

# Amherst Business Park

Flex Business Park For Lease



3030 Amherst Road  
Knoxville, TN 37931



# Amherst Business Park

- Overview
- Site Plan
- Location
- Aerial Map
- Traffic Patterns
- Demographics
- Disclaimer
- Contact Info

## BY THE NUMBERS

11.5 ACRES	3,046
PROJECT SIZE	TRADE AREA NEW HOMES
71,000	2
Total Sq. Ft.	LOTS

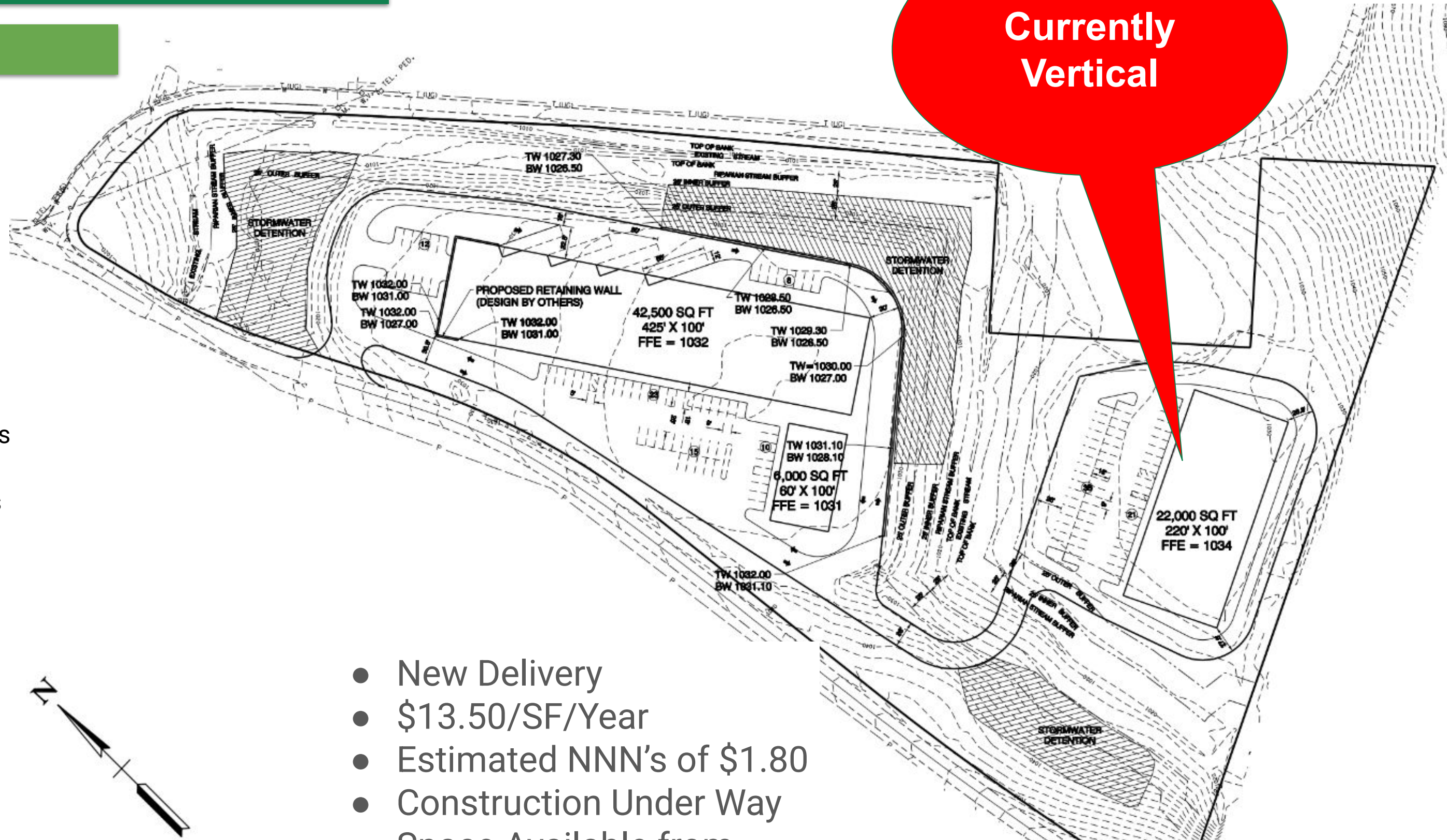
## VITAL DATA

LOCATION	3030 Amherst Road Knoxville, TN 37931	
DELIVERY	2024 - Q1 2025	
DEMOGRAPHICS	<u>Trade Area</u>	<u>3 Mile Radius</u>
Population	42,531	45,940
Avg HH Income	\$64,538	\$61,863
10 Yr Growth	31.4%	28.6%

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- New Delivery
- \$13.50/SF/Year
- Estimated NNN's of \$1.80
- Construction Under Way
- Space Available from 5,000-42,500 SF



