

111 Chapman Triangle Way, Knoxville, TN 37920

Starbucks Corporate Net Lease

2019 Built/Commence | 2,365 SF | 0.82 Acres | \$1.82M





THE UNIVERSITY OF
TENNESSEE
KNOXVILLE

36,304 Students in Fall 2023

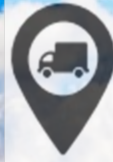
\$1.63 Billion Under Construction



CITY OF KNOXVILLE

CENTRALLY LOCATED

Knoxville is within a one day's drive of 75% of the US population



Tennessee ranks #3 in the nation for trucking employment and #9 in the nation for transportation and logistics employment



Three major interstate highways, I-40, I-60, and I-75 run through Knoxville connecting to other major metros throughout the US

7.4 million visitors stayed overnight in 2022, resulting in more than \$1.8 billion in travel-generated spending



Neyland Stadium

Market Square



Site

204,625 Population 10-mile radius
30,309 Pop Increase Exp by 2028
\$72,885 Avg HH Inc 3-mile radius
Source: CoStar

Tennessee is Income Tax-Free State

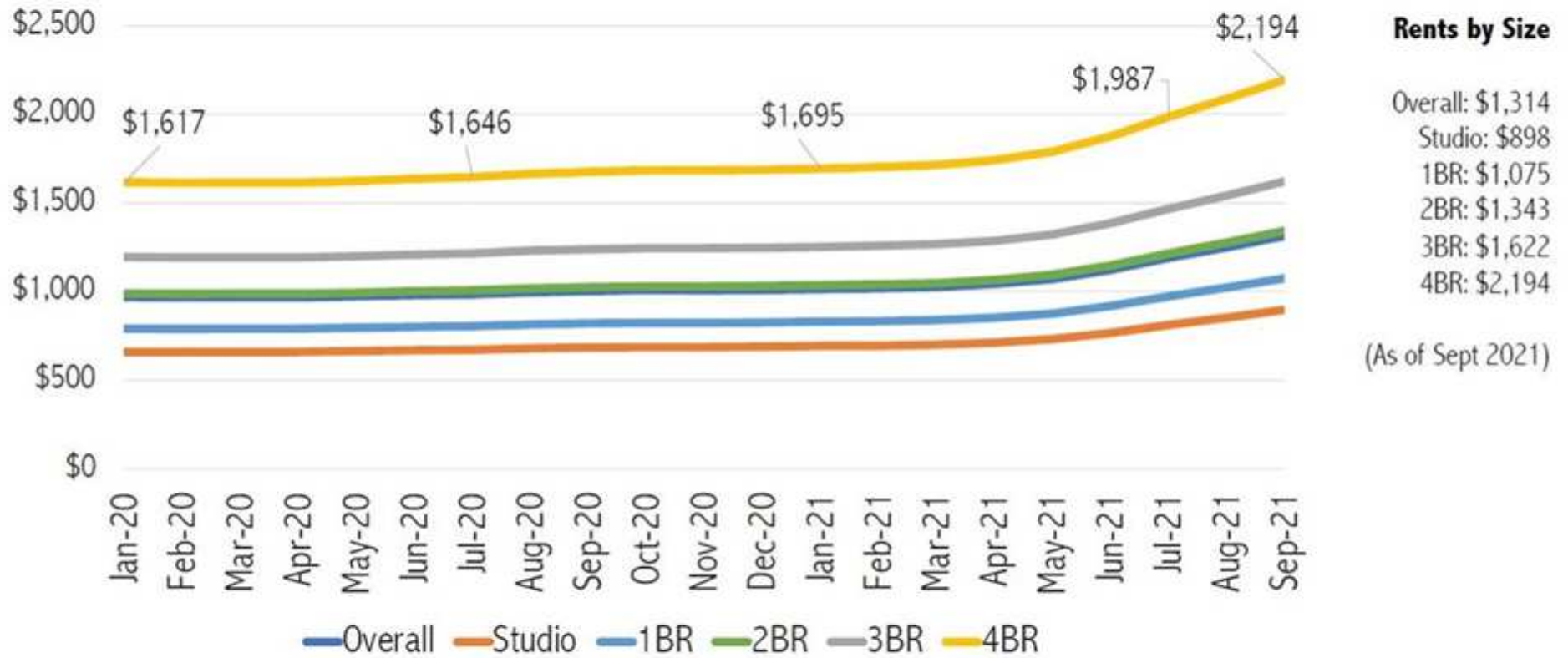
Year 6-10	\$ 98,900	5.43%
Year 11-15	\$106,318	5.84%
Year 16-20	\$114,292	6.28%
Year 21-25	\$122,864	6.75%
Year 26-30	\$132,078	7.26%

Tenant responsible for taxes, insurance,
maintenance excl roof, structure, prkg lot

