

CENTURY PARK BUILDING VI
10101 GLOBAL WAY, KNOXVILLE TN



NEW CONSTRUCTION SECOND FLOOR OFFICES FOR LEASE

Property Information

- ◆ **1,200 sq. ft.**
- ◆ **\$29.85 per sq. ft. base rent for the first three years, then 3% increase per year thereafter for a base Lease term of 10 years**
- ◆ **Tenant Finish Allowance above warm dark shell Landlord delivery of \$50.00 per usable square foot**
- ◆ **Traffic Count: 170,970 I-40/75; 76,983 Pellissippi Parkway; 18,763 Lovell Road**
- ◆ **Retail Nearby: Brown Squirrel Furniture, Target, Walmart, Chick-fil-A, Turkey Creek Medical Center**
- ◆ **Demographics:**

| | <u>3-Mile</u> | <u>5-Mile</u> | <u>7-Mile</u> |
|-----------------------|----------------------|----------------------|----------------------|
| Population: | 45,855 | 126,158 | 200,463 |
| Avg Household Income: | \$106,103 | \$109,817 | \$119,511 |

Matthew Castle

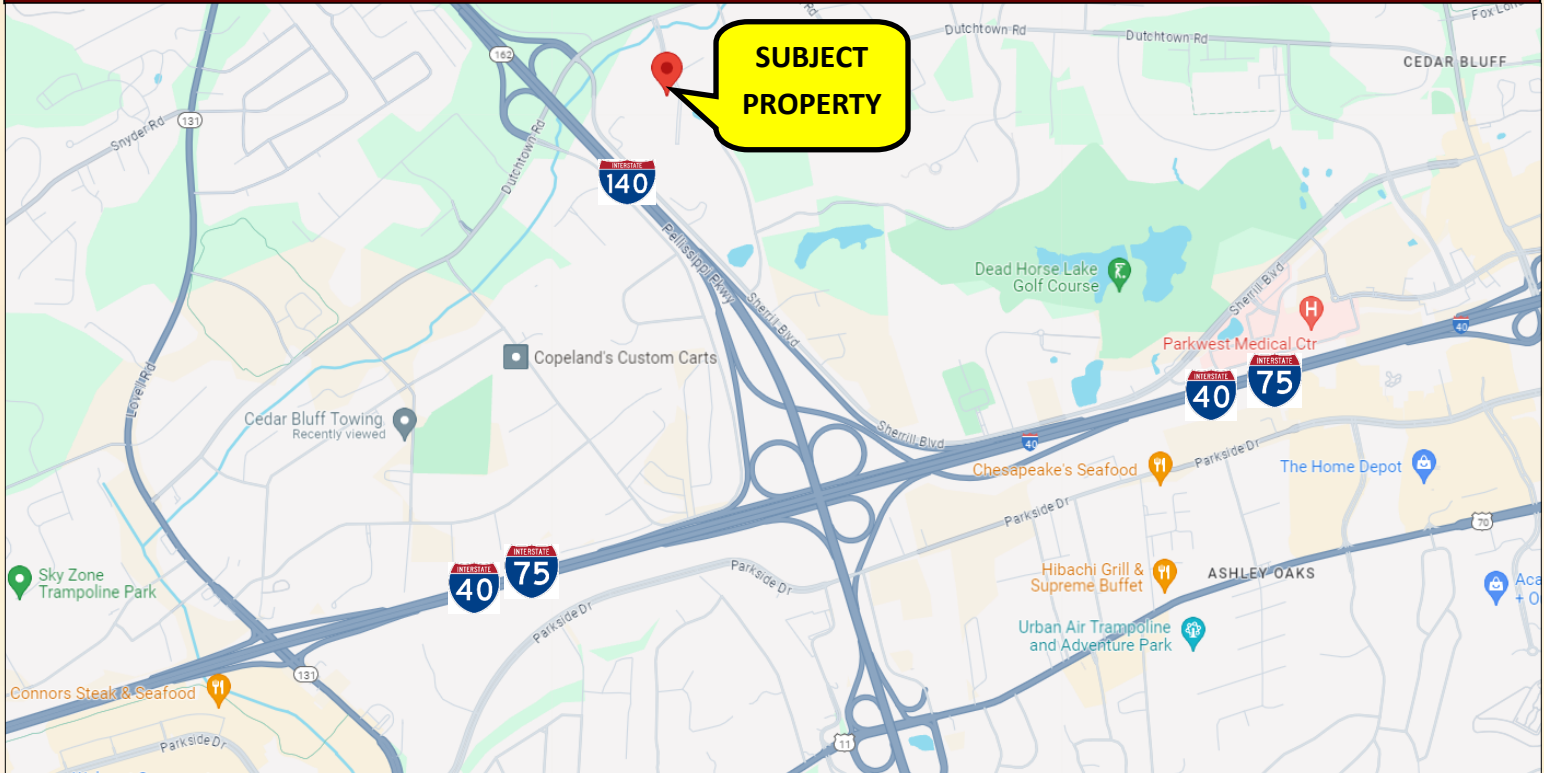
7216 Wellington Drive, Suite One

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Regional Map



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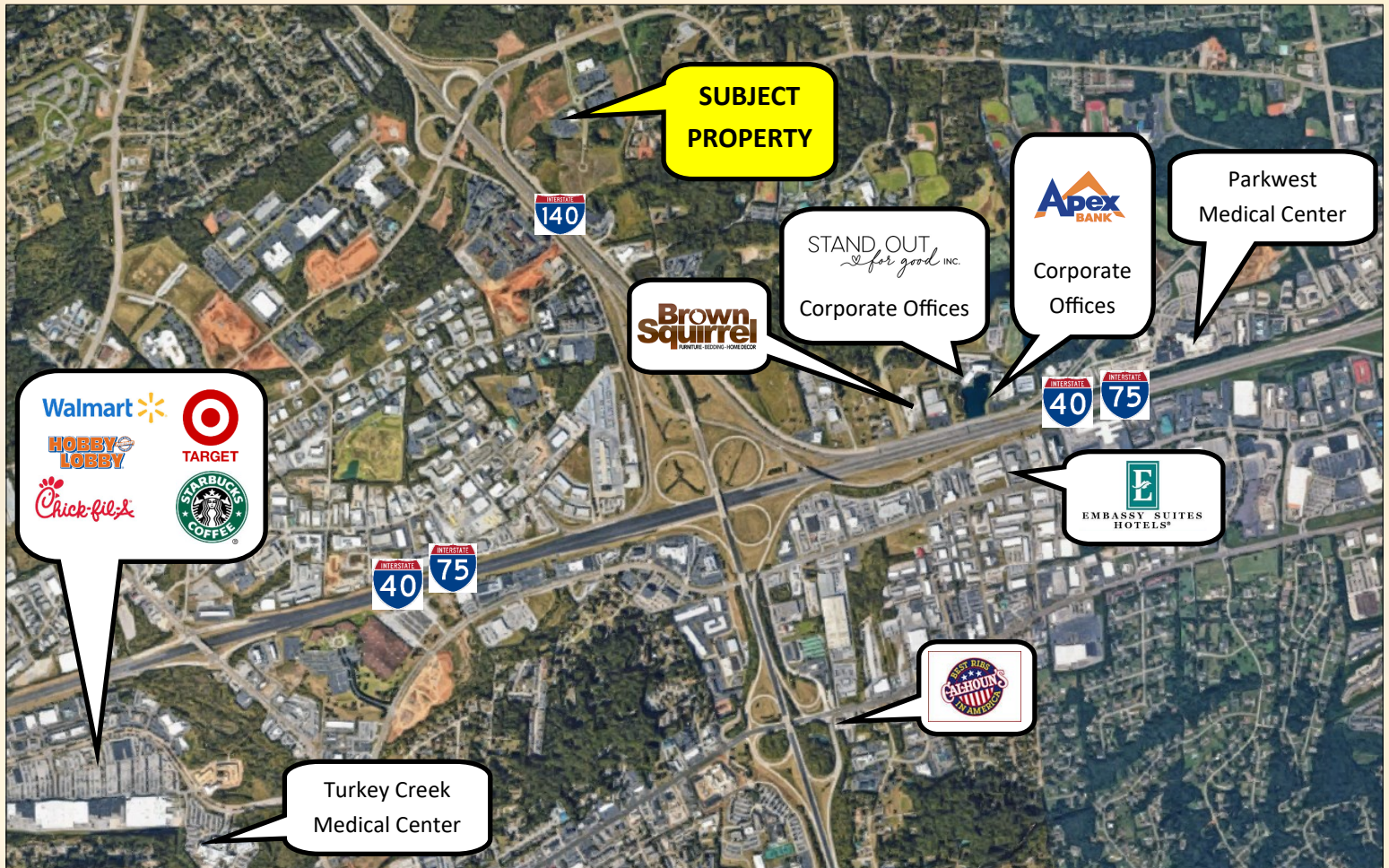
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Trade Area Aerial



