

Oliver Smith Realty & Development Co.
www.oliversmithrealty.com

2580 E. Magnolia Ave
Knoxville, TN



FORMER ADVANCE AUTO FOR SALE OR LEASE

Property Information

- ◆ 6,626 SF
- ◆ \$14 PSF + NNN
- ◆ \$1,275,000
- ◆ Large open span building with loading dock—former Advance Auto Store
- ◆ Available immediately
- ◆ Landlord is willing to do improvements
- ◆ Traffic Count: 108,974 I-40; 16,013 N Cherry Street, 12,659 E Magnolia Ave

◆ Demographics:	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	66,471	146,966	213,740
Avg Household Income:	\$60,338	\$62,204	\$68,917

William Wegner

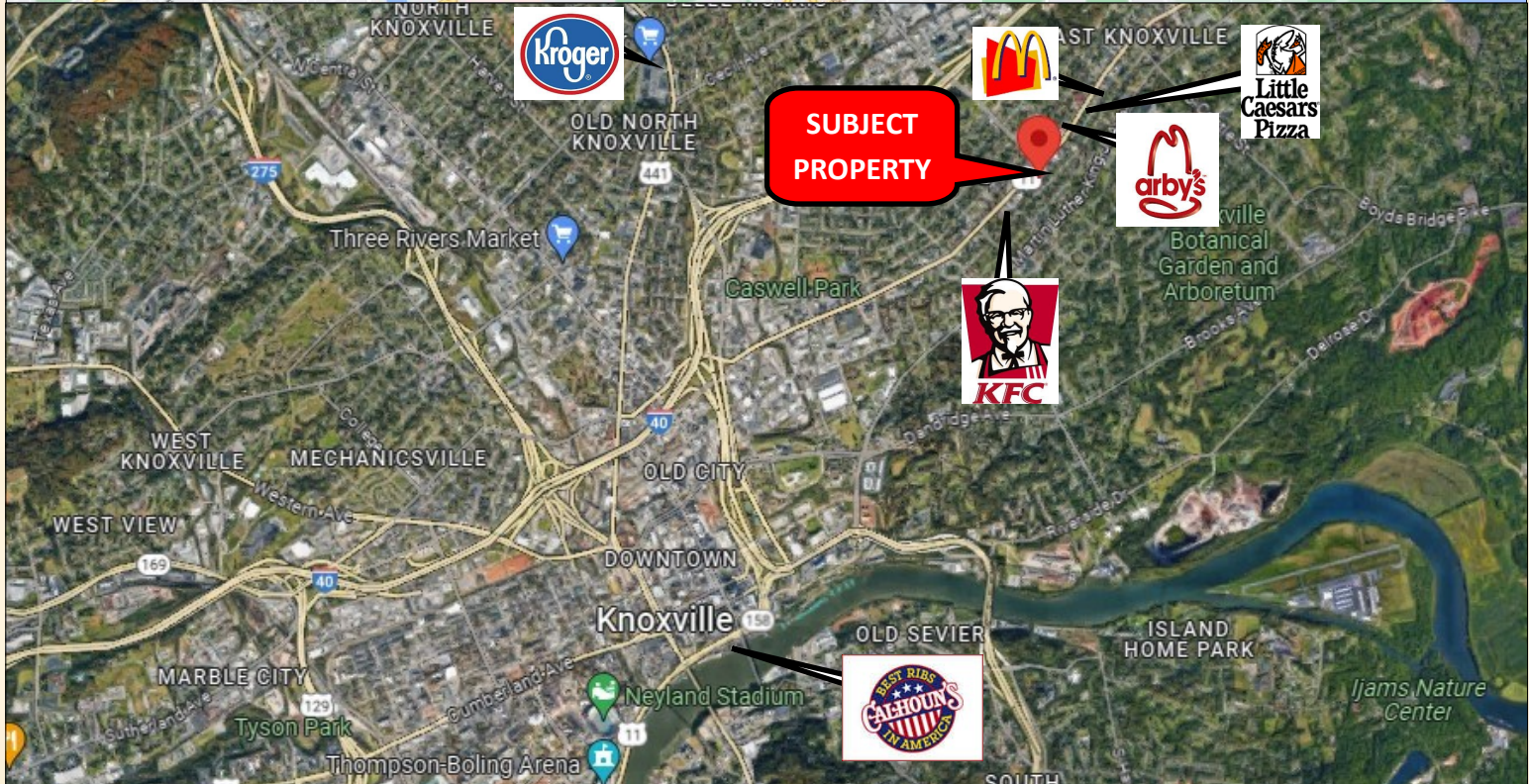
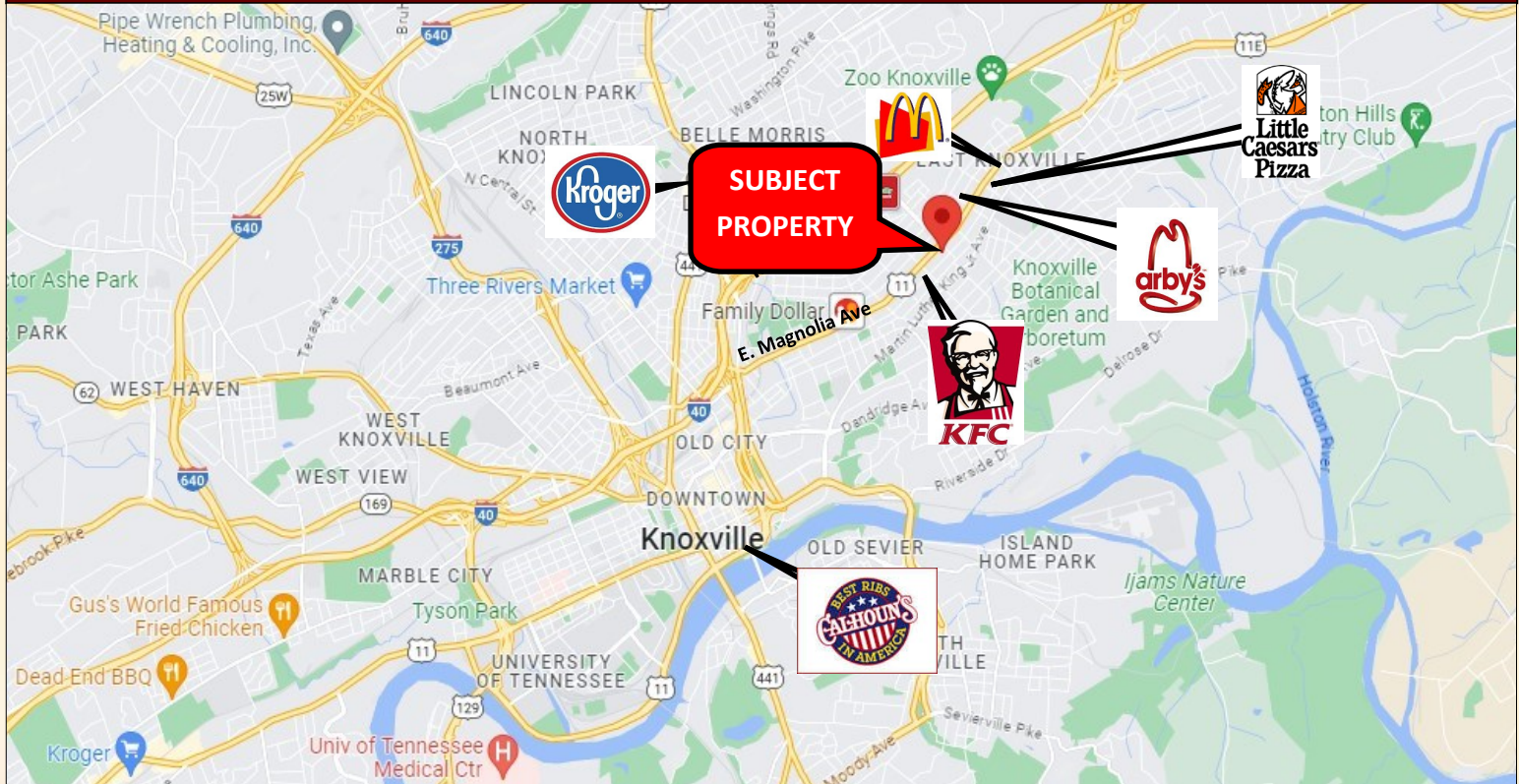
7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (408) 859-6154