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## Photos

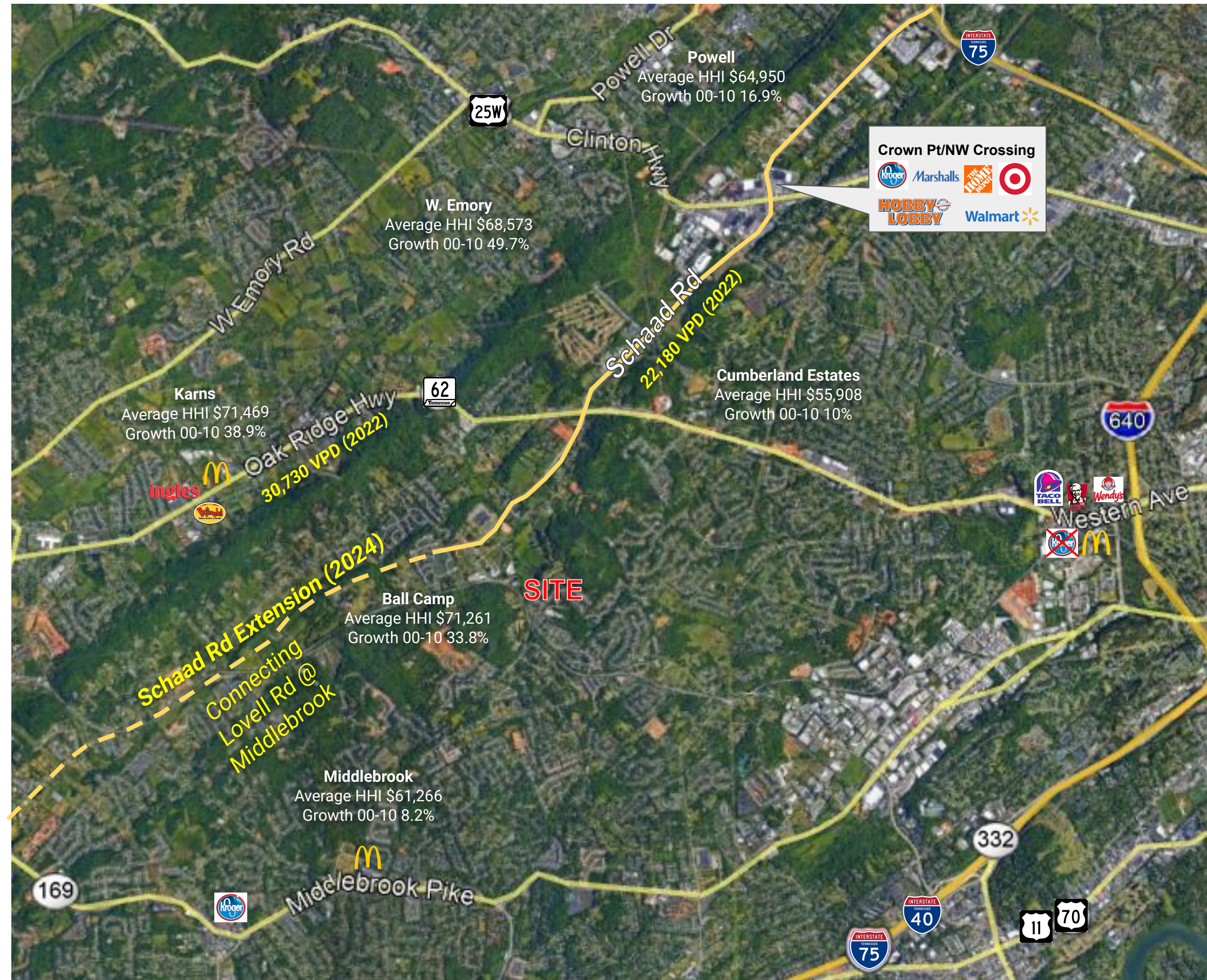




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# Amherst Business Park

## Aerial Map

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## Traffic Patterns

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- The new five-lane **Schaad Road will be a major arterial connecting I-40/75** at Lovell Road in West Knoxville **with the I-75** Callahan Road interchange north of downtown Knoxville
- All phases of the Schaad Road project are being timed for **simultaneous completion in 2024**
- Amherst Business Park is located less than a half mile from the new Schaad Rd extension providing ease of access to and from the development
- The project includes a **new signalized access road** at the Oak Ridge Hwy & Schaad Road entrances, as well as addition of new turn lanes at the Oak Ridge Hwy / Schaad Rd intersection
- Knox County's local daily traffic patterns follow highways that radiate from downtown between parallel ridges that blanket the county. Schaad Road will be the **only continuous north-south arterial** in this quadrant of the county.



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## Demographics

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3016 Amherst Road, Knoxville, TN 37921

Benchmark: State

	3 Mile			5 Mile			7 Mile					
Overview												
Population	54,257			140,663			244,979					
Households	22,195			60,185			101,154					
Persons per Household	2.42	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 98		2.31	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 94		2.35	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 95				
Household Median Income	\$75,232.94	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 109		\$72,807.85	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 106		\$72,562.73	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 105				
Household Median Disposable Income	\$67,919.75	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 110		\$65,700.88	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 106		\$65,441.57	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 106				
Household Median Discretionary Income	\$53,958.89	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 117		\$49,651.96	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 108		\$48,868.08	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 106				
Average Income Per Person	\$39,998.46	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 105		\$41,420	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 109		\$41,561.92	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 109				
Median Rent	\$1,452.77	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 121		\$1,409.03	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 118		\$1,371.72	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 114				