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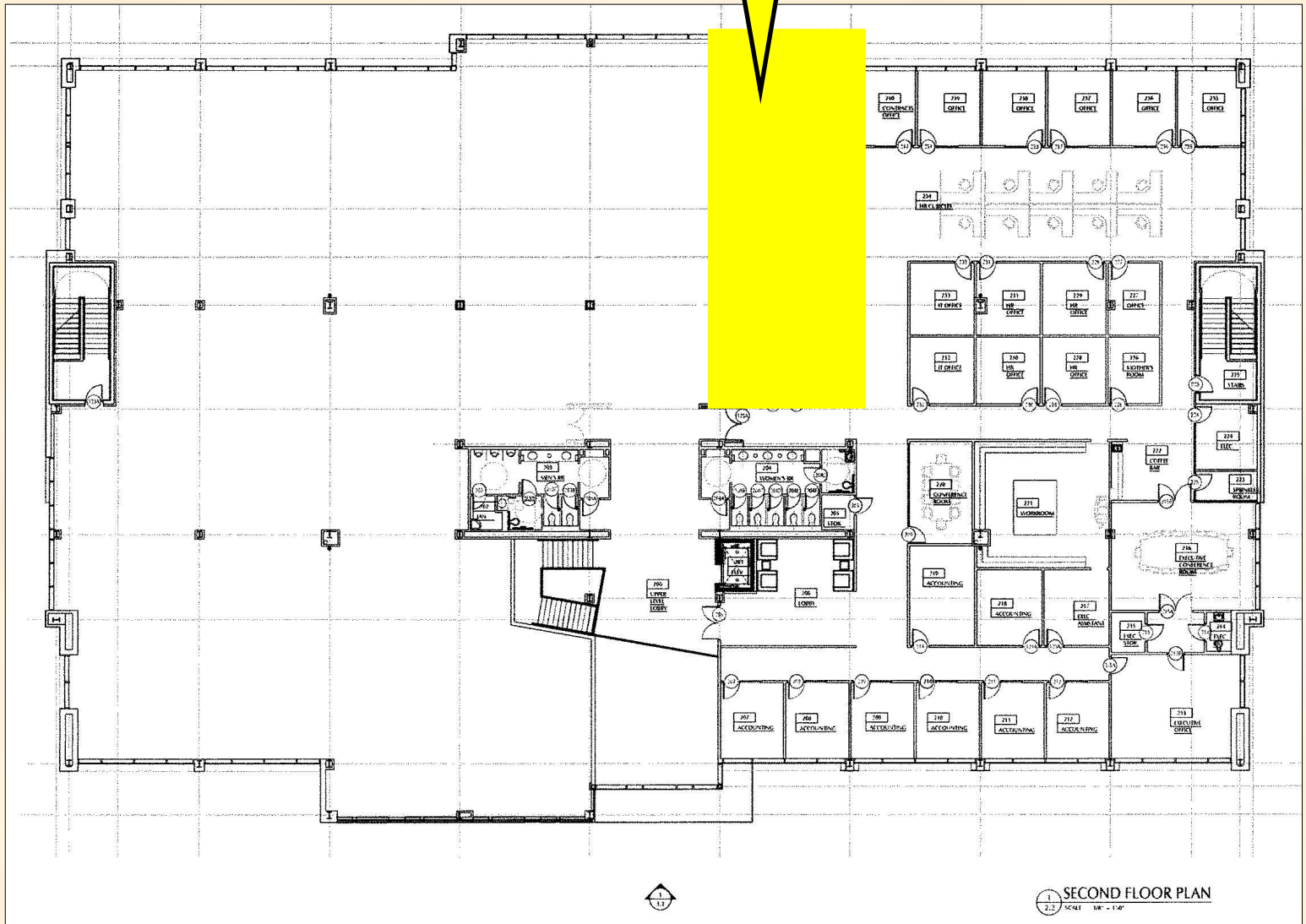
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Concept Floor Plans

