

636 E Emory Road
Powell TN



LAND FOR SALE OR LEASE

Property Information

- ◆ \$1,850,000 Purchase
- ◆ \$115,000 Ground Lease
- ◆ Traffic Count: E Emory Road 25,270; I-75 82,886
- ◆ Retail Nearby: Across from Regional Hospital and Medical Park Development, Kroger, Texas Roadhouse, Chick-fil-A, Starbucks, Weigel's, Ingles Grocery, and other multiple Regional and National Tenants
- ◆ **Demographics:**

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	5,910	40,307	105,020
Avg Household Income:	\$100,971	\$90,664	\$77,803

Will Sims

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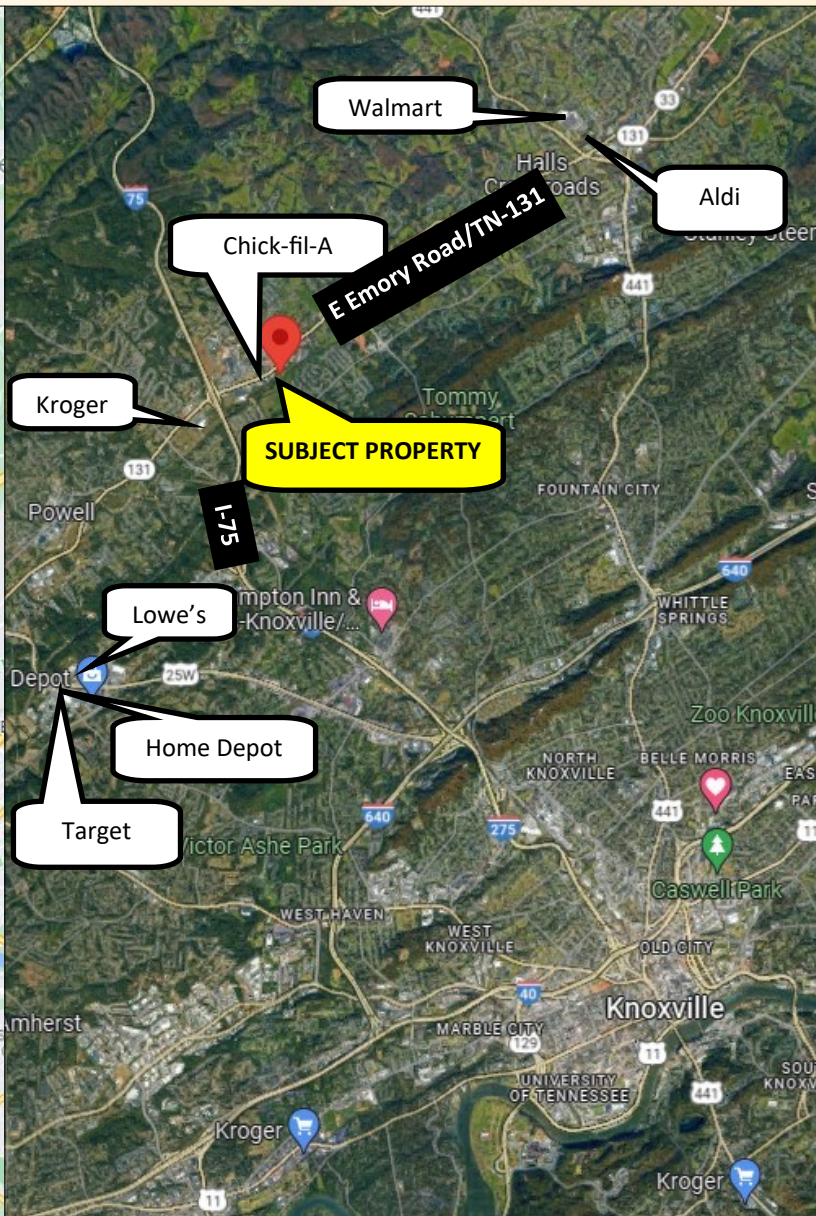
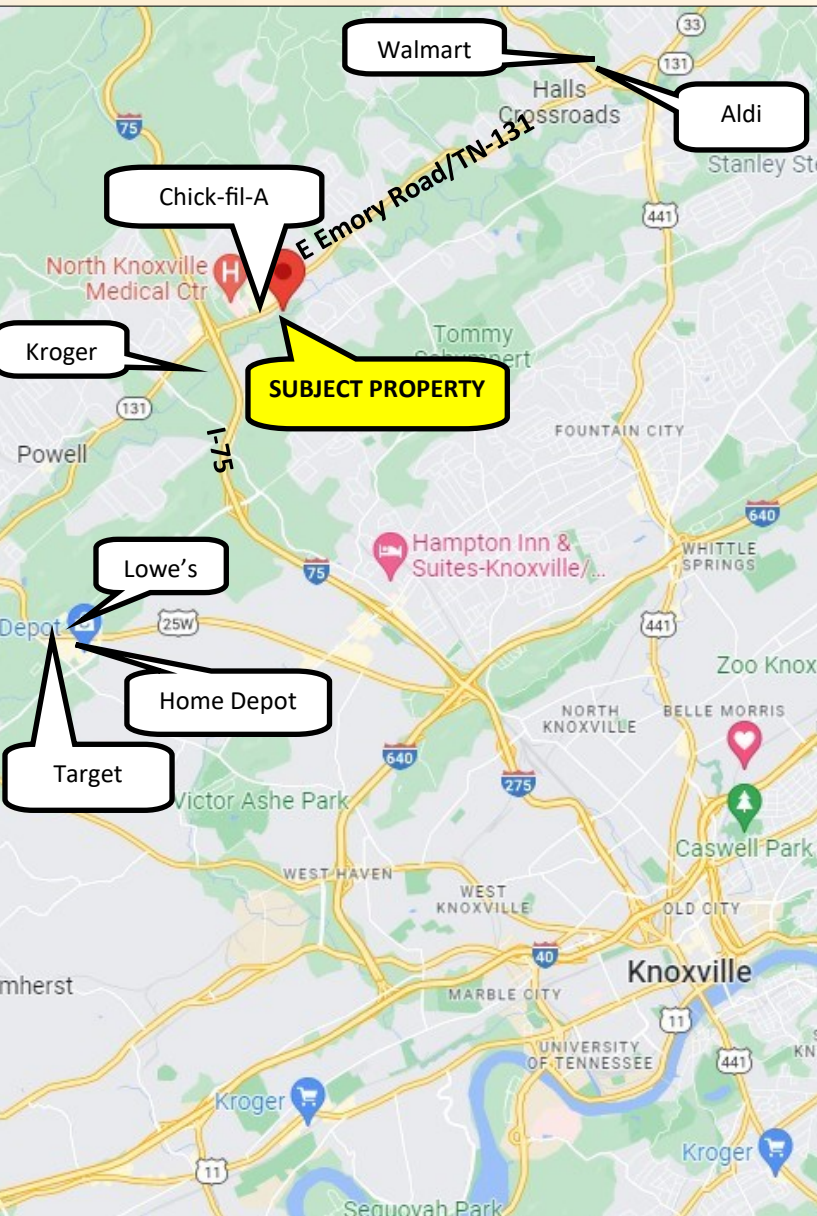
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Regional Map



