

Build-To-Suit Lease Opportunity
Blakely Court Office/Warehouse Development
Strawberry Plains & I-40 Interchange



Price Upon Request

Property Information

- ◆ Convenient to I-40/75; at Strawberry Plains Interchange
- ◆ 5,000 Sq Ft to 25,000 Sq Ft
- ◆ Build to Suit
- ◆ Designed to Client's Standards
- ◆ Traffic Counts: 74,140 on I-40
- ◆ 2 Exits from Sevierville, Gatlinburg, Pigeon Forge Interchange and 7 minutes to downtown Knoxville and I-75



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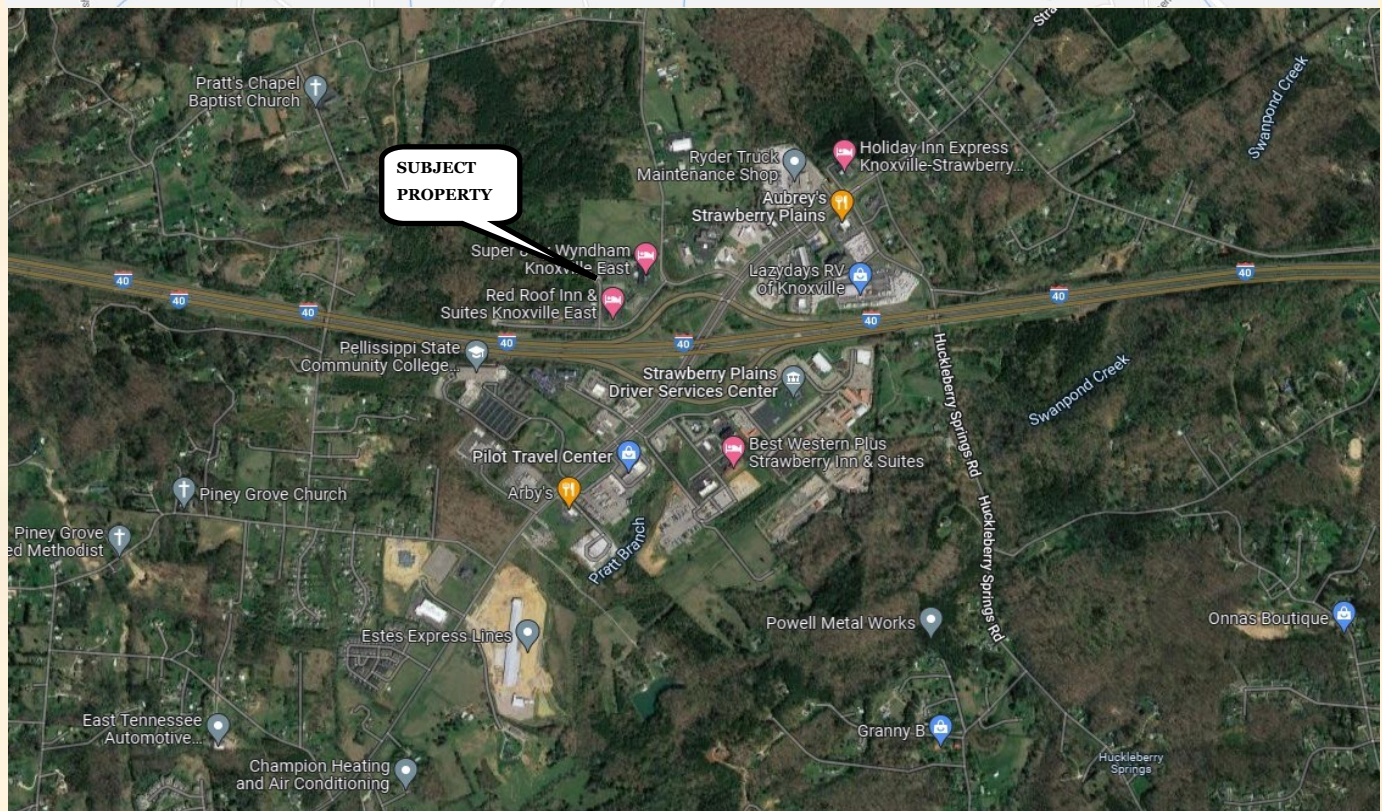
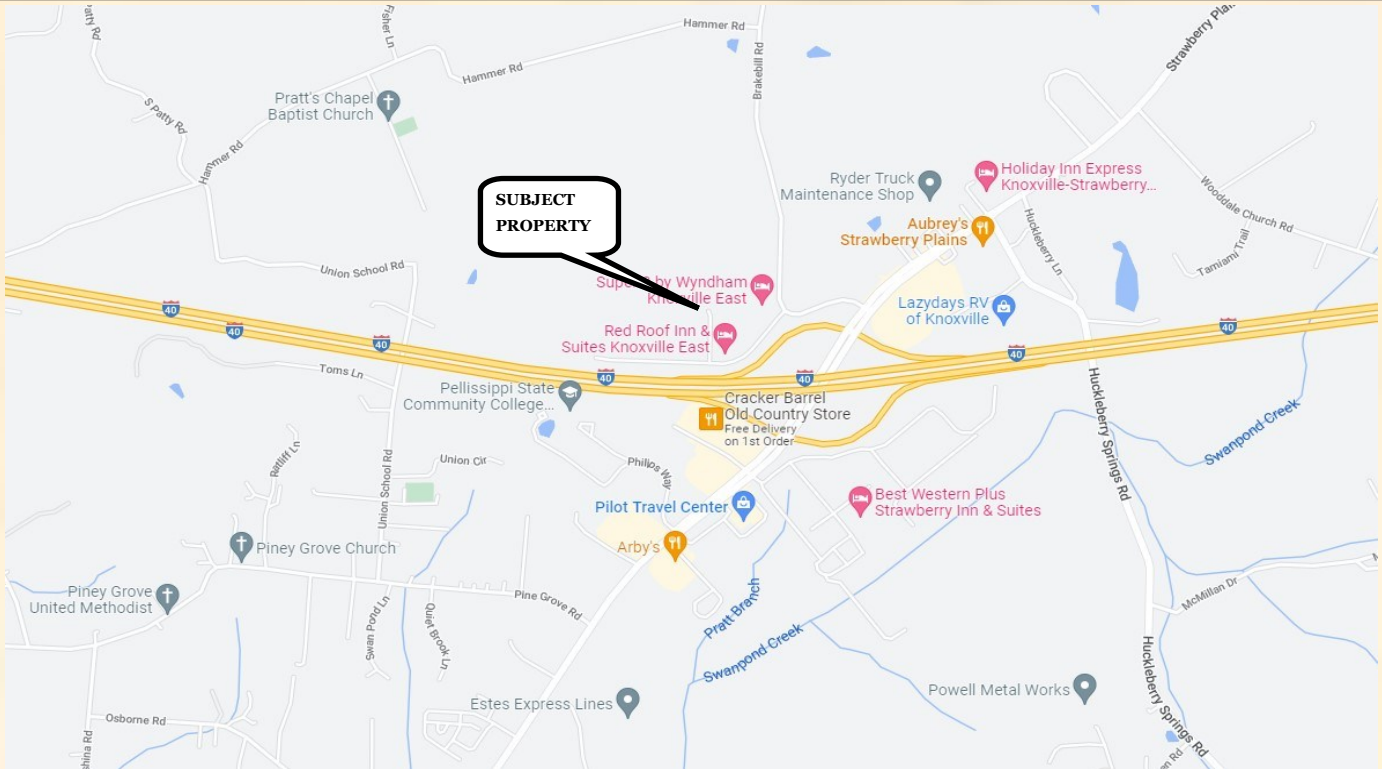
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Regional Map