**SUBJECT
PROPERTY**



Floorplan and build-out to be designed

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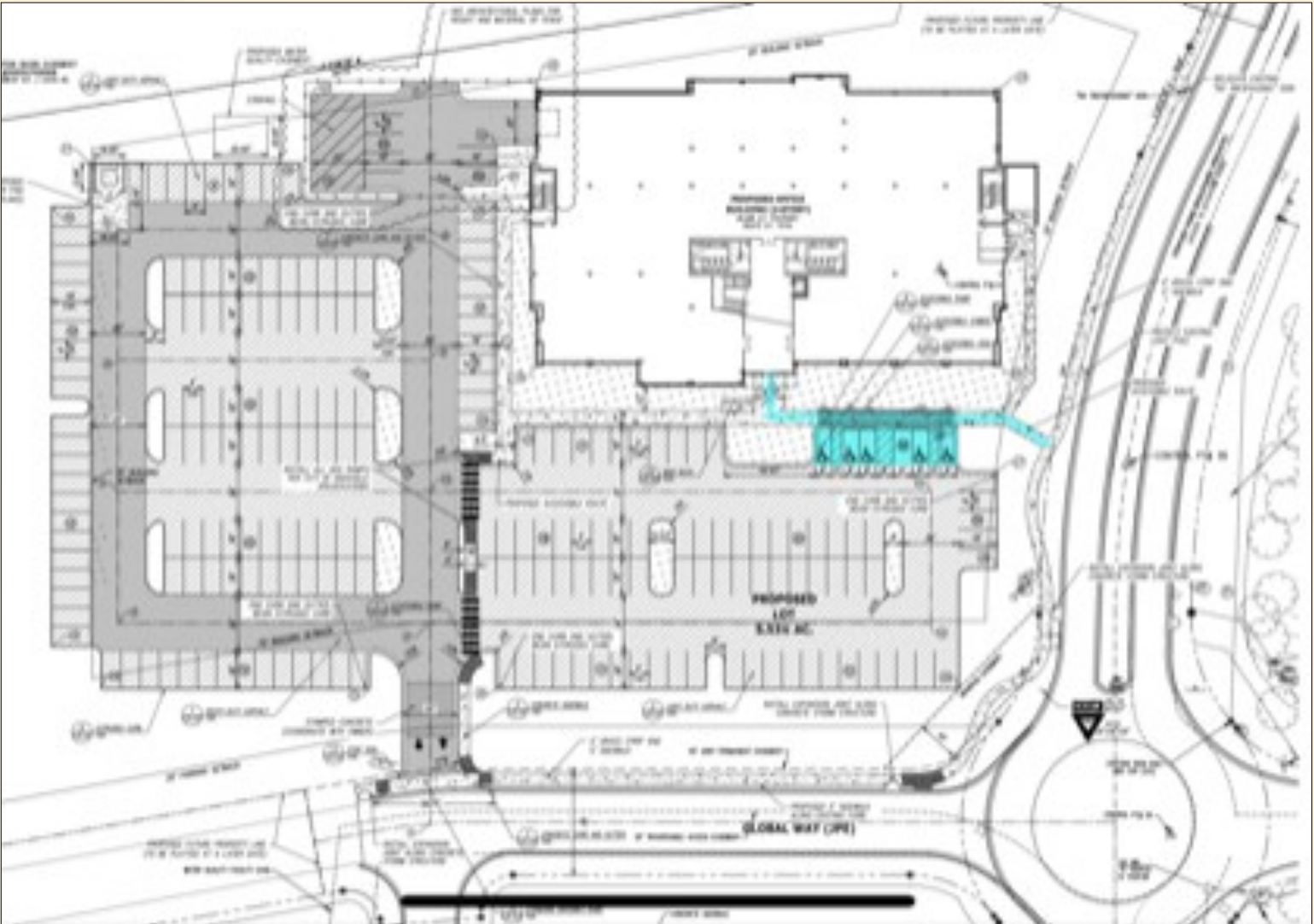
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Site Plan

Site Plan



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Exterior Photos



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Interior Photo



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Interior Photos



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Demographics



EASI Updated Site Selection Reports & Analysis Executive Summary

Latitude: 35° : 55' : 34"

Longitude: -84° : 07' : 42"



| Description | 3 Miles | 5 Miles | 7 Miles |
|---|---------|---------|---------|
| POPULATION BY YEAR | | | |
| Population (4/1/2000) | 30,870 | 85,399 | 137,735 |
| Population (4/1/2010) | 36,167 | 103,026 | 166,958 |
| Population (4/1/2020) | 43,718 | 120,875 | 192,506 |
| Population (1/1/2023) | 45,855 | 126,158 | 200,463 |
| Population (1/1/2028) | 48,021 | 132,126 | 209,861 |
| Percent Growth (2023/2020) | 4.89 | 4.37 | 4.13 |
| Percent Forecast (2028/2023) | 4.72 | 4.73 | 4.69 |
| HOUSEHOLDS BY YEAR | | | |
| Households (4/1/2000) | 12,566 | 35,259 | 55,559 |
| Households (4/1/2010) | 15,017 | 43,072 | 68,127 |
| Households (4/1/2020) | 18,196 | 49,608 | 77,646 |
| Households (1/1/2023) | 19,528 | 53,039 | 82,824 |
| Households (1/1/2028) | 20,685 | 56,168 | 87,694 |
| Percent Growth (2023/2020) | 7.32 | 6.92 | 6.67 |
| Percent Forecast (2028/2023) | 5.92 | 5.90 | 5.88 |
| GENERAL POPULATION CHARACTERISTICS | | | |
| Median Age | 38.8 | 38.6 | 39.4 |
| Male | 22,464 | 61,808 | 98,090 |
| Female | 23,391 | 64,350 | 102,373 |
| Density | 1,515.0 | 1,690.9 | 1,433.8 |
| Urban | 44,751 | 121,142 | 189,830 |
| Rural | 1,104 | 5,016 | 10,633 |

