

111 EPLEY ROAD
NEWPORT, TN
FRONTING HWY-321



COMMERCIAL OUTPARCEL FOR LEASE

Property Information

- ◆ 1.17 Acres
- ◆ Ground Lease or Build-to-Suit
- ◆ Call for pricing
- ◆ Immediate access to I-40
- ◆ C-3 Zoning
- ◆ Traffic Count: 30,777 I-40; 21,321 US-321
- ◆ Retail Nearby: Lowe's, Bojangles, Marshalls, Walmart, Papa Johns, Wendy's, Cracker Barrel, Holiday Inn Express
- ◆ **Demographics:**

	<u>5-Mile</u>	<u>7-Mile</u>	<u>10-Mile</u>
Population:	23,168	29,521	40,060
Avg Household Income:	\$55,425	\$58,978	\$62,137

Will Wegner

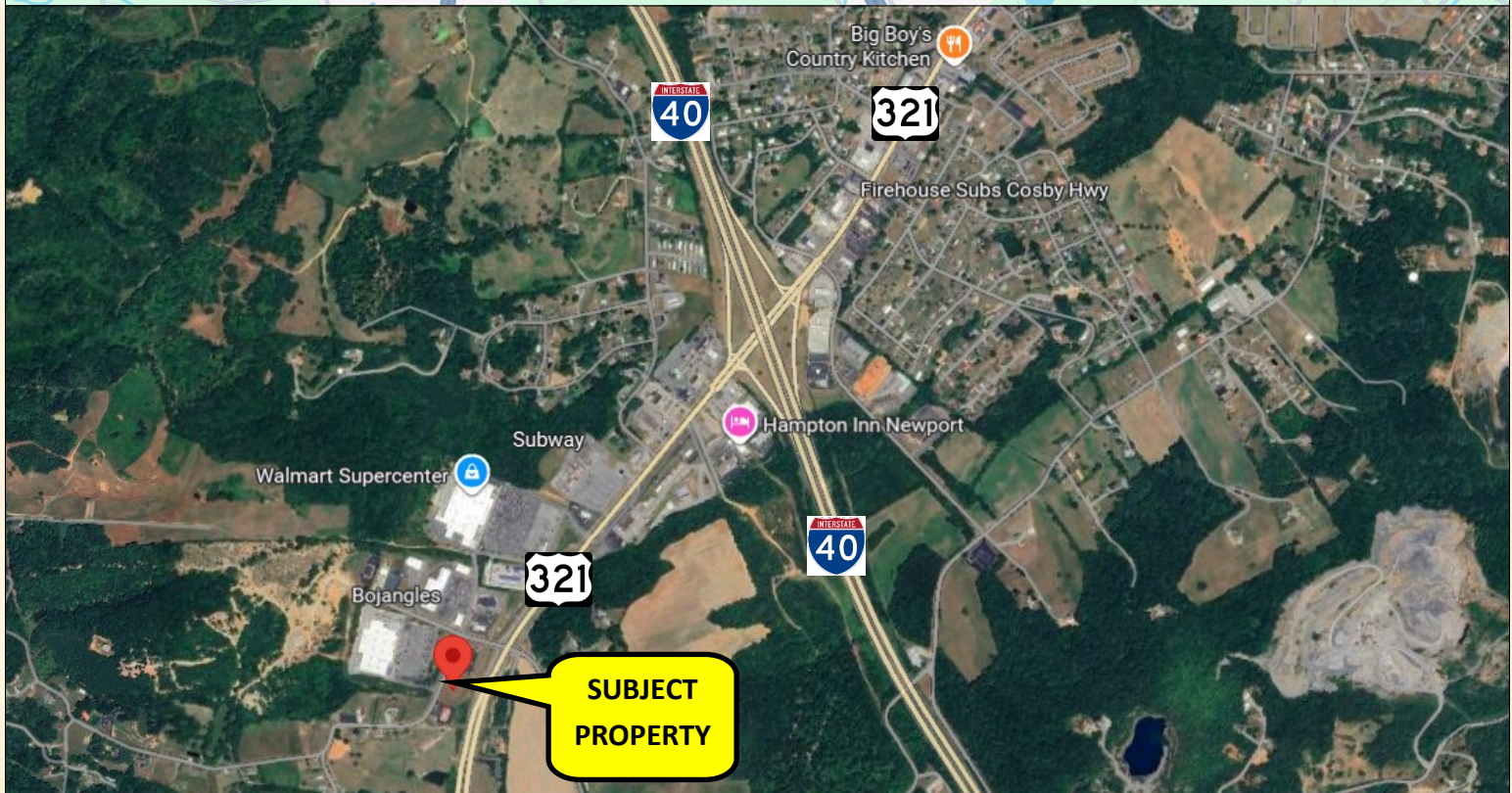
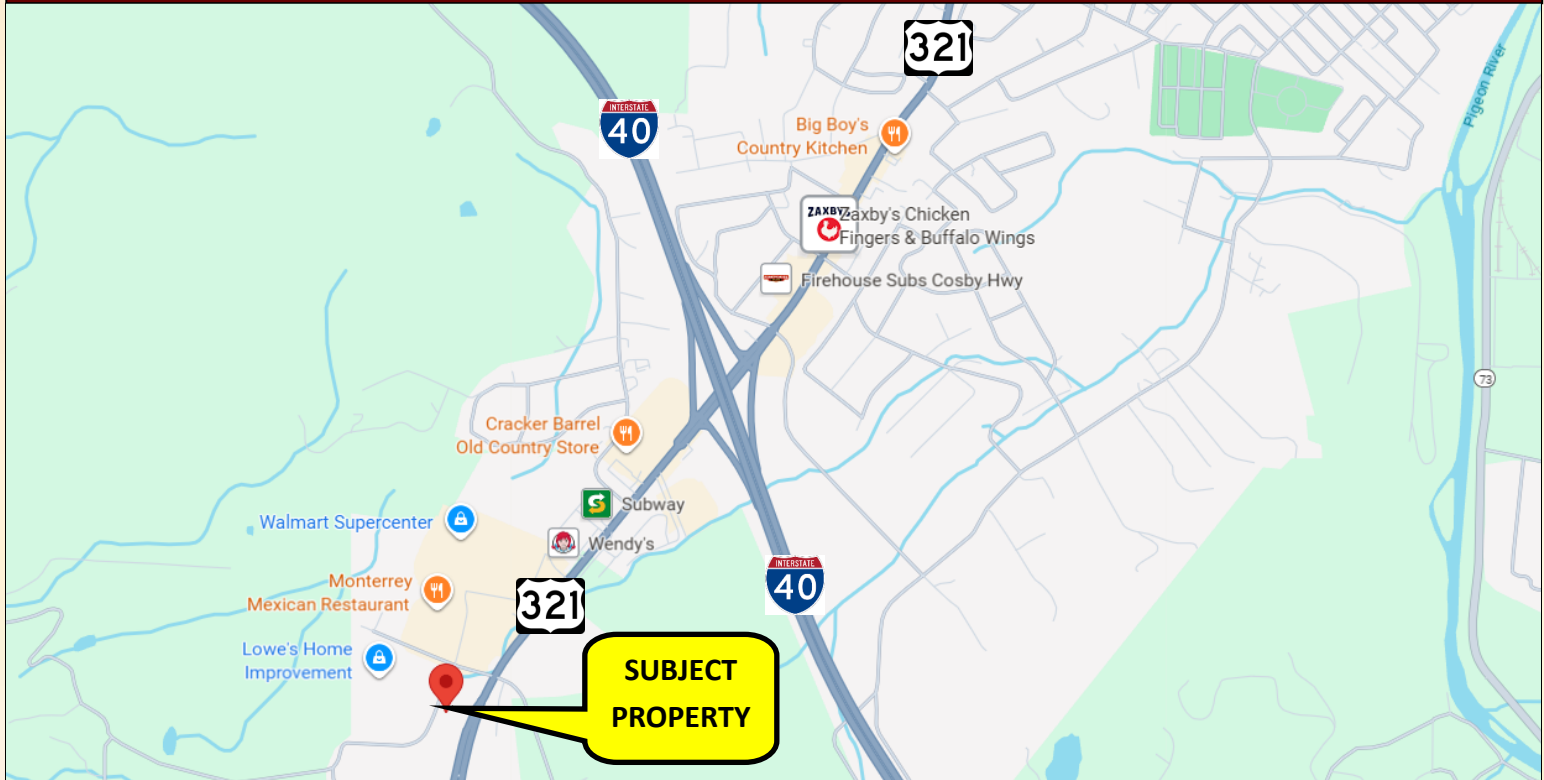
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Regional Map



