

FORMER FAMILY DOLLAR

174 S MAIN STREET

JELICO, TN



COMMERCIAL PROPERTY FOR LEASE

Property Information

- ♦ ± 7,000 sq. ft.
- ♦ \$9.50 per sq. ft. NNN
- ♦ \$2.00 NNN/CAM per sq. ft.
- ♦ Traffic Count: 29,464 I-75
- ♦ Retail Nearby: O'Reilly Auto Parts, Dollar General, Hunt Brother's Pizza, Buck's Jellico Hardware, H&R Block

♦ Demographics:	<u>5-Mile</u>	<u>10-Mile</u>	<u>15-Mile</u>
Population:	6,274	12,497	38,004
Avg Household Income:	\$50,901	\$51,684	\$58,140

Ethan Davenport

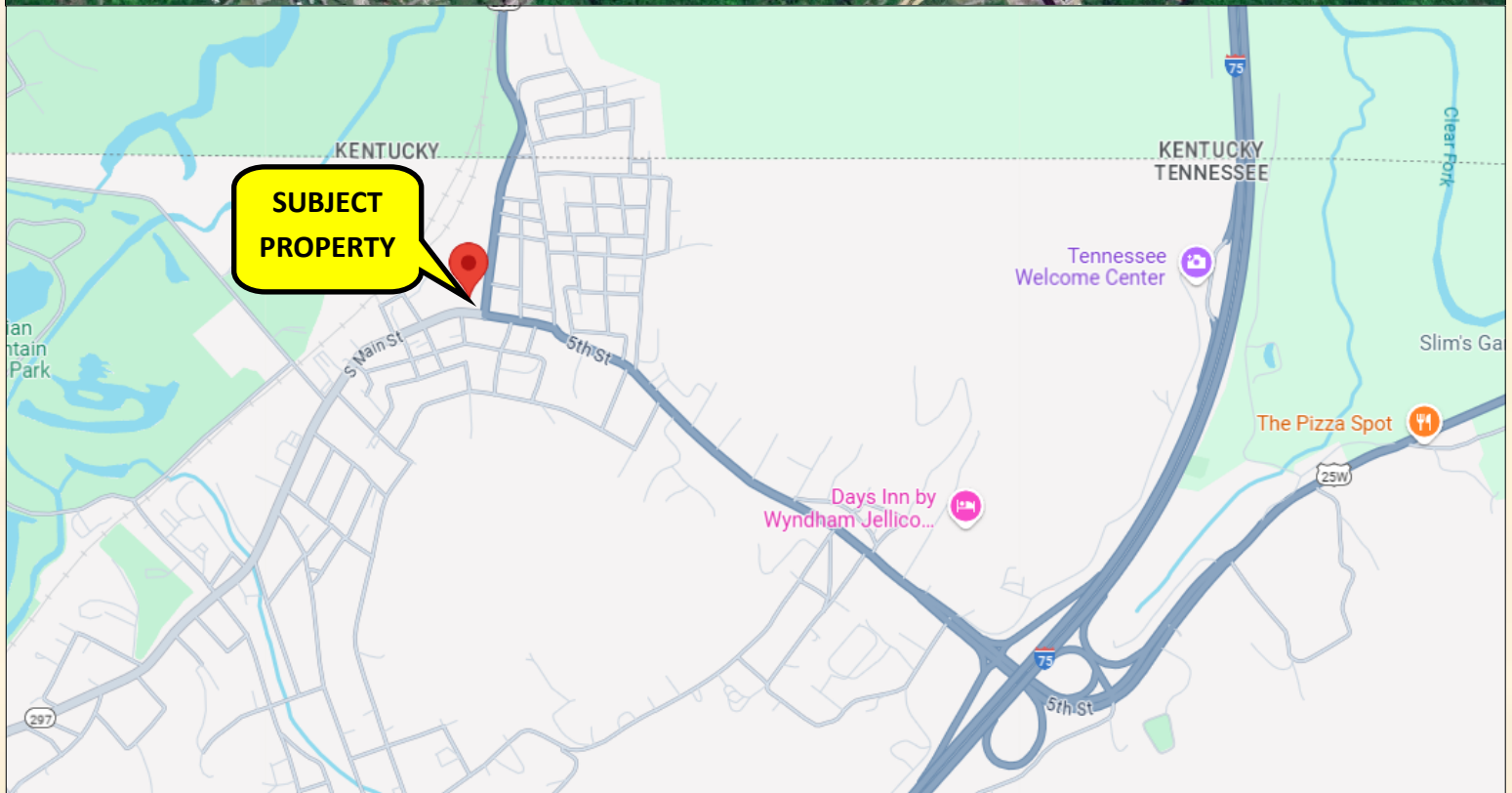
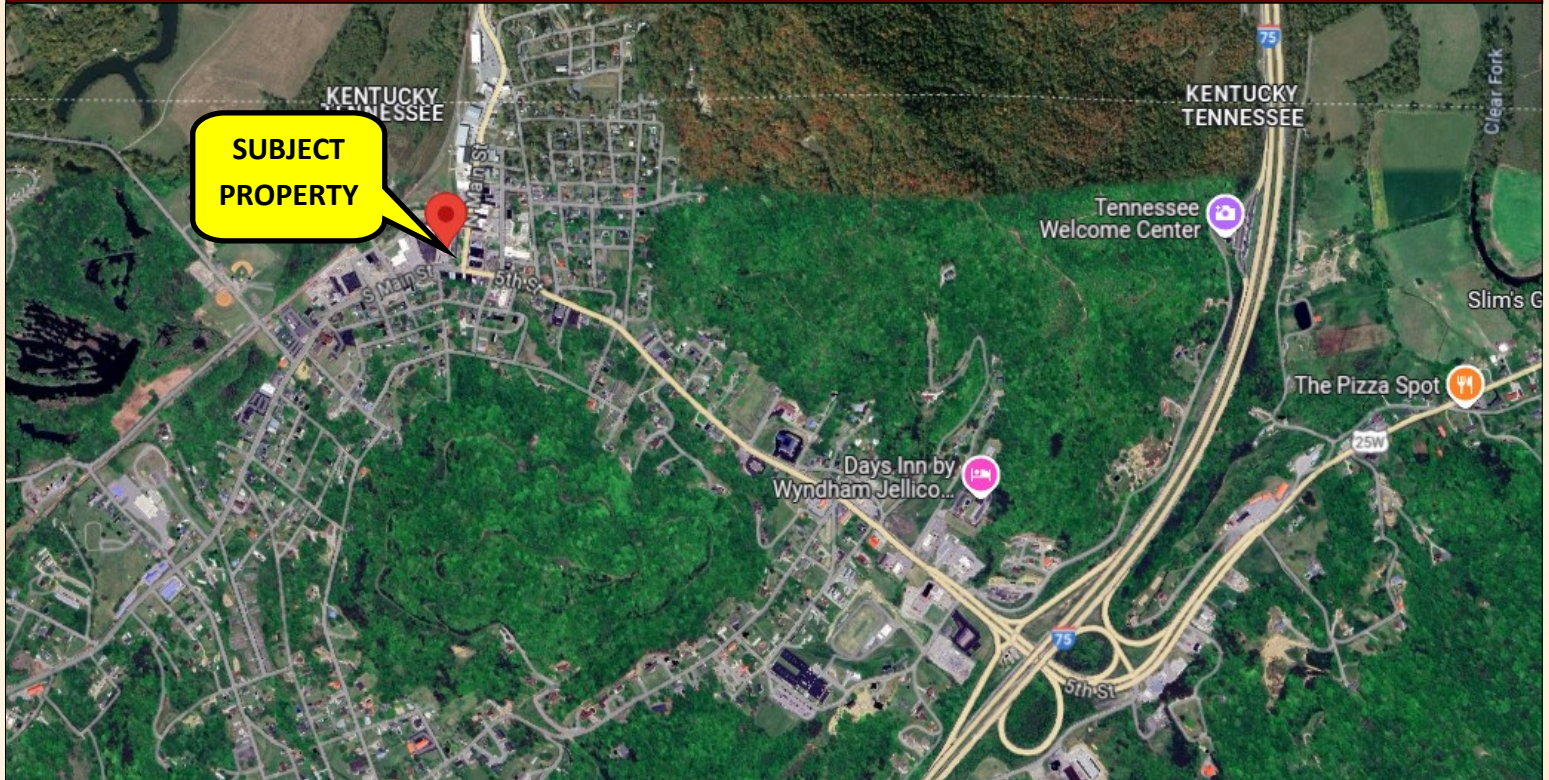
7216 Wellington Drive, Suite One