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Demographics

| | | | |
|---|---------------|---------------|---------------|
| GENERAL HOUSEHOLD CHARACTERISTICS | | | |
| Households (1/1/2023) | 19,528 | 53,039 | 82,824 |
| Families | 12,843 | 34,255 | 55,283 |
| Non-Family Households | 6,685 | 18,784 | 27,541 |
| Average Size of Household | 2.33 | 2.36 | 2.40 |
| Median Age of Householder | 50.6 | 50.7 | 51.1 |
| Median Value Owner Occupied (\$) | 260,084 | 266,445 | 272,944 |
| Median Rent (\$) | 1,078 | 1,026 | 1,001 |
| Median Vehicles Per Household | 2.4 | 2.4 | 2.4 |
| GENERAL HOUSING CHARACTERISTICS | | | |
| Housing, Units | 20,504 | 56,111 | 87,362 |
| Housing, Owner Occupied | 12,144 | 36,072 | 58,802 |
| Housing, Renter Occupied | 7,384 | 16,967 | 24,022 |
| Housing, Vacant | 976 | 3,072 | 4,538 |
| POPULATION BY RACE | | | |
| White Alone | 35,764 | 100,375 | 162,035 |
| Black Alone | 2,474 | 6,006 | 9,322 |
| Asian Alone | 2,212 | 5,909 | 8,695 |
| American Indian and Alaska Native Alone | 128 | 383 | 551 |
| Other Race Alone | 1,535 | 3,925 | 5,325 |
| Two or More Races | 3,742 | 9,560 | 14,535 |
| POPULATION BY ETHNICITY | | | |
| Hispanic | 3,215 | 8,111 | 11,671 |
| White Non-Hispanic | 34,730 | 97,489 | 157,808 |
| GENERAL INCOME CHARACTERISTICS | | | |
| Total Personal Income (\$) | 2,079,955,278 | 5,849,054,356 | 9,950,969,954 |
| Total Household Income (\$) | 2,071,974,451 | 5,824,597,377 | 9,898,420,473 |
| Median Household Income (\$) | 82,694 | 84,615 | 87,392 |
| Average Household Income (\$) | 106,103 | 109,817 | 119,511 |
| Per Capita Income (\$) | 45,359 | 46,363 | 49,640 |
| RETAIL SALES | | | |
| Total Retail Sales (including Food Services) (\$) | 1,098,238 | 4,789,131 | 7,327,129 |
| CONSUMER EXPENDITURES | | | |
| Total Annual Expenditures (\$000) | 1,453,132.9 | 3,960,204.1 | 6,326,804.7 |
| EMPLOYMENT BY PLACE OF BUSINESS | | | |
| Employees, Total (by Place of Work) | 22,541 | 61,725 | 102,074 |
| Establishments, Total (by Place of Work) | 1,389 | 3,366 | 5,687 |
| EASI QUALITY OF LIFE | | | |
| EASI Quality of Life Index (US Avg=100) | 106 | 105 | 105 |
| EASI Total Crime Index (US Avg=100; A=High) | 56 | 65 | 60 |
| EASI Weather Index (US Avg=100) | 106 | 106 | 107 |
| BLOCK GROUP COUNT | 22 | 63 | 102 |

Footnotes:
 © 2023 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 1/1/2023 unless otherwise stated.

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Disclosure

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information contained in the following Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Oliver Smith Realty & Development Company Inc. and should not be made available to any other person or entity without the written consent of Oliver Smith Realty & Development Co. Inc. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Oliver Smith Realty & Development Co. Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Oliver Smith Realty & Development Co. Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied. Photos herein are the property of their respective owners and use of these images without the express written consent of the Owner is prohibited. Recipient also agrees not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Oliver Smith Realty & Development Co. Inc. The information contained in this Memorandum has been obtained from sources we believe to be reliable; however, Oliver Smith Realty & Development Co. Inc. has not verified, and will not verify, any of the information contained herein, nor has Oliver Smith Realty & Development Co. Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures and efforts to verify all the information set forth herein or provided by Oliver Smith Realty & Development Co. Inc.

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