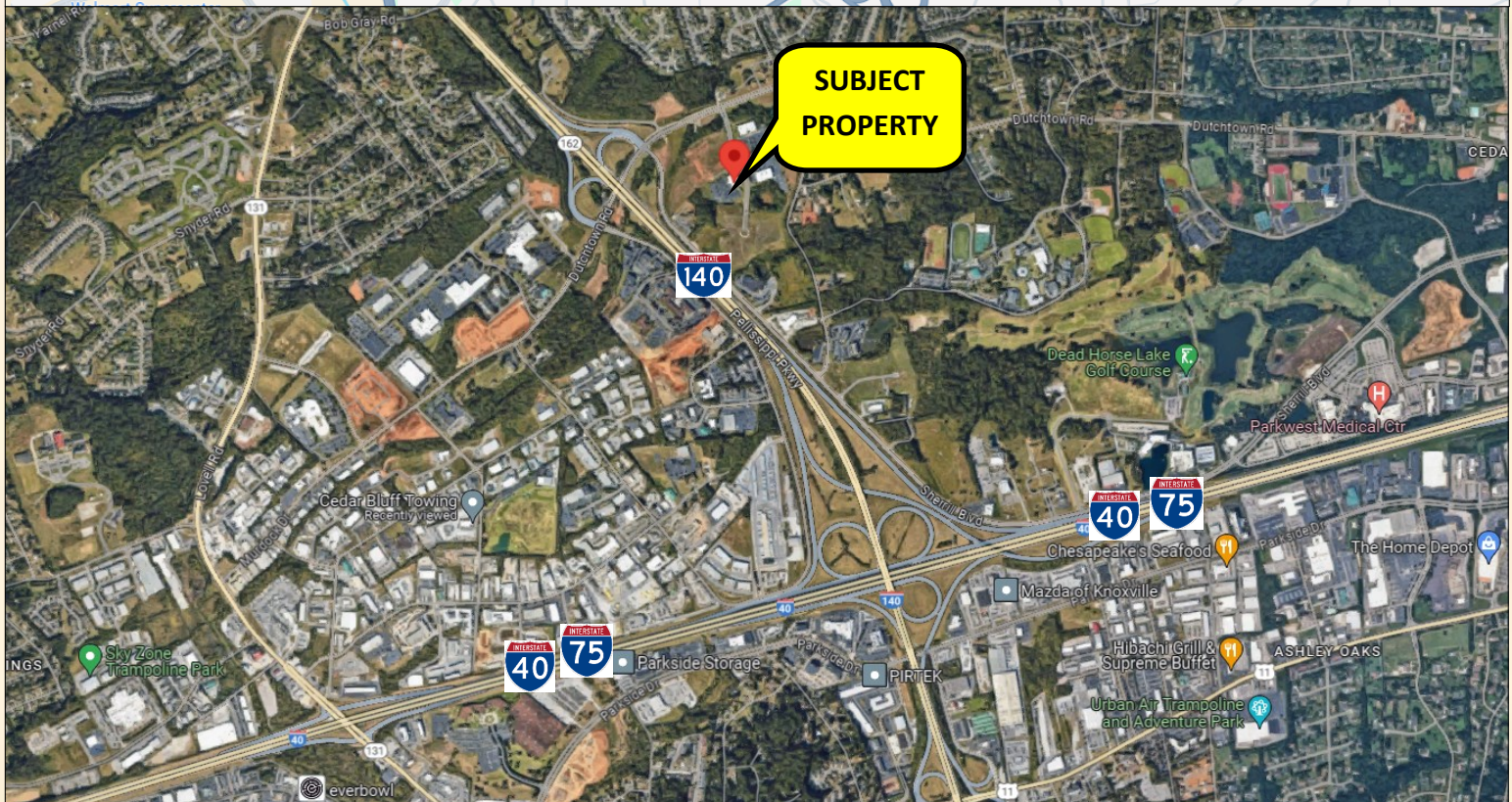
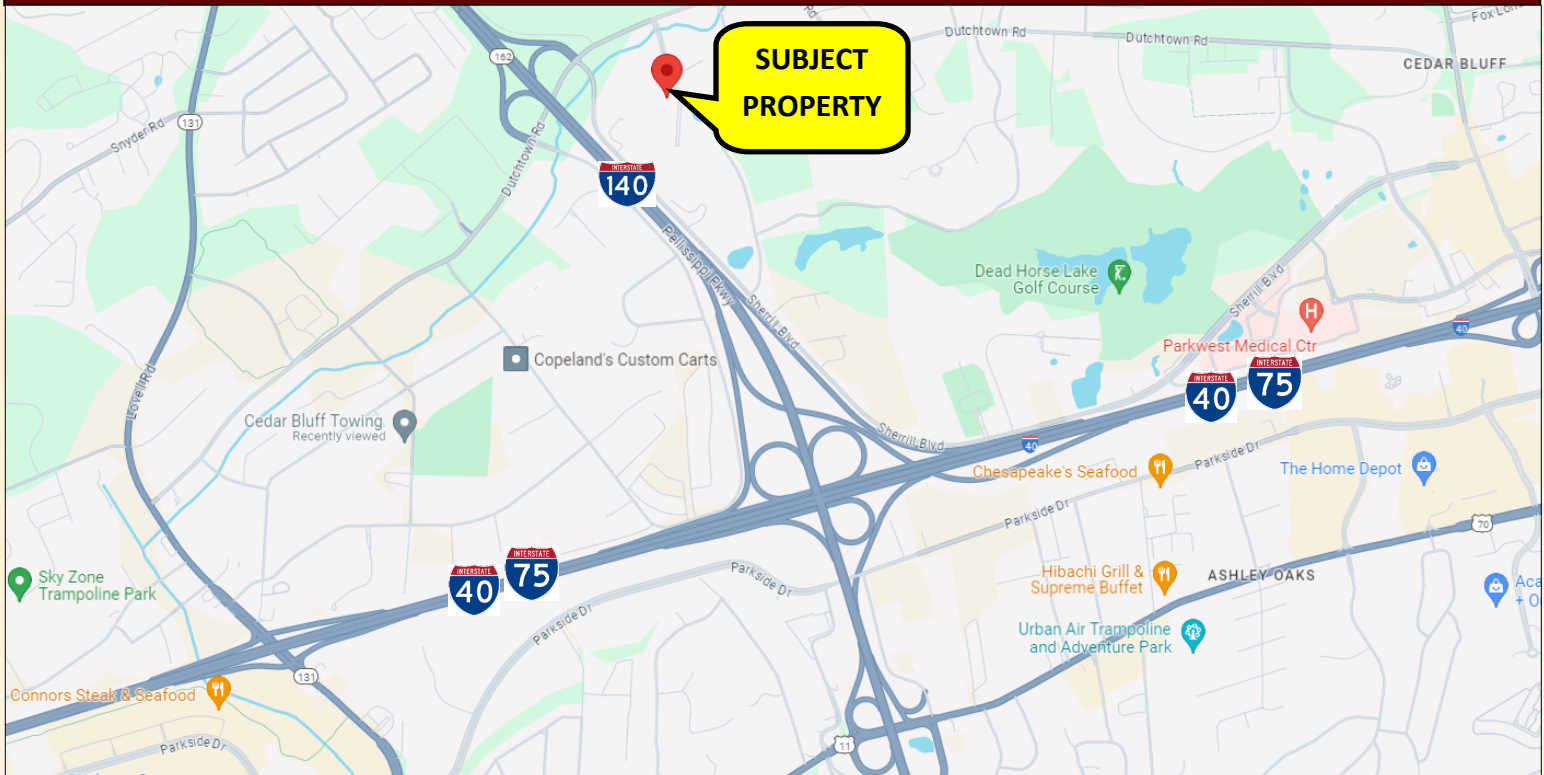
**Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)**