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Trade Area Aerial



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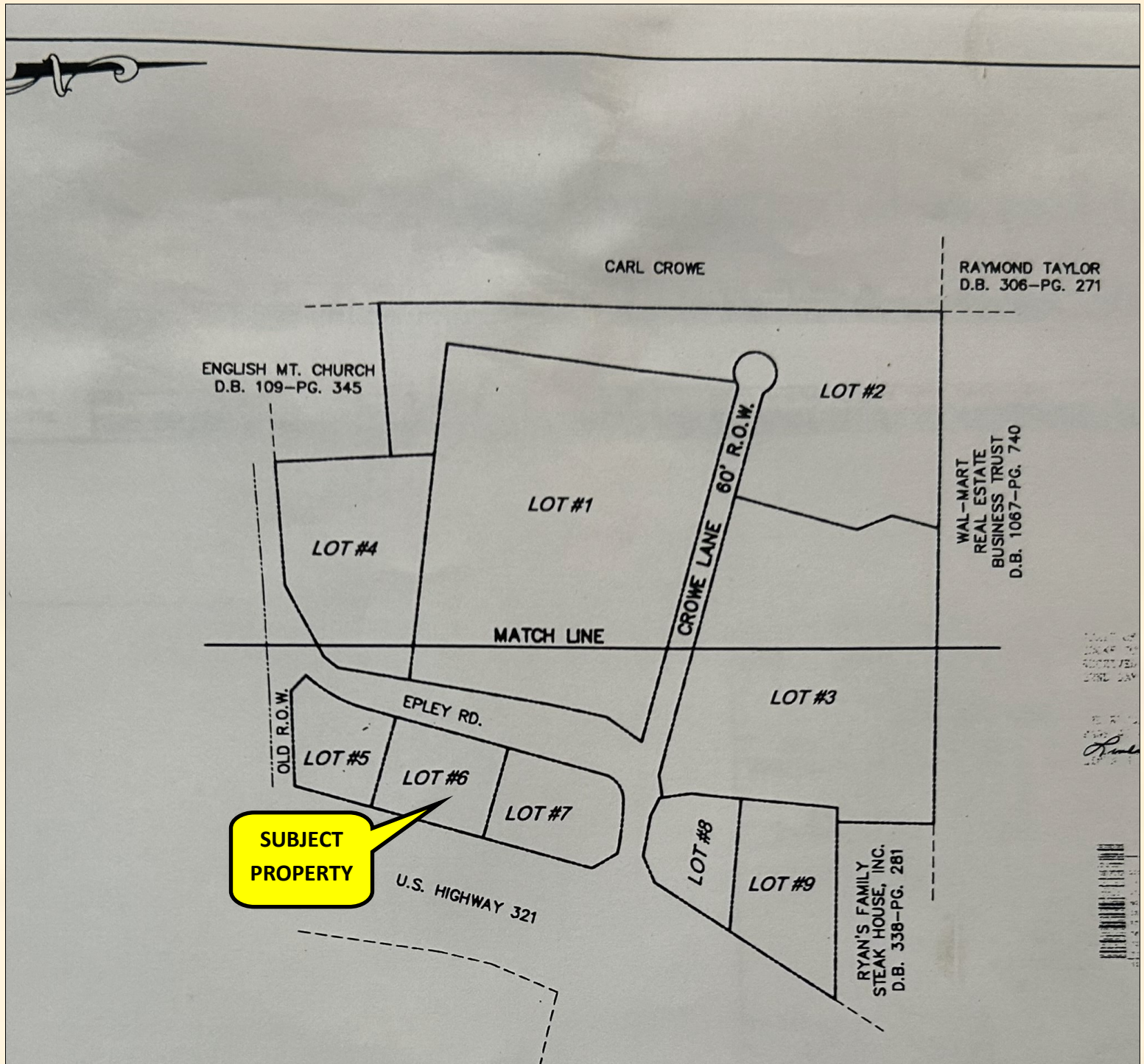
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Concept Site Plan



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Survey



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Zoning

C-3 Interstate Highway Business District. It is the purpose and intent of this district to provide for interstate highway oriented commercial areas adjacent to interstate highway interchanges. The regulations are designed to encourage concentrations of commercial activities associated with interstate highway traffic while also encouraging groupings of compatible commercial activities in which parking and traffic congestion can be reduced to a minimum. Therefore, prior to issuance of building permits for all new construction, site plans, as required by Section 11-310, shall be reviewed and approved by the planning commission to determine if the projects meet all requirements and are in keeping with the comprehensive planning program of the City of Newport, Tennessee. When proposed uses are adjacent to residential districts, a buffer strip shall be planted and maintained.

