

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

**9600 PARKSIDE DRIVE**  
**KNOXVILLE, TN**  
**JEWELRY TELEVISION COMPANY**  
**CEDAR BLUFF**



**THIRD FLOOR EXECUTIVE OFFICES FOR LEASE**

Property Information

- ◆ +/- 28,000 SF
- ◆ \$26 PSF Gross (Does not include janitorial)
- ◆ Class "A" finishes
- ◆ Five luxury conference rooms
- ◆ Very large executive offices throughout, with numerous cubicle areas
- ◆ Views, signage and access to Parkside Drive
- ◆ Easy access to I-40/75 via Lovell Road or Cedar Bluff interchange and Kingston Pike and Pellissippi Parkway
- ◆ Retail Nearby: Chesapeake's, Chick-fil-A, Kroger, Aldi, McDonald's, Home Depot, Parkwest Medical Center

◆ Demographics:	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	55,213	144,990	204,259
Avg Household Income:	\$103,026	\$116,659	\$121,061

**Oliver Smith, IV**

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**Matthew Castle**

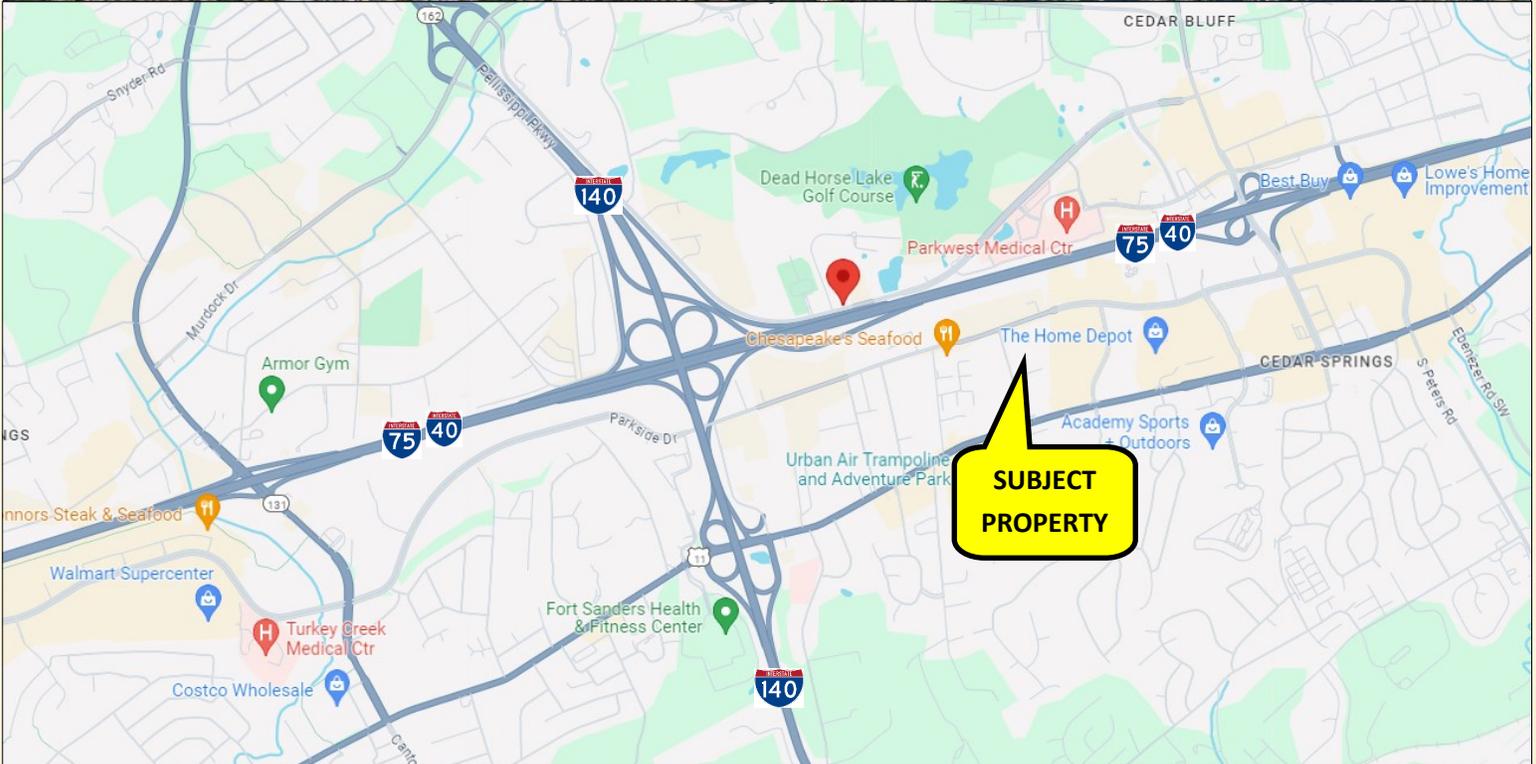
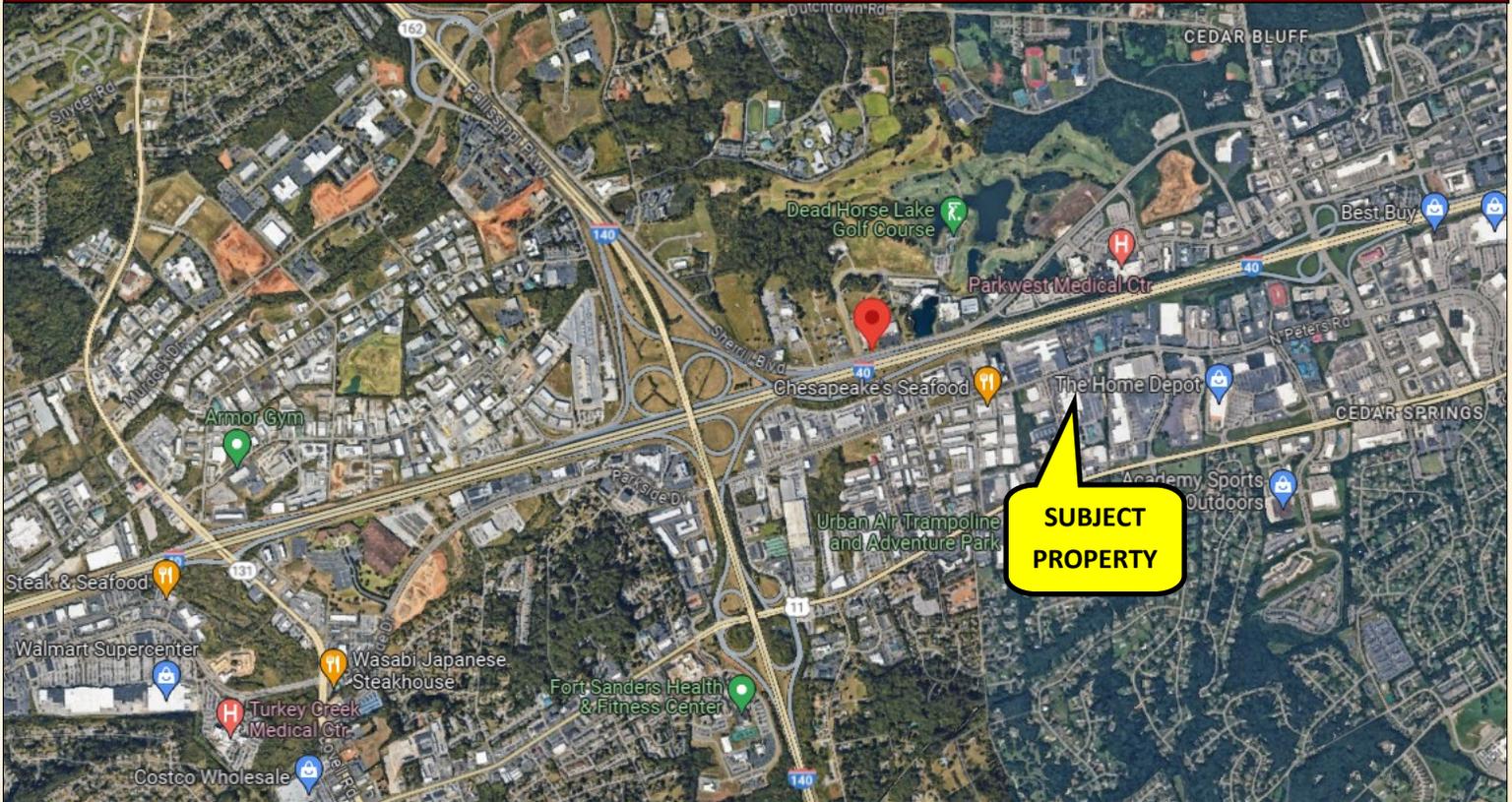
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## Regional Map