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Email: ethan@oliversmithrealty.com

Regional Map



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Trade Area Aerial



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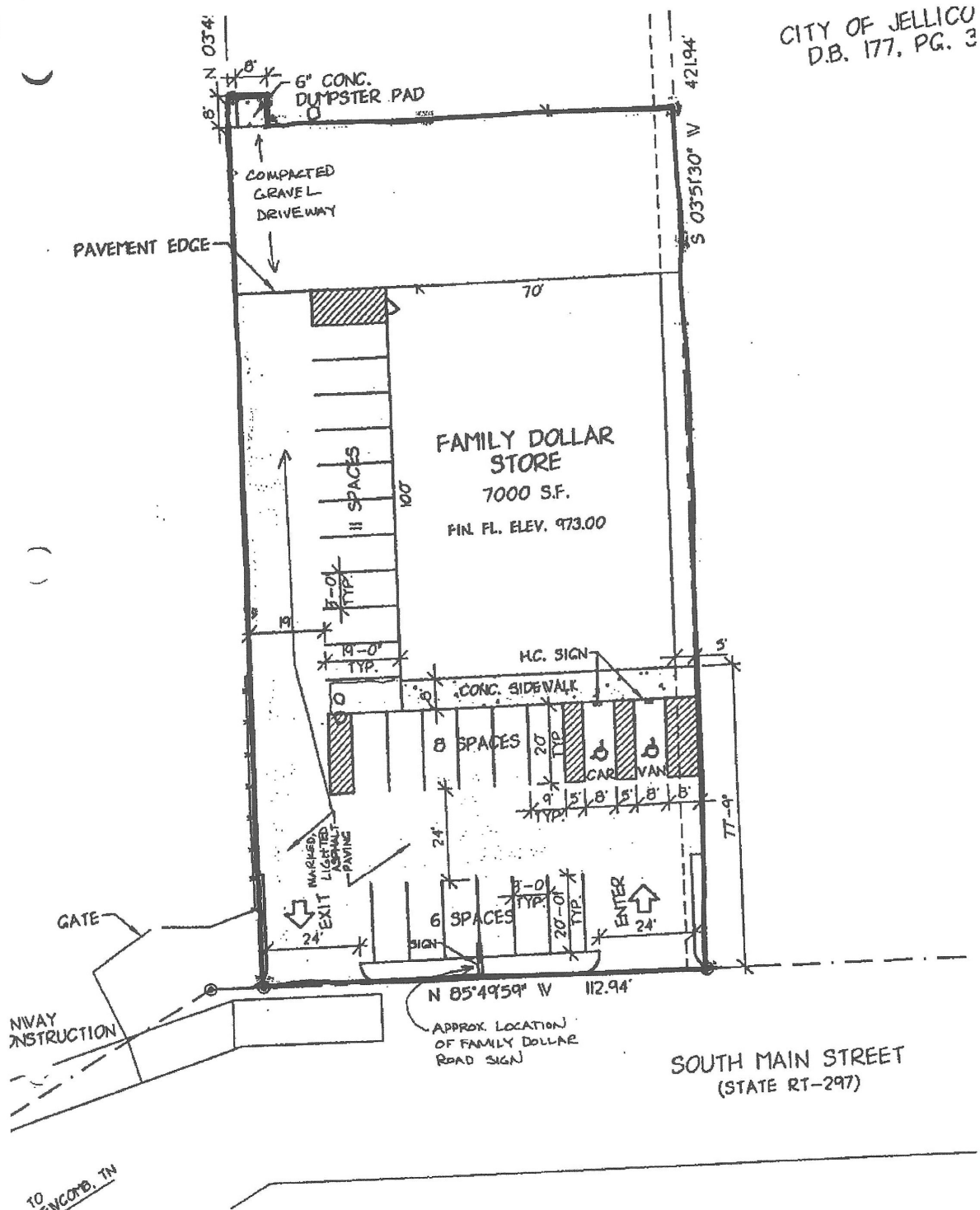
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Site Plan



