

New Retail Center
2230 Jacksboro Pike
Lafollette, TN



Dunkin Donuts Retail Center
Only One Suite Remaining

Property Information

- ◆ 1,763 sq. ft.
- ◆ Lease Rate \$25 per sq. ft. NNN
- ◆ NNN Expenses \$5 per sq. ft.
- ◆ **Traffic Counts:** 32,917 on Jacksboro Pike
- ◆ Dunkin Donuts Drive Thru, AT&T, DD Nail Spa, Refuel IV, and Jersey Mike's (Co-Tenants)
- ◆ **Nearby Retailers:** Burger King, Pizza Hut, Food City and Wendy's
- ◆ **Demographics:**

	3-Mile	5-Mile	10-Mile
Population :	12,401	21,288	34,364
Average Household Income:	\$65,638	\$68,426	\$66,008

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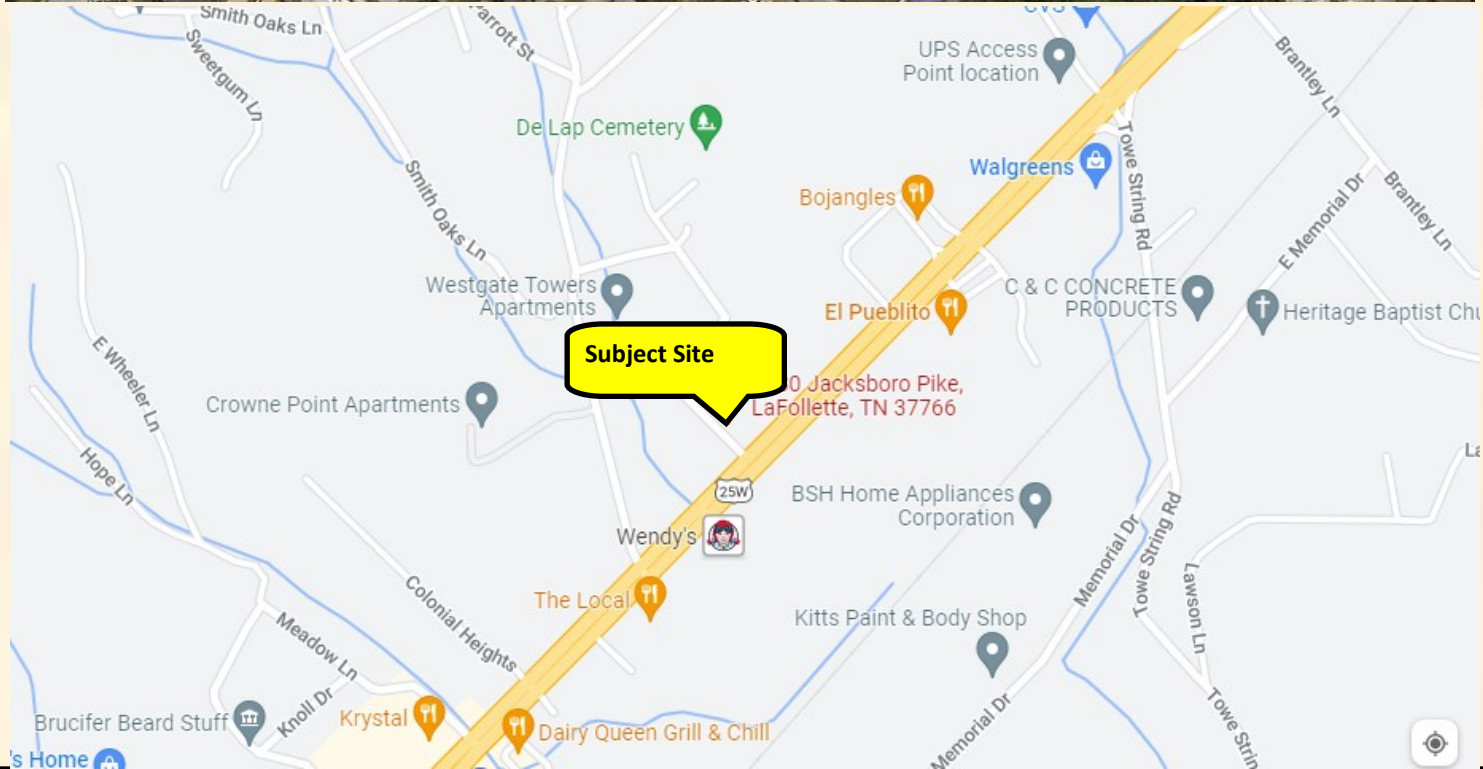
7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