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Trade Area Aerial



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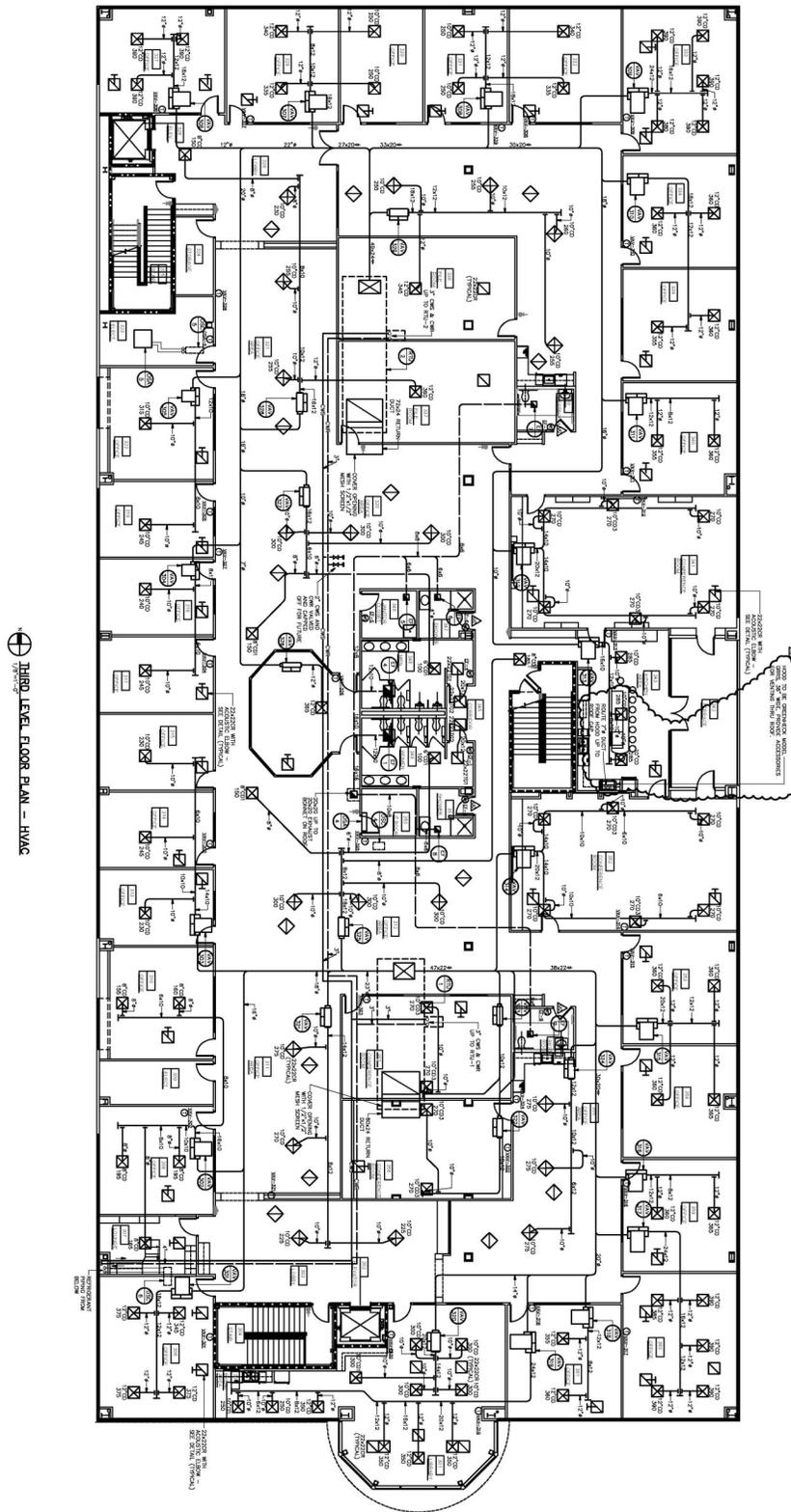
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# Floor Plans