In order to achieve the purpose and intent of the C-3 Interstate Highway Business District, as shown on the zoning map of the Newport, Tennessee, the following regulations apply and uses are permitted.

1. Retail businesses, including automobile and mobile home sales.
2. Lodges, clubs, hotels, motels, restaurants, and other similar services.
3. Gasoline service stations as regulated in Section 11-314.
4. Planned Commercial developments as regulated in Section 11-308.
5. Personal, business, and professional services and offices, excluding junkyards and other similar uses.

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Demographics

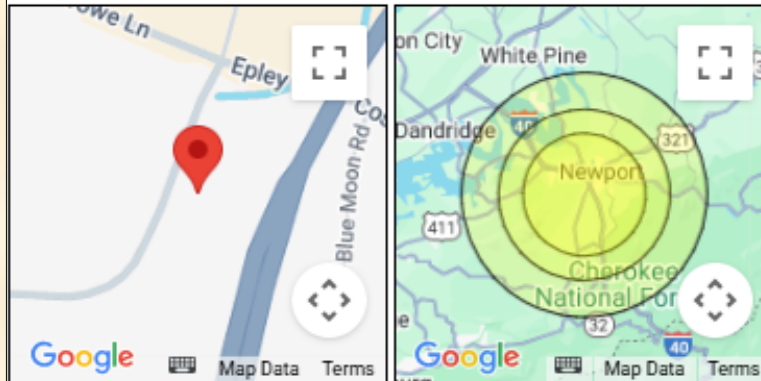


EASI Updated Site Selection Reports & Analysis **Executive Summary**

Address: 111 Epley Road, Newport TN

Latitude: 35° : 56' : 22"

Longitude: -83° : 12' : 45"



Description	5 Miles	7 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/2000)	20,412	25,577	33,924
Population (4/1/2010)	21,782	27,453	37,214
Population (4/1/2020)	21,874	27,738	37,610
Population (1/1/2025)	23,168	29,521	40,060
Population (1/1/2030)	23,273	29,720	40,433
Percent Growth (2025/2020)	5.92	6.43	6.51
Percent Forecast (2030/2025)	0.45	0.67	0.93
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	8,463	10,578	13,926
Households (4/1/2010)	9,025	11,341	15,327
Households (4/1/2020)	9,256	11,758	15,854
Households (1/1/2025)	9,703	12,385	16,699
Households (1/1/2030)	9,713	12,432	16,727
Percent Growth (2025/2020)	4.83	5.33	5.33
Percent Forecast (2030/2025)	0.10	0.38	0.17
GENERAL POPULATION CHARACTERISTICS			
Median Age	44.5	45.3	46.0
Male	10,673	14,040	19,505
Female	12,495	15,481	20,555
Density	203.8	171.0	131.4
Urban	12,473	12,523	13,418
Rural	10,695	16,998	26,642

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GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2025)	9,703	12,385	16,699
Families	6,773	8,800	11,721
Non-Family Households	2,930	3,585	4,978
Average Size of Household	2.35	2.36	2.38
Median Age of Householder	58.2	59.1	58.9
Median Value Owner Occupied (\$)	128,538	140,426	147,557
Median Rent (\$)	470	529	523
Median Vehicles Per Household	2.3	2.4	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	10,798	13,950	19,118
Housing, Owner Occupied	6,662	8,480	12,110
Housing, Renter Occupied	3,041	3,905	4,589
Housing, Vacant	1,095	1,565	2,419
POPULATION BY RACE			
White Alone	20,592	26,333	35,967
Black Alone	554	649	680
Asian Alone	119	154	189
American Indian and Alaska Native Alone	101	118	154
Other Race Alone	265	343	569
Two or More Races	1,537	1,924	2,501
POPULATION BY ETHNICITY			
Hispanic	729	919	1,369
White Non-Hispanic	20,341	26,011	35,445
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	552,193,753	744,842,568	1,052,188,897
Total Household Income (\$)	537,789,001	730,437,816	1,037,619,297
Median Household Income (\$)	44,571	46,114	46,990
Average Household Income (\$)	55,425	58,978	62,137
Per Capita Income (\$)	23,834	25,231	26,265
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	450,145	463,061	579,342
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	692,978.9	898,639.4	1,227,810.0
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	4,130	4,252	5,759
Establishments, Total (by Place of Work)	314	340	506
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	105	104	104
EASI Total Crime Index (US Avg=100; A=High)	125	124	122
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	14	18	25

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Disclosure

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