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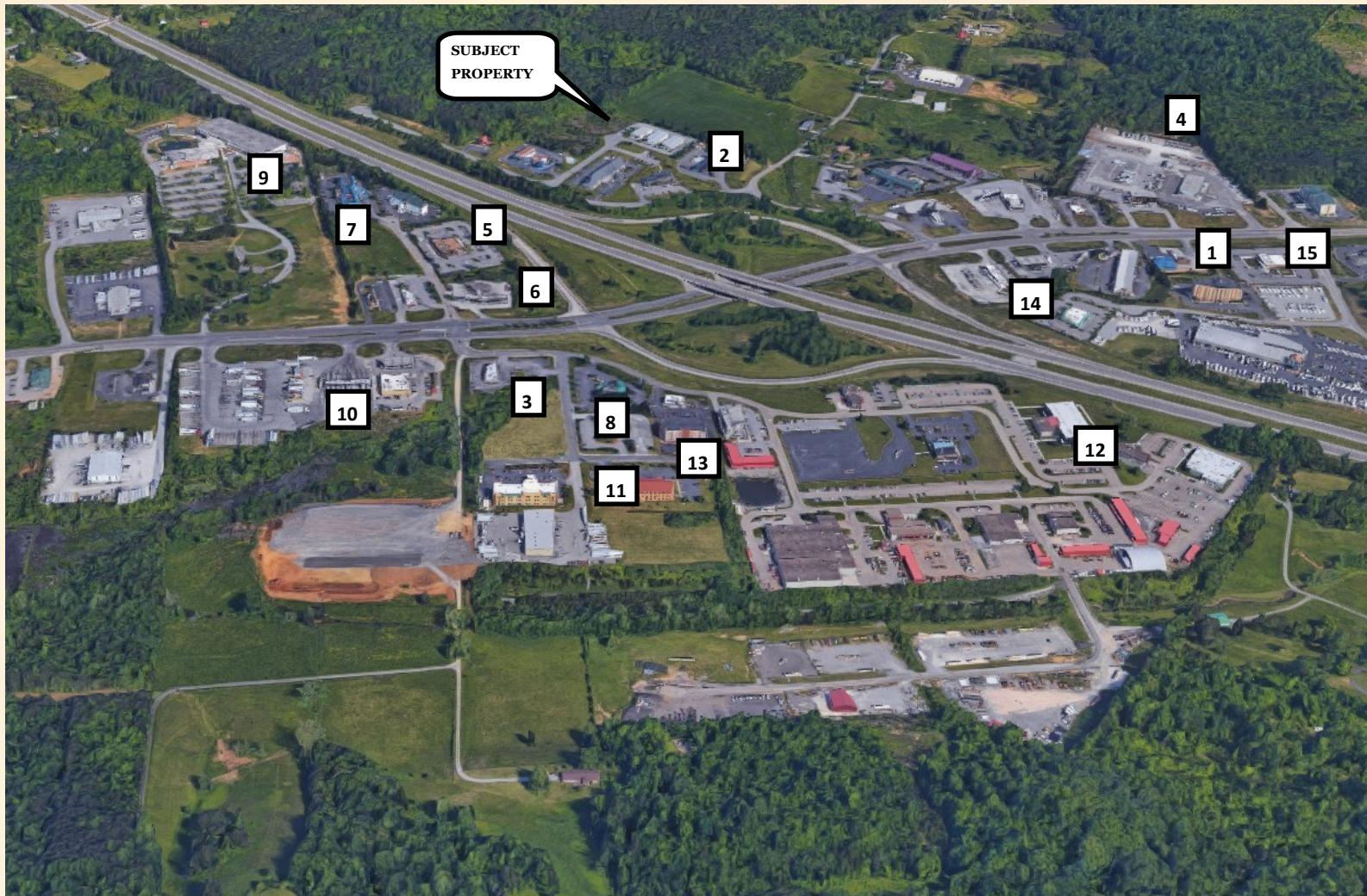
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Trade Area Aerial



- | | | |
|-------------------------------|--|--------------------------|
| 1. Hampton Inn | 7. Fairfield Inn | 13. Comfort Inn & Suites |
| 2. Super 8 | 8. Kentucky Fried Chicken | 14. McDonald's |
| 3. Burger King | 9. Pellissippi College | 15. Aubrey's |
| 4. Holiday Inn Express | 10. Pilot Fuel Center | |
| 5. Cracker Barrel | 11. Best Western | |
| 6. Weigel's convenience Store | 12. Tennessee Department of Transportation | |