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**Interior Photos**



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**Exterior Photos**



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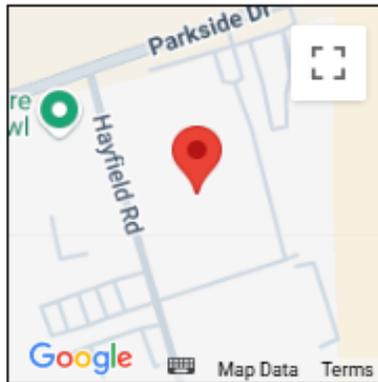
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**Demographics**



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

Address: 9600 Parkside Drive Knoxville TN  
 Latitude: 35° : 54' : 42"  
 Longitude: -84° : 06' : 11"



Description	3 Miles	5 Miles	7 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	42,170	100,036	141,899
Population (4/1/2010)	47,394	117,430	167,521
Population (4/1/2020)	52,388	137,706	194,028
Population (1/1/2024)	55,213	144,990	204,259
Population (1/1/2029)	58,224	152,878	215,326
Percent Growth (2024/2020)	5.39	5.29	5.27
Percent Forecast (2029/2024)	5.45	5.44	5.42
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	17,737	41,029	57,940
Households (4/1/2010)	20,149	48,904	68,954
Households (4/1/2020)	21,896	56,754	78,667
Households (1/1/2024)	23,600	61,148	84,742
Households (1/1/2029)	25,162	65,188	90,321
Percent Growth (2024/2020)	7.78	7.74	7.72
Percent Forecast (2029/2024)	6.62	6.61	6.58
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	37.4	38.4	39.1
Male	26,540	70,263	98,750
Female	28,673	74,727	105,509
Density	2,084.0	1,785.0	1,394.4
Urban	55,213	141,606	192,170
Rural	0	3,384	12,089

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**Demographics**

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2024)	23,600	61,148	84,742
Families	15,006	39,662	56,537
Non-Family Households	8,594	21,486	28,205
Average Size of Household	2.33	2.35	2.39
Median Age of Householder	50.3	50.3	51.2
Median Value Owner Occupied (\$)	312,056	324,060	328,687
Median Rent (\$)	1,100	1,142	1,104
Median Vehicles Per Household	2.3	2.4	2.4
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	24,978	64,445	89,166
Housing, Owner Occupied	15,596	40,700	59,178
Housing, Renter Occupied	8,004	20,448	25,564
Housing, Vacant	1,378	3,297	4,424
<b>POPULATION BY RACE</b>			
White Alone	42,518	114,395	162,205
Black Alone	2,921	6,927	9,836
Asian Alone	3,049	7,104	9,493
American Indian and Alaska Native Alone	159	386	547
Other Race Alone	1,933	4,520	5,961
Two or More Races	4,633	11,658	16,217
<b>POPULATION BY ETHNICITY</b>			
Hispanic	4,039	9,420	12,726
White Non-Hispanic	41,475	111,878	158,576
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	2,438,192,217	7,165,876,728	10,311,742,802
Total Household Income (\$)	2,431,421,493	7,133,438,737	10,258,938,540
Median Household Income (\$)	81,756	85,552	87,952
Average Household Income (\$)	103,026	116,659	121,061
Per Capita Income (\$)	44,160	49,423	50,484
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	1,810,544	6,270,486	7,746,349
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	1,739,567.3	4,615,670.4	6,495,873.8
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	29,594	72,374	107,662
Establishments, Total (by Place of Work)	1,720	4,330	6,153
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	105	105	105
EASI Total Crime Index (US Avg=100; A=High)	64	66	62
EASI Weather Index (US Avg=100)	106	106	106
<b>BLOCK GROUP COUNT</b>	<b>27</b>	<b>70</b>	<b>105</b>

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