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Regional Map



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Trade Area Aerial



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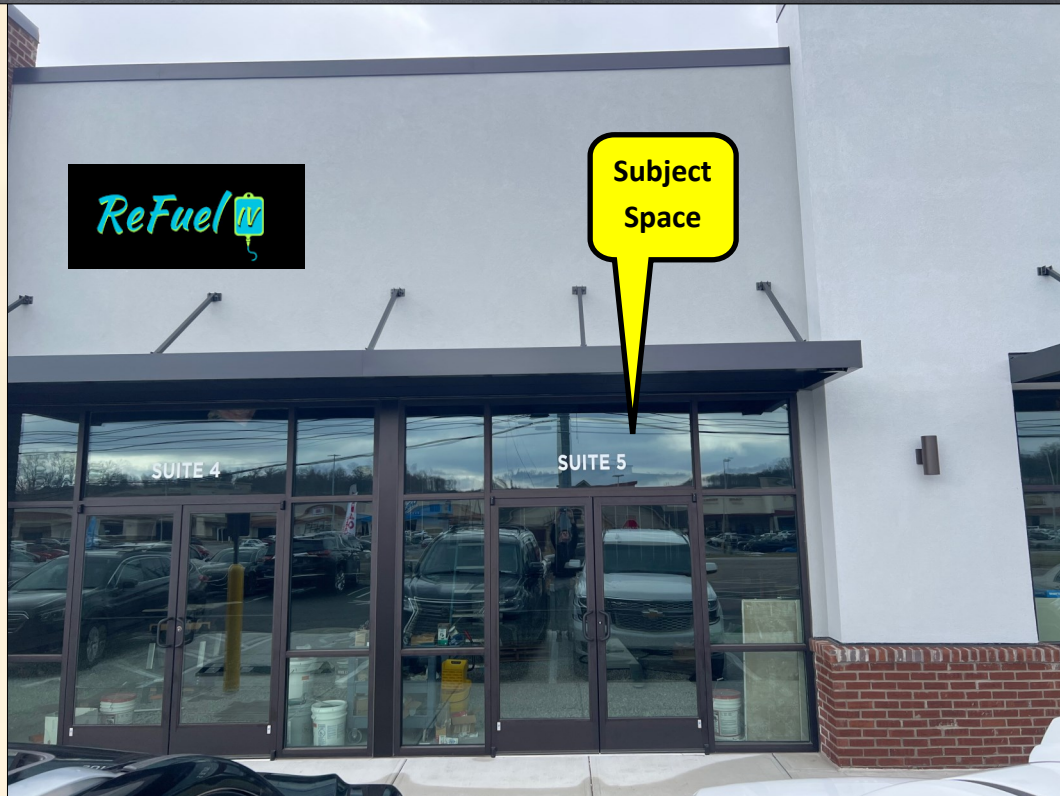
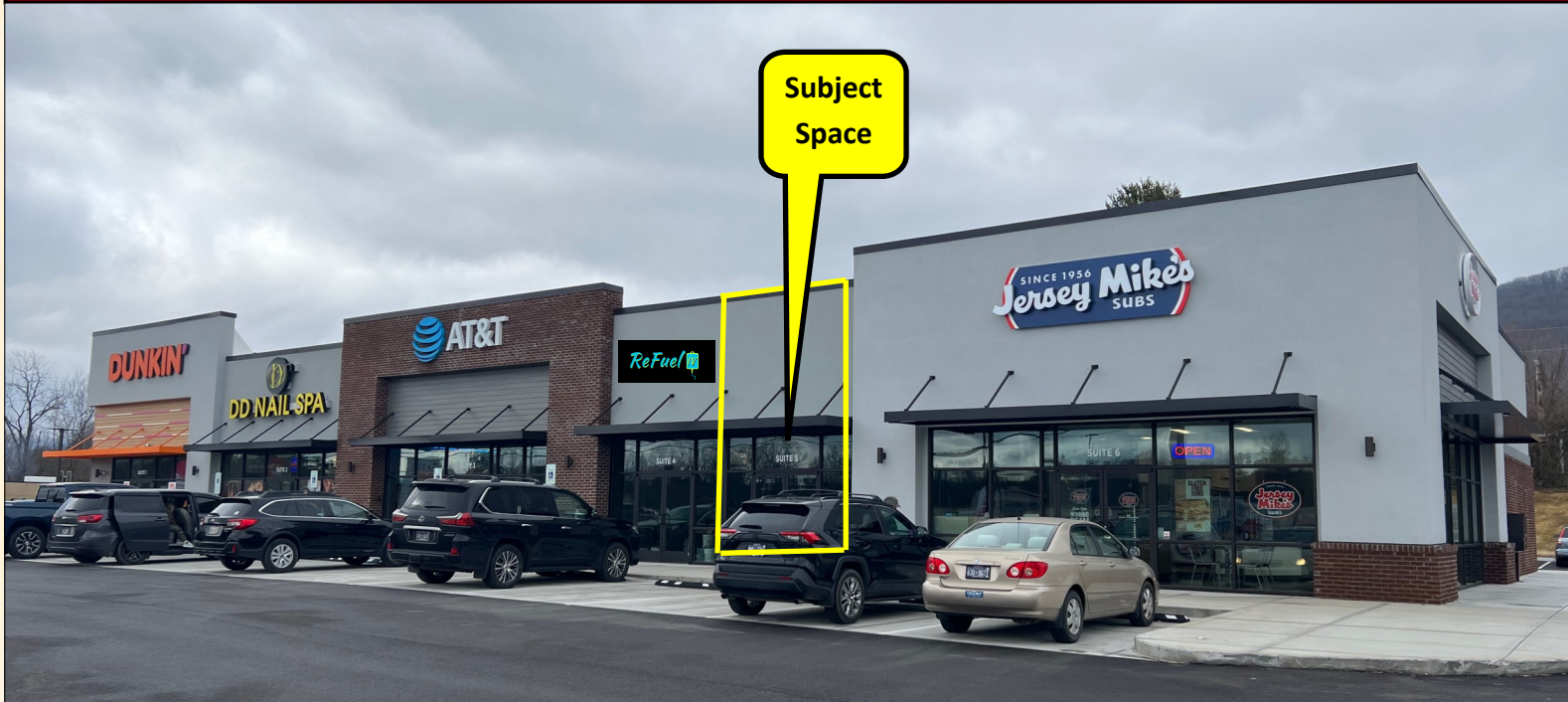
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Suite Available



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Floor Plan



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Site Plan



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Elevations



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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Demographics

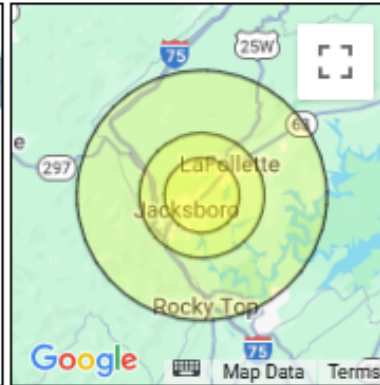
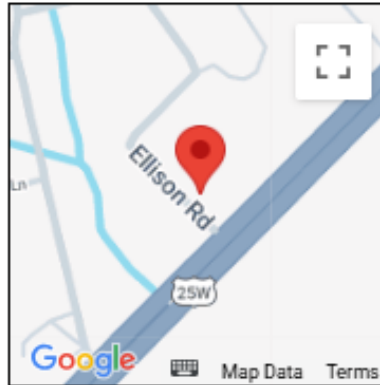