**Matthew Castle**

**7216 Wellington Drive, Suite One**  
**Knoxville, Tennessee 37919**  
**Office: (865) 584-2000**

**Email: [matthewcastle@oliversmithrealty.com](mailto:matthewcastle@oliversmithrealty.com)**

## Regional Map



**Oliver Smith, IV**

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

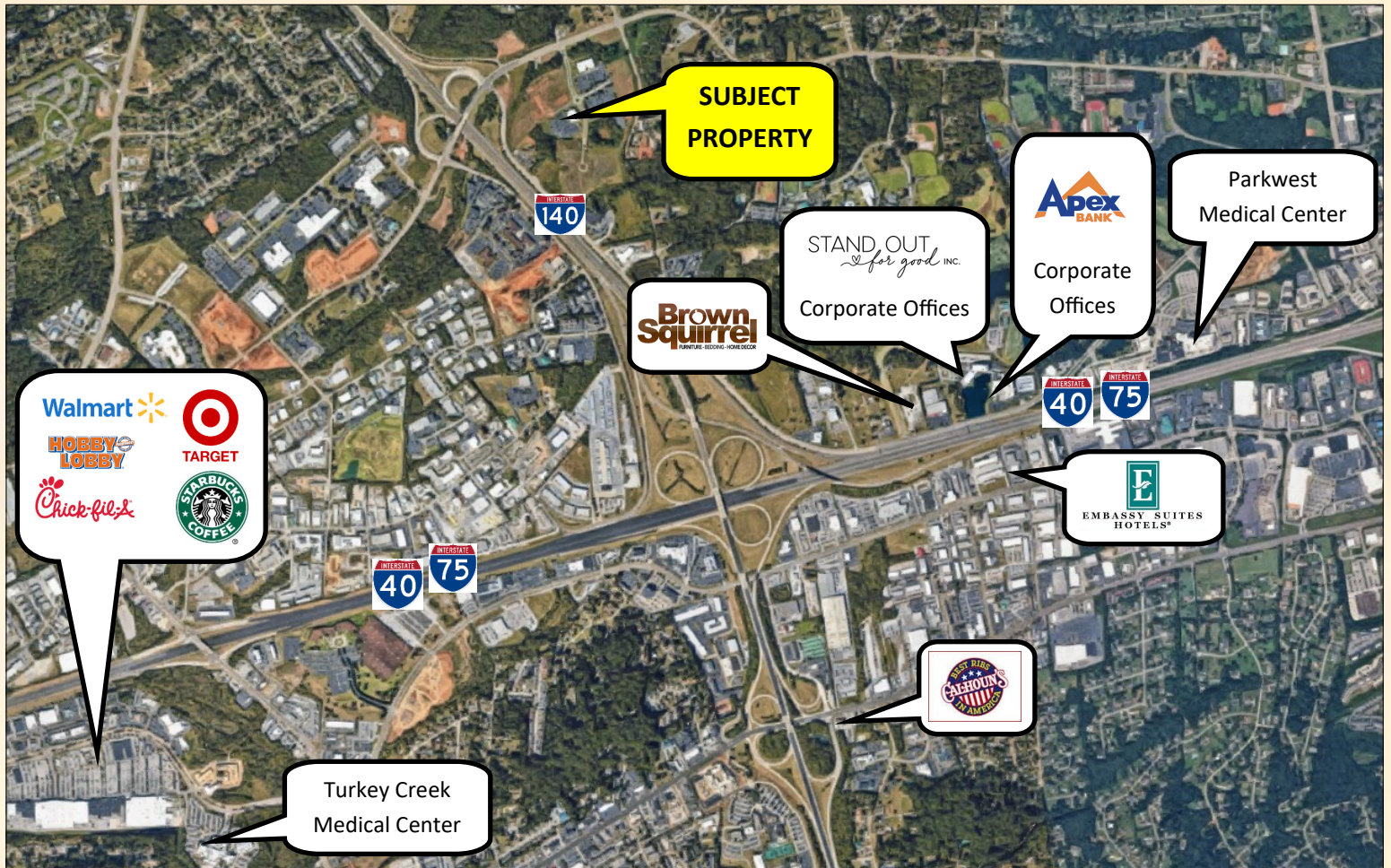
Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)