31,128 AADT

Prices Soar, Rental Housing in High Demand

City of Knoxville rents are up nearly 30%, or more than \$300



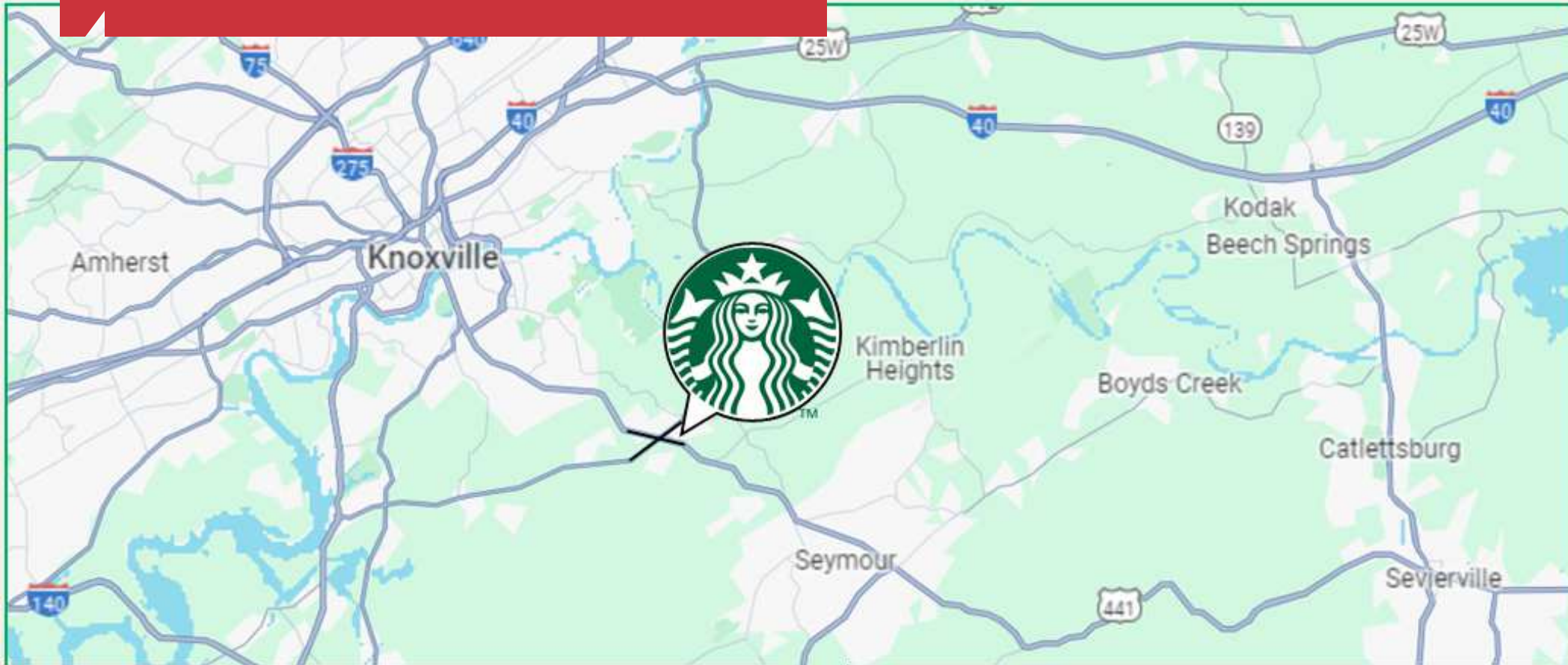
**KNOXVILLE AREA
ASSOCIATION OF REALTORS®**

**Trends: U-Haul Ranks 50 States by Growth
Tennessee claims No. 1 Spot**

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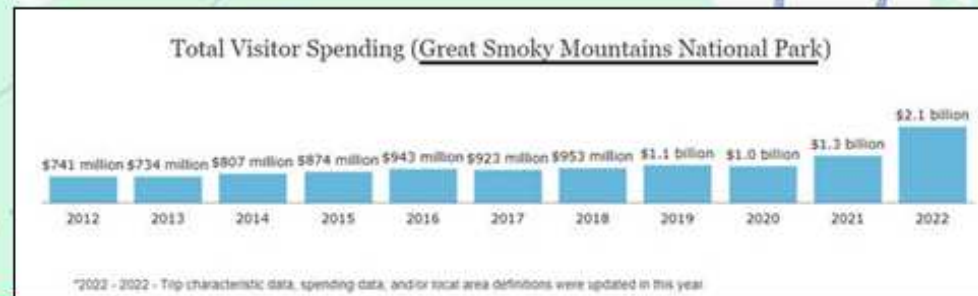


Tennessee tourism boom continues after record year

In 2022, there were over 141 million visitors.

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