Email: william@oliversmithrealty.com

Regional Map



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Trade Area Aerial



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Exterior Photos



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Exterior Photos



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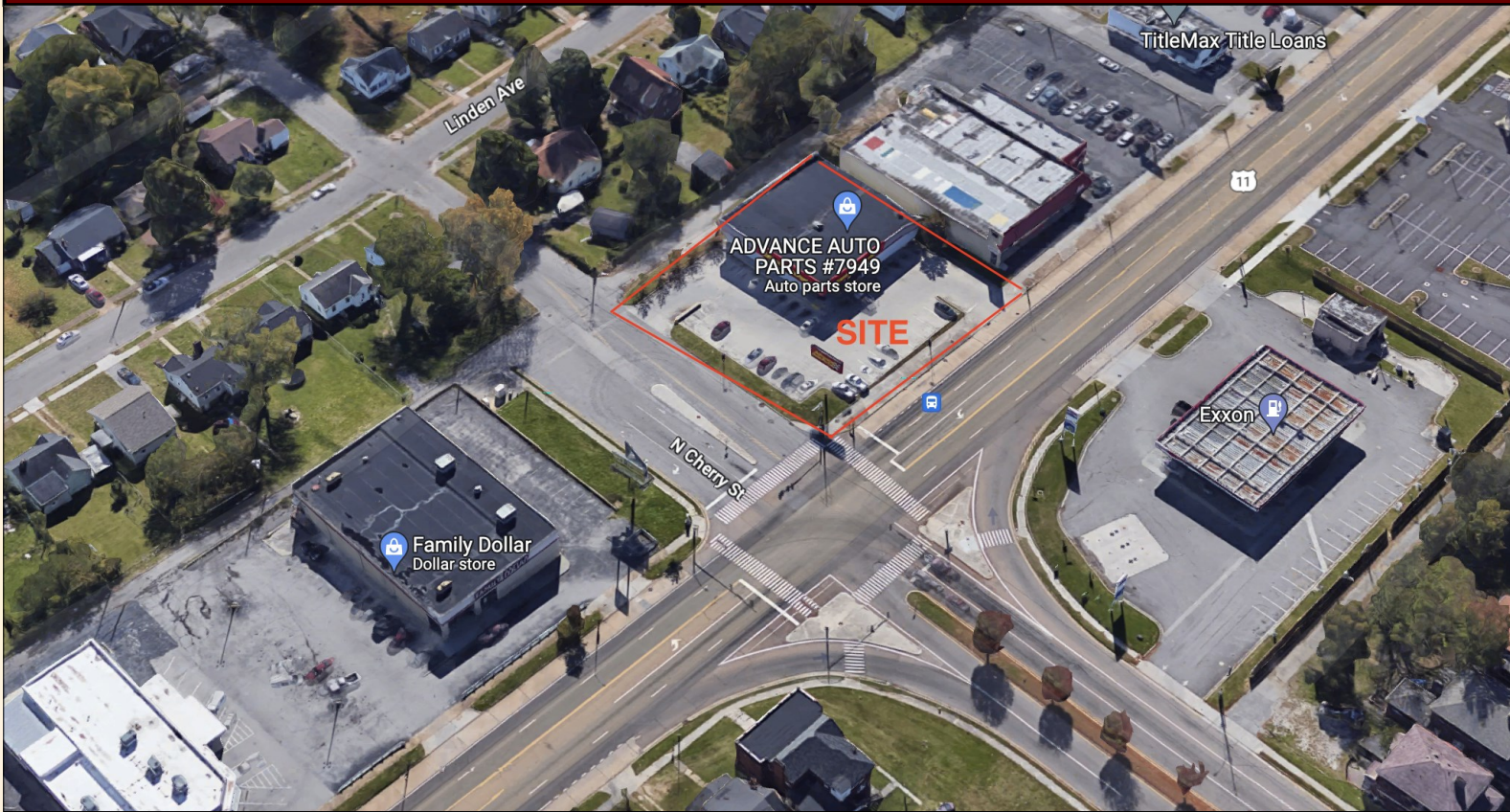
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Aerial Photos