**Matthew Castle**

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

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

## Trade Area Aerial



### Oliver Smith, IV

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

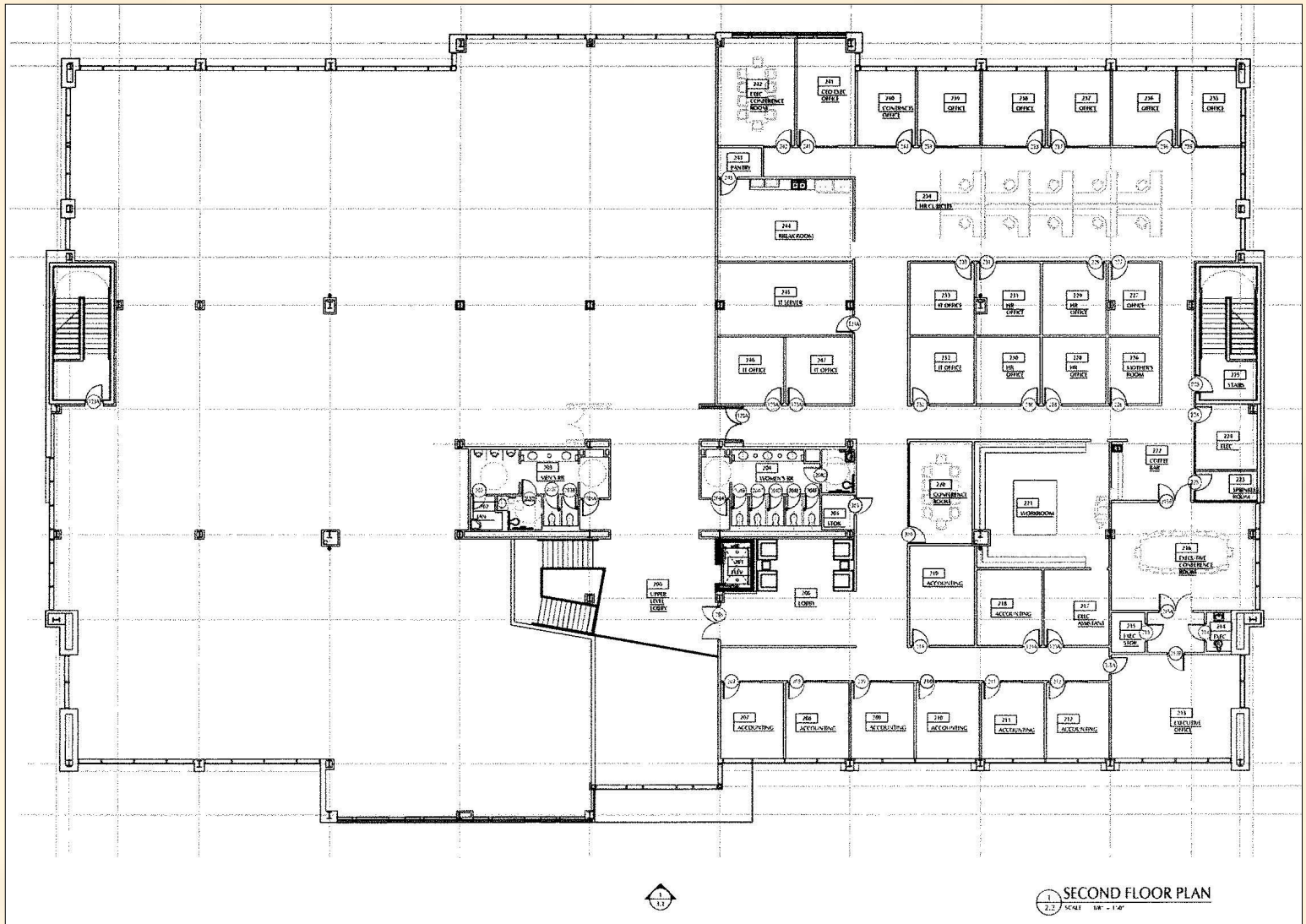
Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)