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Trade Area Aerial



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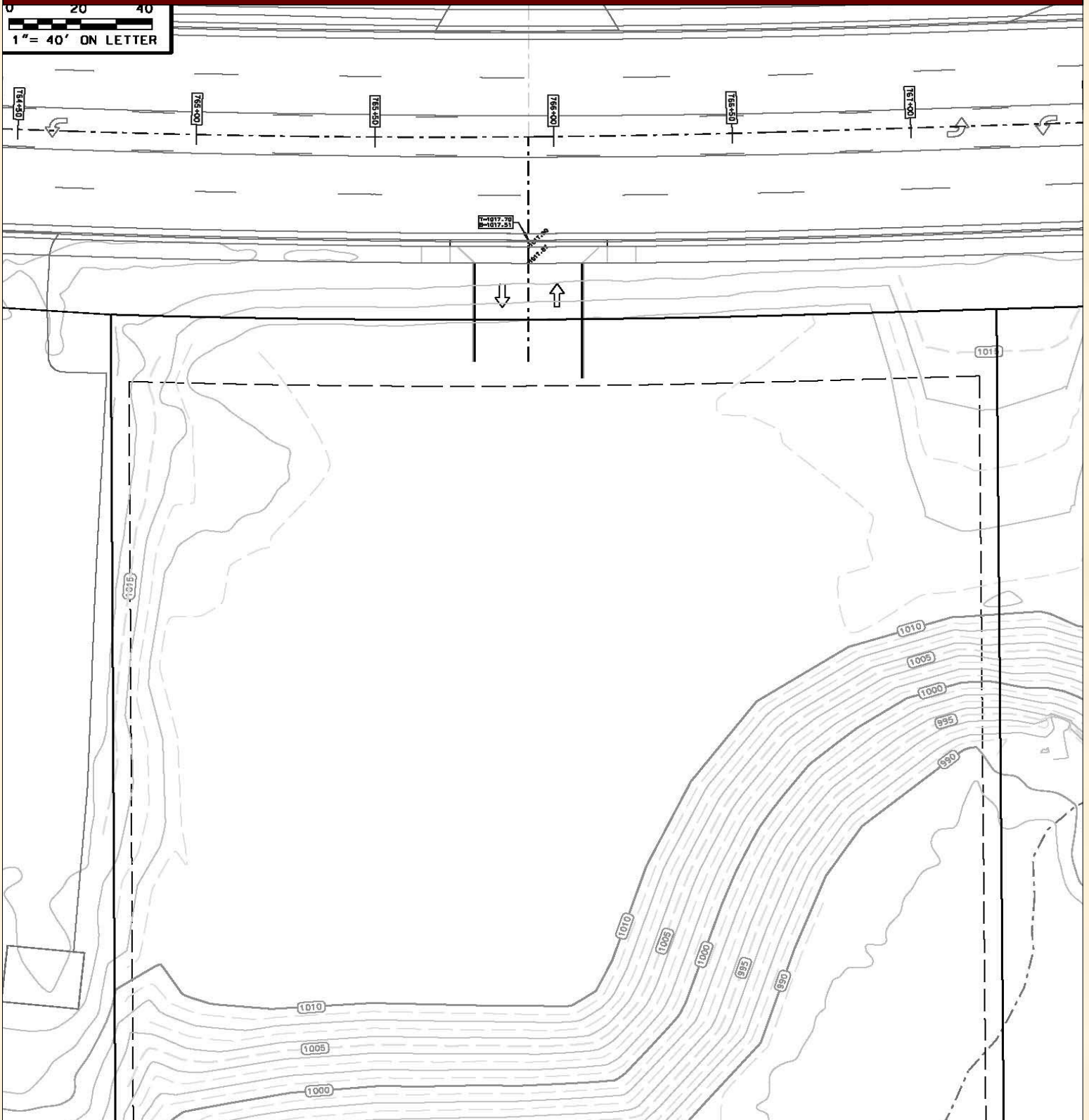
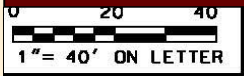
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Site Plan