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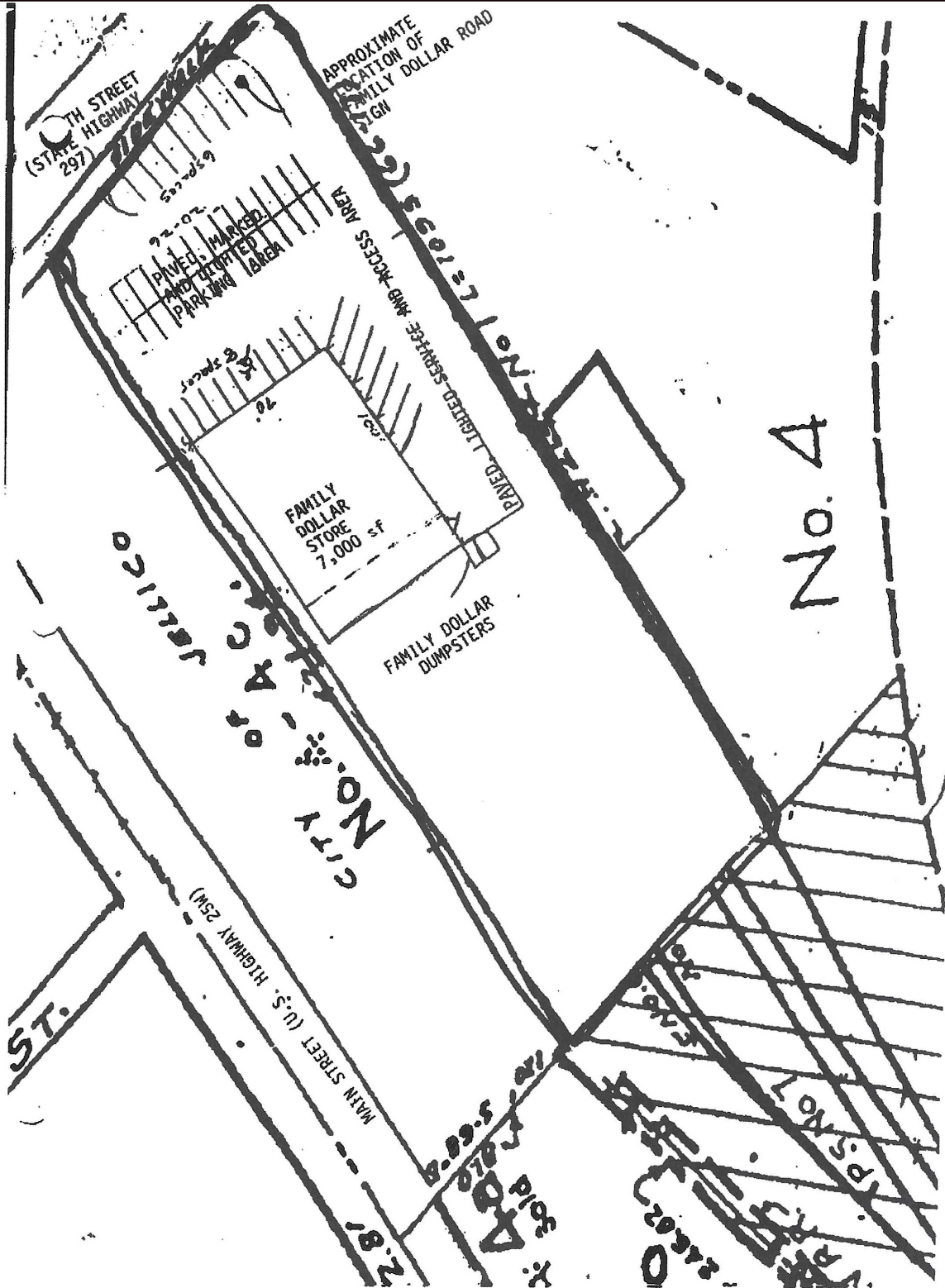
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Survey