### Matthew Castle

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

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

**Concept Floor Plans**



**Oliver Smith, IV**

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

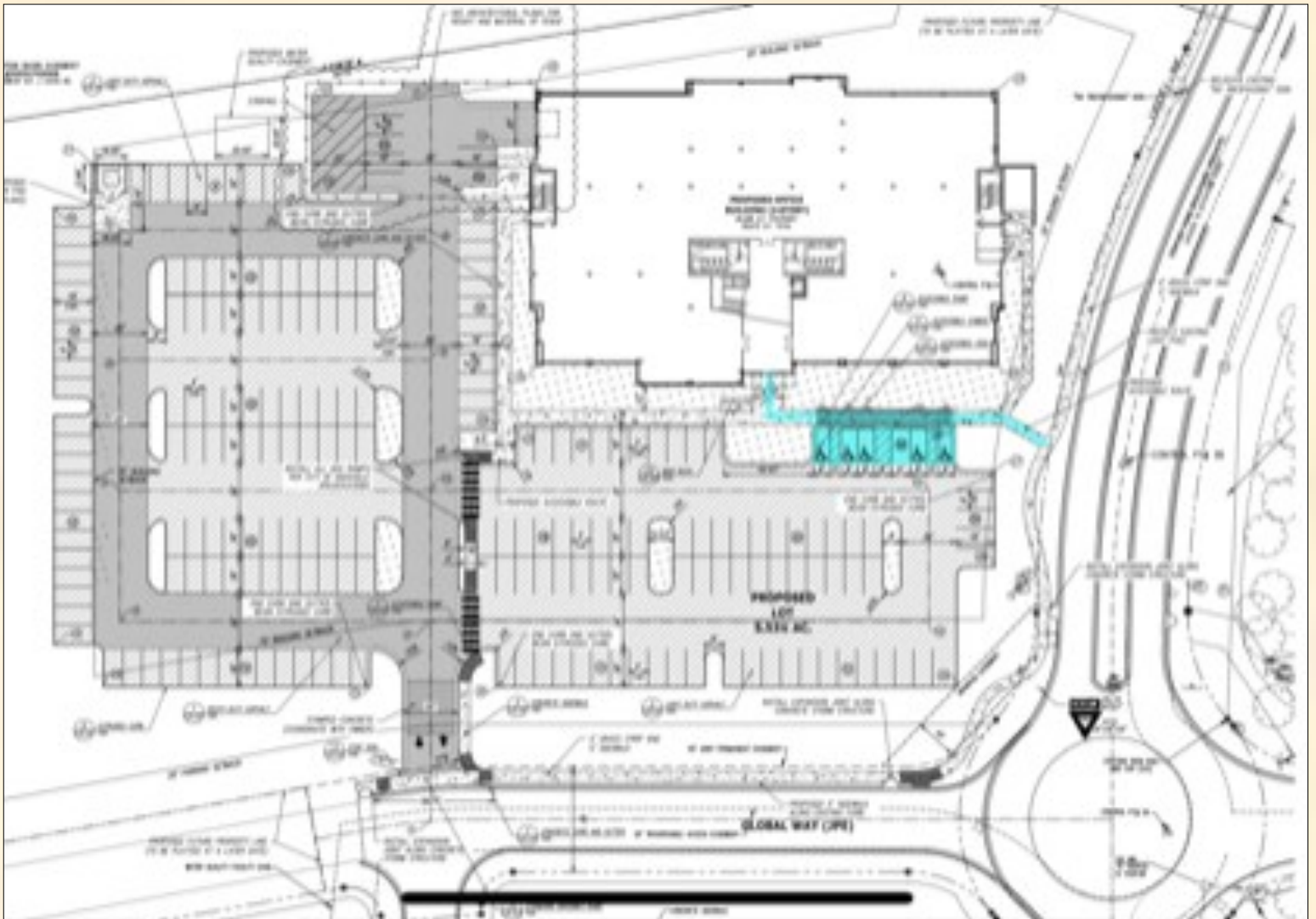
Email: [oliversmith@oliversmithrealty.com](mailto:oliversmith@oliversmithrealty.com)

**Matthew Castle**

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

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

**Site Plan**



**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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

**Matthew Castle**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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

**Exterior Photos**



**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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

**Matthew Castle**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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

**Oliver Smith Realty & Development Co.**  
[www.oliversmithrealty.com](http://www.oliversmithrealty.com)

**Interior Photo**



**Oliver Smith, IV**

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

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

**Matthew Castle**

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
Office: (865) 584-2000

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

**Interior Photos**



**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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

**Matthew Castle**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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



## Demographics



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

Latitude: 35° : 55' : 34"