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Aerial



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Demographics

6/22/22, 12:45 PM

Executive Summary

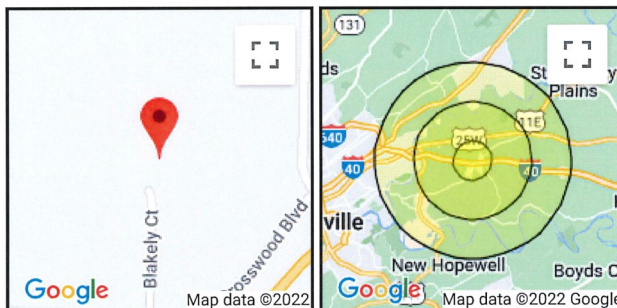


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 800 Blakely Ct Knoxville TN

Latitude: 36° : 00' : 18"

Longitude: -83° : 46' : 42"



Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	450	5,409	22,758
Population (4/1/2000)	1,074	5,955	24,007
Population (4/1/2010)	1,695	7,618	26,235
Population (1/1/2021)	1,922	8,541	29,201
Population (1/1/2026)	1,940	8,618	29,489
Percent Growth (2021/2010)	13.39	12.12	11.31
Percent Forecast (2026/2021)	0.94	0.90	0.99
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	174	2,056	8,866
Households (4/1/2000)	439	2,386	9,865
Households (4/1/2010)	708	3,091	10,721
Households (1/1/2021)	804	3,471	11,954
Households (1/1/2026)	809	3,491	12,032
Percent Growth (2021/2010)	13.56	12.29	11.50
Percent Forecast (2026/2021)	0.62	0.58	0.65
GENERAL POPULATION CHARACTERISTICS			
Median Age	42.0	47.1	45.5
Male	891	4,164	14,215
Female	1,031	4,377	14,986
Density	485.1	330.6	333.1
Urban	1,849	3,898	15,149
Rural	73	4,643	14,052
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2021)	804	3,471	11,954
Families	519	2,477	8,261
Non-Family Households	285	994	3,693
Average Size of Household	2.39	2.46	2.44

<https://www.easidemographics.com/cgi-bin/site.exe>

1/3

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Median Age of Householder	56.5	57.7	56.8
Median Value Owner Occupied (\$)	131,148	153,405	139,183
Median Rent (\$)	345	522	536
Median Vehicles Per Household	2.4	2.4	2.3

GENERAL HOUSING CHARACTERISTICS

Housing, Units	891	3,880	13,641
Housing, Owner Occupied	564	2,865	9,361
Housing, Renter Occupied	240	606	2,593
Housing, Vacant	87	409	1,687

POPULATION BY RACE

White Alone	1,723	7,811	23,953
Black Alone	118	460	4,142
Asian Alone	13	43	233
American Indian and Alaska Native Alone	4	36	75
Other Race Alone	40	95	396
Two or More Races	24	96	402

POPULATION BY ETHNICITY

Hispanic	53	151	607
White Non-Hispanic	1,693	7,736	23,662

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	66,097,560	303,861,552	949,056,935
Total Household Income (\$)	66,097,560	303,861,552	946,886,586
Median Household Income (\$)	67,407	70,094	62,539
Average Household Income (\$)	82,211	87,543	79,211
Per Capita Income (\$)	34,390	35,577	32,501

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	196,086	398,799	639,140
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	53,289.3	235,870.9	764,621.5
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	1,070	7,403	13,423
Establishments, Total (by Place of Work)	19	370	739

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	97	104	104
EASI Total Crime Index (US Avg=100; A=High)	174	105	103
EASI Weather Index (US Avg=100)	106	106	106

BLOCK GROUP COUNT	1	5	16
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Footnotes:

© 2021 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 1/1/2021 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031

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2/3

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