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Exterior Photos



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Exterior Photos



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Interior Photos



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Elevations



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Demographics

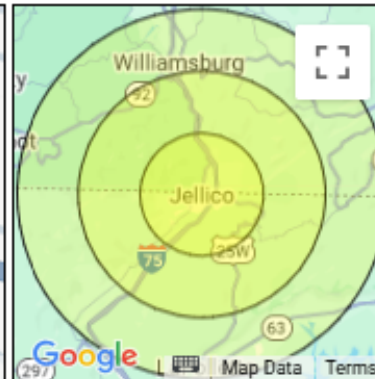
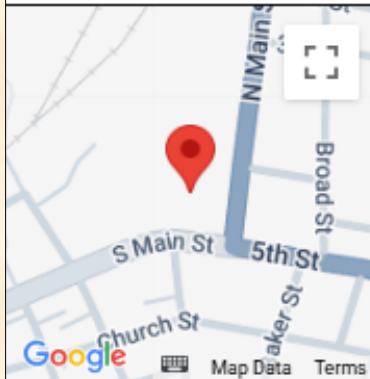


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 174 S Main Street Jellico TN

Latitude: 36° : 35' : 17"

Longitude: -84° : 07' : 38"



Description	5 Miles	10 Miles	15 Miles
POPULATION BY YEAR			
Population (4/1/2000)	6,693	13,973	39,793
Population (4/1/2010)	6,494	13,097	39,621
Population (4/1/2020)	6,137	12,293	37,421
Population (1/1/2024)	6,274	12,497	38,004
Population (1/1/2029)	6,409	12,770	38,852
Percent Growth (2024/2020)	2.23	1.66	1.56
Percent Forecast (2029/2024)	2.15	2.18	2.23
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	2,674	5,509	15,843
Households (4/1/2010)	2,603	5,237	15,199
Households (4/1/2020)	2,521	5,008	14,874
Households (1/1/2024)	2,556	5,078	15,174
Households (1/1/2029)	2,587	5,158	15,473
Percent Growth (2024/2020)	1.39	1.40	2.02
Percent Forecast (2029/2024)	1.21	1.58	1.97
GENERAL POPULATION CHARACTERISTICS			
Median Age	45.1	43.5	41.3
Male	3,221	6,439	19,106
Female	3,053	6,058	18,898
Density	69.3	41.1	52.1
Urban	92	1,395	12,424
Rural	6,182	11,102	25,580

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS				
Households (1/1/2024)	2,556	5,078	15,174	
Families	1,634	3,491	10,377	
Non-Family Households	922	1,587	4,797	
Average Size of Household	2.41	2.42	2.39	
Median Age of Householder	58.1	57.0	55.5	
Median Value Owner Occupied (\$)	86,042	89,017	100,341	
Median Rent (\$)	380	430	502	
Median Vehicles Per Household	2.2	2.3	2.3	
GENERAL HOUSING CHARACTERISTICS				
Housing, Units	2,823	5,715	17,751	
Housing, Owner Occupied	1,675	3,511	10,157	
Housing, Renter Occupied	881	1,567	5,017	
Housing, Vacant	267	637	2,577	
POPULATION BY RACE				
White Alone	5,939	11,823	35,312	
Black Alone	60	113	675	
Asian Alone	7	23	133	
American Indian and Alaska Native Alone	15	28	85	
Other Race Alone	13	45	262	
Two or More Races	240	465	1,537	
POPULATION BY ETHNICITY				
Hispanic	61	160	618	
White Non-Hispanic	5,905	11,733	35,050	
GENERAL INCOME CHARACTERISTICS				
Total Personal Income (\$)	132,819,241	265,253,233	897,919,581	
Total Household Income (\$)	130,101,985	262,451,609	882,223,717	
Median Household Income (\$)	39,904	42,977	43,014	
Average Household Income (\$)	50,901	51,684	58,140	
Per Capita Income (\$)	21,170	21,225	23,627	
RETAIL SALES				
Total Retail Sales (including Food Services) (\$)	131,911	247,904	524,960	
CONSUMER EXPENDITURES				
Total Annual Expenditures (\$000)	155,113.7	314,320.1	948,287.4	
EMPLOYMENT BY PLACE OF BUSINESS				
Employees, Total (by Place of Work)	1,417	1,923	7,338	
Establishments, Total (by Place of Work)	92	127	347	
EASI QUALITY OF LIFE				
EASI Quality of Life Index (US Avg=100)	101	99	98	
EASI Total Crime Index (US Avg=100; A=High)	130	123	124	
EASI Weather Index (US Avg=100)	104	107	104	
BLOCK GROUP COUNT	6	13	36	

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Disclosure

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