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 2230 Jacksboro Pike LaFollette TN

Latitude: 36° : 20' : 50"

Longitude: -84° : 09' : 41"



Description	3 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/2000)	11,792	20,174	33,809
Population (4/1/2010)	12,187	20,893	34,636
Population (4/1/2020)	12,037	20,615	33,510
Population (1/1/2024)	12,401	21,288	34,634
Population (1/1/2029)	12,660	21,735	35,412
Percent Growth (2024/2020)	3.02	3.26	3.35
Percent Forecast (2029/2024)	2.09	2.10	2.25
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	4,752	8,244	13,742
Households (4/1/2010)	4,844	8,373	13,854
Households (4/1/2020)	4,922	8,490	13,908
Households (1/1/2024)	4,947	8,542	14,066
Households (1/1/2029)	4,956	8,558	14,157
Percent Growth (2024/2020)	0.51	0.61	1.14
Percent Forecast (2029/2024)	0.18	0.19	0.65
GENERAL POPULATION CHARACTERISTICS			
Median Age	41.4	42.0	43.6
Male	5,931	9,996	17,069
Female	6,470	11,292	17,565
Density	486.0	384.6	112.2
Urban	9,367	15,510	20,628
Rural	3,034	5,778	14,006

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS				
Households (1/1/2024)	4,947	8,542	14,066	
Families	3,088	5,582	9,040	
Non-Family Households	1,859	2,960	5,026	
Average Size of Household	2.42	2.44	2.43	
Median Age of Householder	55.3	54.6	55.4	
Median Value Owner Occupied (\$)	150,893	160,731	157,784	
Median Rent (\$)	489	512	498	
Median Vehicles Per Household	2.3	2.3	2.4	
GENERAL HOUSING CHARACTERISTICS				
Housing, Units	5,564	9,782	16,882	
Housing, Owner Occupied	3,102	5,260	9,476	
Housing, Renter Occupied	1,845	3,282	4,590	
Housing, Vacant	617	1,240	2,816	
POPULATION BY RACE				
White Alone	11,513	19,849	32,216	
Black Alone	48	83	123	
Asian Alone	56	82	122	
American Indian and Alaska Native Alone	26	40	84	
Other Race Alone	163	221	284	
Two or More Races	595	1,013	1,805	
POPULATION BY ETHNICITY				
Hispanic	261	396	566	
White Non-Hispanic	11,404	19,711	32,001	
GENERAL INCOME CHARACTERISTICS				
Total Personal Income (\$)	329,815,702	589,600,966	933,620,465	
Total Household Income (\$)	324,712,505	584,497,769	928,471,522	
Median Household Income (\$)	49,509	50,343	50,010	
Average Household Income (\$)	65,638	68,426	66,008	
Per Capita Income (\$)	26,596	27,696	26,957	
RETAIL SALES				
Total Retail Sales (including Food Services) (\$)	344,316	452,557	757,335	
CONSUMER EXPENDITURES				
Total Annual Expenditures (\$000)	312,552.1	551,525.8	903,187.3	
EMPLOYMENT BY PLACE OF BUSINESS				
Employees, Total (by Place of Work)	4,466	5,722	7,123	
Establishments, Total (by Place of Work)	374	454	567	
EASI QUALITY OF LIFE				
EASI Quality of Life Index (US Avg=100)	106	106	105	
EASI Total Crime Index (US Avg=100; A=High)	119	119	124	
EASI Weather Index (US Avg=100)	114	114	114	
BLOCK GROUP COUNT	10	16	27	

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