Median House Value	\$370,999...	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 109		\$380,202...	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 112		\$395,767...	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 116				
Households in Poverty	1,993	(9%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 66		6,715	(11.2%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 8		12,714	(12.6%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 92	
Household Median Wealth	\$84,479.44	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 108		\$79,205.51	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 102		\$78,058.58	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 100				
Average Age	39.55	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 97		39.69	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 98		38.97	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 96				
Median Age	37.82	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 97		37.62	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 97		36.76	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 94				
Households with Children	5,814	(26.2%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 101		15,075	(25%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 96		26,144	(25.8%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 99	
High School Graduate or Higher	35,181	(93.4%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 104		92,006	(93.3%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 104		152,402	(92.7%)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 103	

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats





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## ABOUT MADDOX COMPANIES

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Maddox Companies, founded in 1979 in Knoxville, Tenn, has a track record of working on properties along the I-75 corridor from Louisville, KY to Tampa, FL. We lease, sell and manage office, retail, industrial, multifamily, development sites and general commercial properties across the Southeast. We develop shopping centers, office buildings, business parks, industrial facilities, residential subdivisions, apartments and sports/entertainment venues. As an unlimited license general contractor, we handle projects ranging from commercial buildings, tenant finish and remodeling to land development and business park developments. Our team maintains real estate brokerage licenses, unlimited general construction licenses, and property management certifications across multiple southern states to allow full-service, turnkey execution of development, management and brokerage strategies.

Maddox Companies has been active in the International Council of Shopping Centers, Urban Land Institute and the International Real Estate Institute (RPM) since its inception, and is a BBB accredited business , with an A+ rating.



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