Longitude: -84° : 07' : 42"



Description	3 Miles	5 Miles	7 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	30,870	85,399	137,735
Population (4/1/2010)	36,167	103,026	166,958
Population (4/1/2020)	43,718	120,875	192,506
Population (1/1/2023)	45,855	126,158	200,463
Population (1/1/2028)	48,021	132,126	209,861
Percent Growth (2023/2020)	4.89	4.37	4.13
Percent Forecast (2028/2023)	4.72	4.73	4.69
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	12,566	35,259	55,559
Households (4/1/2010)	15,017	43,072	68,127
Households (4/1/2020)	18,196	49,608	77,646
Households (1/1/2023)	19,528	53,039	82,824
Households (1/1/2028)	20,685	56,168	87,694
Percent Growth (2023/2020)	7.32	6.92	6.67
Percent Forecast (2028/2023)	5.92	5.90	5.88
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	38.8	38.6	39.4
Male	22,464	61,808	98,090
Female	23,391	64,350	102,373
Density	1,515.0	1,690.9	1,433.8
Urban	44,751	121,142	189,830
Rural	1,104	5,016	10,633

**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: oliversmith@oliversmithrealty.com

**Matthew Castle**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

Email: matthewcastle@oliversmithrealty.com

## Demographics

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2023)	19,528	53,039	82,824
Families	12,843	34,255	55,283
Non-Family Households	6,685	18,784	27,541
Average Size of Household	2.33	2.36	2.40
Median Age of Householder	50.6	50.7	51.1
Median Value Owner Occupied (\$)	260,084	266,445	272,944
Median Rent (\$)	1,078	1,026	1,001
Median Vehicles Per Household	2.4	2.4	2.4
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	20,504	56,111	87,362
Housing, Owner Occupied	12,144	36,072	58,802
Housing, Renter Occupied	7,384	16,967	24,022
Housing, Vacant	976	3,072	4,538
<b>POPULATION BY RACE</b>			
White Alone	35,764	100,375	162,035
Black Alone	2,474	6,006	9,322
Asian Alone	2,212	5,909	8,695
American Indian and Alaska Native Alone	128	383	551
Other Race Alone	1,535	3,925	5,325
Two or More Races	3,742	9,560	14,535
<b>POPULATION BY ETHNICITY</b>			
Hispanic	3,215	8,111	11,671
White Non-Hispanic	34,730	97,489	157,808
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	2,079,955,278	5,849,054,356	9,950,969,954
Total Household Income (\$)	2,071,974,451	5,824,597,377	9,898,420,473
Median Household Income (\$)	82,694	84,615	87,392
Average Household Income (\$)	106,103	109,817	119,511
Per Capita Income (\$)	45,359	46,363	49,640
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	1,098,238	4,789,131	7,327,129
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	1,453,132.9	3,960,204.1	6,326,804.7
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	22,541	61,725	102,074
Establishments, Total (by Place of Work)	1,389	3,366	5,687
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	106	105	105
EASI Total Crime Index (US Avg=100; A=High)	56	65	60
EASI Weather Index (US Avg=100)	106	106	107
<b>BLOCK GROUP COUNT</b>			
	22	63	102

**Footnotes:**  
 © 2023 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.  
 All estimates are as of 1/1/2023 unless otherwise stated.

**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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

**Matthew Castle**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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

**Disclosure**

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information contained in the following Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Oliver Smith Realty & Development Company Inc. and should not be made available to any other person or entity without the written consent of Oliver Smith Realty & Development Co. Inc. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Oliver Smith Realty & Development Co. Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Oliver Smith Realty & Development Co. Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied. Photos herein are the property of their respective owners and use of these images without the express written consent of the Owner is prohibited. Recipient also agrees not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Oliver Smith Realty & Development Co. Inc. The information contained in this Memorandum has been obtained from sources we believe to be reliable; however, Oliver Smith Realty & Development Co. Inc. has not verified, and will not verify, any of the information contained herein, nor has Oliver Smith Realty & Development Co. Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures and efforts to verify all the information set forth herein or provided by Oliver Smith Realty & Development Co. Inc.

**Oliver Smith, IV**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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

**Matthew Castle**

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000

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