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Aerial Photos



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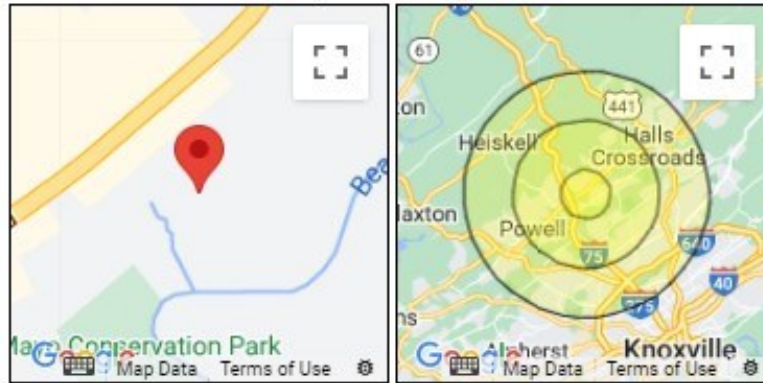
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Demographics



EASI Updated Site Selection Reports & Analysis
Executive Summary

Address: 636 E Emory Road Knoxville TN
 Latitude: 36° : 03' : 07"
 Longitude: -83° : 59' : 20"



Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/2000)	4,331	29,648	83,765
Population (4/1/2010)	5,246	35,115	95,389
Population (4/1/2020)	5,839	39,311	102,976
Population (1/1/2022)	5,910	40,307	105,020
Population (1/1/2027)	6,177	42,131	109,792
Percent Growth (2022/2020)	1.22	2.53	1.98
Percent Forecast (2027/2022)	4.52	4.53	4.54
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	1,633	12,231	35,574
Households (4/1/2010)	2,079	14,537	40,252
Households (4/1/2020)	2,361	16,185	43,128
Households (1/1/2022)	2,445	16,984	45,014
Households (1/1/2027)	2,575	17,889	47,415
Percent Growth (2022/2020)	3.56	4.94	4.37
Percent Forecast (2027/2022)	5.32	5.33	5.33
GENERAL POPULATION CHARACTERISTICS			
Median Age	34.2	37.3	37.8
Male	2,875	19,318	50,307
Female	3,035	20,989	54,713
Density	1,365.0	1,264.1	1,357.3
Urban	5,570	38,561	100,678
Rural	340	1,746	4,342

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2022)	2,445	16,984	45,014
Families	1,644	11,237	28,279
Non-Family Households	801	5,747	16,735
Average Size of Household	2.39	2.35	2.32
Median Age of Householder	48.6	51.2	51.6
Median Value Owner Occupied (\$)	172,656	188,116	163,836
Median Rent (\$)	1,053	716	682
Median Vehicles Per Household	2.3	2.3	2.3
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	2,628	17,971	47,857
Housing, Owner Occupied	1,653	12,014	29,601
Housing, Renter Occupied	792	4,970	15,413
Housing, Vacant	183	987	2,843
POPULATION BY RACE			
White Alone	5,215	34,517	84,741
Black Alone	191	1,601	7,558
Asian Alone	54	496	1,220
American Indian and Alaska Native Alone	28	208	632
Other Race Alone	65	1,162	4,026
Two or More Races	357	2,323	6,843
POPULATION BY ETHNICITY			
Hispanic	215	2,268	7,479
White Non-Hispanic	5,104	33,672	82,038
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	248,888,546	1,548,655,296	3,515,754,332
Total Household Income (\$)	246,873,724	1,539,837,004	3,502,239,753
Median Household Income (\$)	69,318	68,545	60,167
Average Household Income (\$)	100,971	90,664	77,803
Per Capita Income (\$)	42,113	38,421	33,477
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	102,109	887,884	2,035,127
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	157,046.6	1,088,167.4	2,749,663.5
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	782	6,683	23,289
Establishments, Total (by Place of Work)	110	488	1,561
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	104	102	101
EASI Total Crime Index (US Avg=100; A=High)	62	77	97
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT			
	3	23	65

Footnotes:

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All estimates are as of 1/1/2022 unless otherwise stated.

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