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Demographics

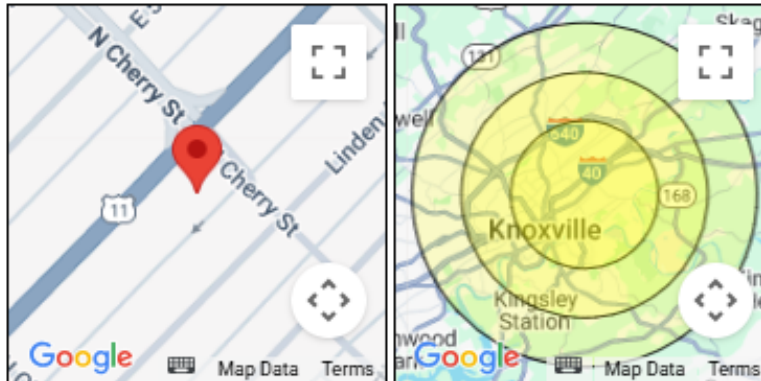


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 2580 E Magnolia Ave Knoxville TN

Latitude: 35° : 59' : 10"

Longitude: -83° : 53' : 37"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	61,977	123,762	179,672
Population (4/1/2010)	60,607	128,752	189,504
Population (4/1/2020)	63,185	139,593	203,301
Population (1/1/2024)	66,471	146,966	213,740
Population (1/1/2029)	69,850	154,459	224,835
Percent Growth (2024/2020)	5.20	5.28	5.13
Percent Forecast (2029/2024)	5.08	5.10	5.19
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	27,179	53,033	77,387
Households (4/1/2010)	25,938	53,999	80,181
Households (4/1/2020)	27,560	58,602	85,889
Households (1/1/2024)	29,662	63,114	92,393
Households (1/1/2029)	31,561	67,242	98,461
Percent Growth (2024/2020)	7.63	7.70	7.57
Percent Forecast (2029/2024)	6.40	6.54	6.57
GENERAL POPULATION CHARACTERISTICS			
Median Age	33.9	33.0	34.7
Male	33,005	72,528	105,647
Female	33,466	74,438	108,093
Density	2,486.8	1,925.3	1,441.7
Urban	66,439	144,334	205,463
Rural	32	2,632	8,277

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2024)	29,662	63,114	92,393
Families	12,095	29,144	46,408
Non-Family Households	17,567	33,970	45,985
Average Size of Household	2.07	2.15	2.18
Median Age of Householder	46.7	46.3	48.4
Median Value Owner Occupied (\$)	173,013	182,928	199,874
Median Rent (\$)	816	828	847
Median Vehicles Per Household	1.9	2.0	2.1
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	33,113	69,540	100,719
Housing, Owner Occupied	12,813	29,162	48,777
Housing, Renter Occupied	16,849	33,952	43,616
Housing, Vacant	3,451	6,426	8,326
POPULATION BY RACE			
White Alone	39,455	96,434	149,658
Black Alone	17,088	27,494	31,764
Asian Alone	1,146	2,924	4,213
American Indian and Alaska Native Alone	448	986	1,277
Other Race Alone	2,938	7,161	9,391
Two or More Races	5,396	11,967	17,437
POPULATION BY ETHNICITY			
Hispanic	4,987	12,292	16,715
White Non-Hispanic	38,541	93,936	145,680
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	1,844,466,117	4,016,368,374	6,471,607,080
Total Household Income (\$)	1,789,761,874	3,925,933,252	6,367,453,112
Median Household Income (\$)	42,940	46,039	50,622
Average Household Income (\$)	60,339	62,204	68,917
Per Capita Income (\$)	27,748	27,329	30,278
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	1,499,559	2,372,443	5,843,197
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	1,670,230.9	3,698,171.6	5,667,503.7
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	38,013	57,634	98,251
Establishments, Total (by Place of Work)	1,868	3,129	5,096
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	99	100	101
EASI Total Crime Index (US Avg=100; A=High)	155	139	126
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	49	99	142

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