

Creswell Landing

Retail Development

Chapman Hwy & John Sevier Hwy

New Retail Development

- Traffic light intersection - Chapman Highway & Mountain Grove Drive
- Approximate 2.5 acre redevelopment site
- South Knox trade area with retail synergy including Wal-Mart, Lowe's, Food City, etc.
- Proposed 12,300 SF retail center

7616 Chapman Highway, Knoxville, TN 37920

Demographics

	1 Mile	3 Mile	7 Mile
Population	1,751	10,832	101,533
Avg. HH Income	\$69,224	\$62,040	\$50,788

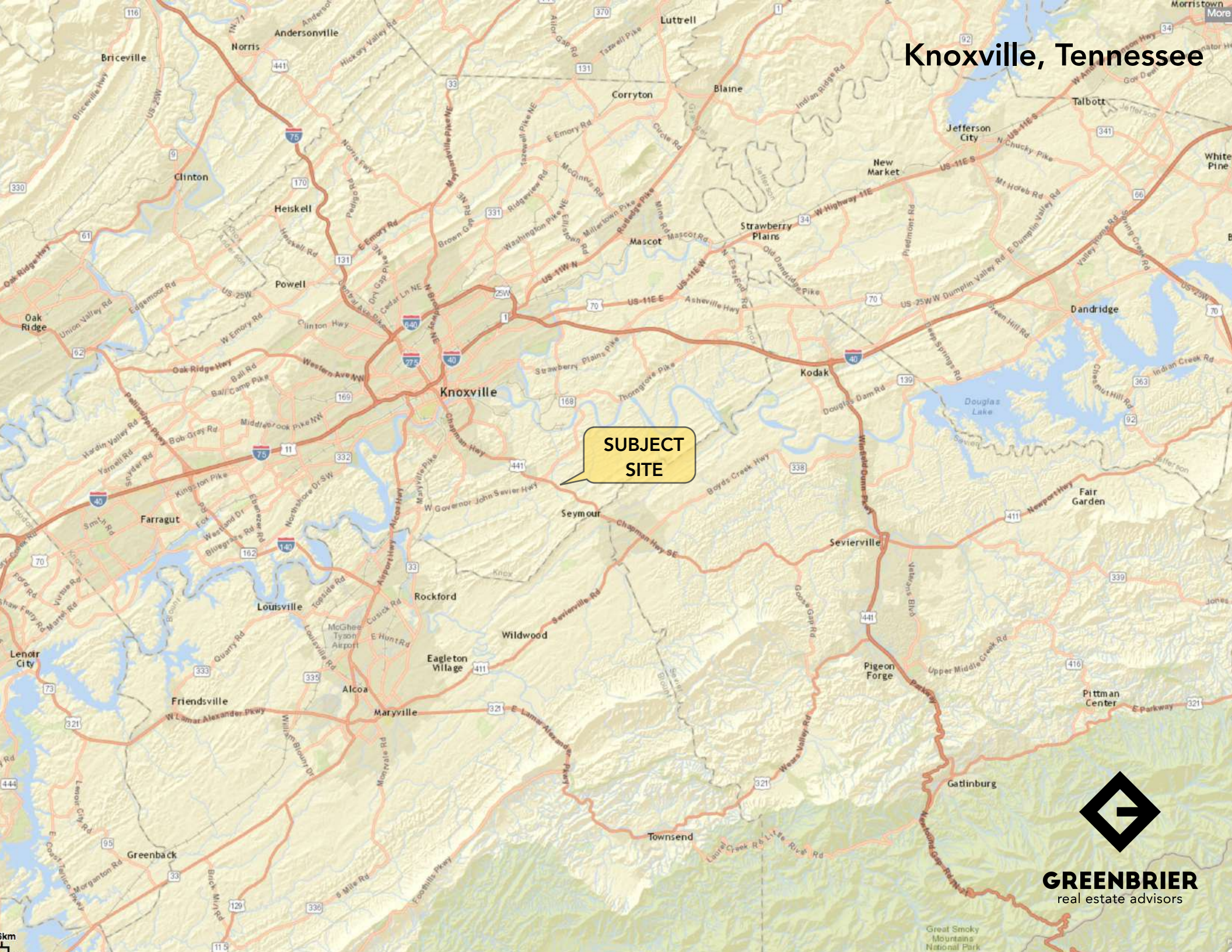
SITE

Contact:

Josiah Glafenheim
(865) 206-0180
josiah@greenbrier-rea.com

Caleb Glafenheim
(865) 356-5526
caleb@greenbrier-rea.com

Knoxville, Tennessee



SUBJECT SITE



GREENBRIER
real estate advisors

Knoxville
(Downtown)

The University of Tennessee

Tennessee River

Knoxville Downtown Island Airport

Ijams Nature Center

Aqua-Chem

USF Holland

FedEx Freight

Melaleuca

Con-Way Freight

Green Mtn. Coffee Roasters

Smoky Mtn. Material

French Broad River

30,379 ADT

- Pizza Hut
- McDonald's
- Arby's
- SHONEY'S
- DUNKIN'
- Subway
- Firehouse Subs
- Wendy's
- OSAKA
- Wawa
- Crystal
- Kristal
- KFC
- BIG LOTS
- Moggi
- SONIC
- COLLETTES

Chapman Highway

- Walmart
- Target

34,880 ADT

13,333 ADT

- Home Depot
- WAL-MART
- Burger King
- Ruby Tuesday
- First Tennessee
- SONIC
- McDonald's
- IHOP
- Chub's
- DUNKIN' DONUTS
- Tennova
- The Chop House
- LOWE'S
- FOOD CITY
- CONDOLIER

E. Governor John Sevier Highway

14,950 ADT

SUBJECT SITE
7616 Chapman Hwy.

South Knoxville



GREENBRIER
real estate advisors



FOOD CITY

Weigel's

LOWE'S

SONIC

The Chop House

Ruby Tuesday

HOME DEPOT

WAL-MART

McDonald's

FIRST TENNESSEE

Chick-fil-A

GONDOLIER
ITALIAN RESTAURANT & PIZZA

CVS
pharmacy

IHOP

SUBJECT SITE
(7616 Chapman Hwy)

DUNKIN' DONUTS

SOLAR



GREENBRIER
real estate advisors

Knoxville, TN
(South)

SUBJECT SITE
7616 Chapman Hwy.



GREENBRIER
real estate advisors

PARKING SUMMARY

TENANT	AREA SF	PROVIDED ADA SPACES	PROVIDED STD SPACES	PROVIDED TOTAL	PROVIDED RATIO	REQUIRED RATIO
RETAIL	12,400 SF	4	76	80	6.5/1000	5.0/1000



GREENBRIER
real estate advisors



CONCEPTUAL SITE PLAN
1011E Technology Drive, Suite 204
Knoxville, TN 37922
Phone: (603) 777-4100 Fax: (603) 777-4189

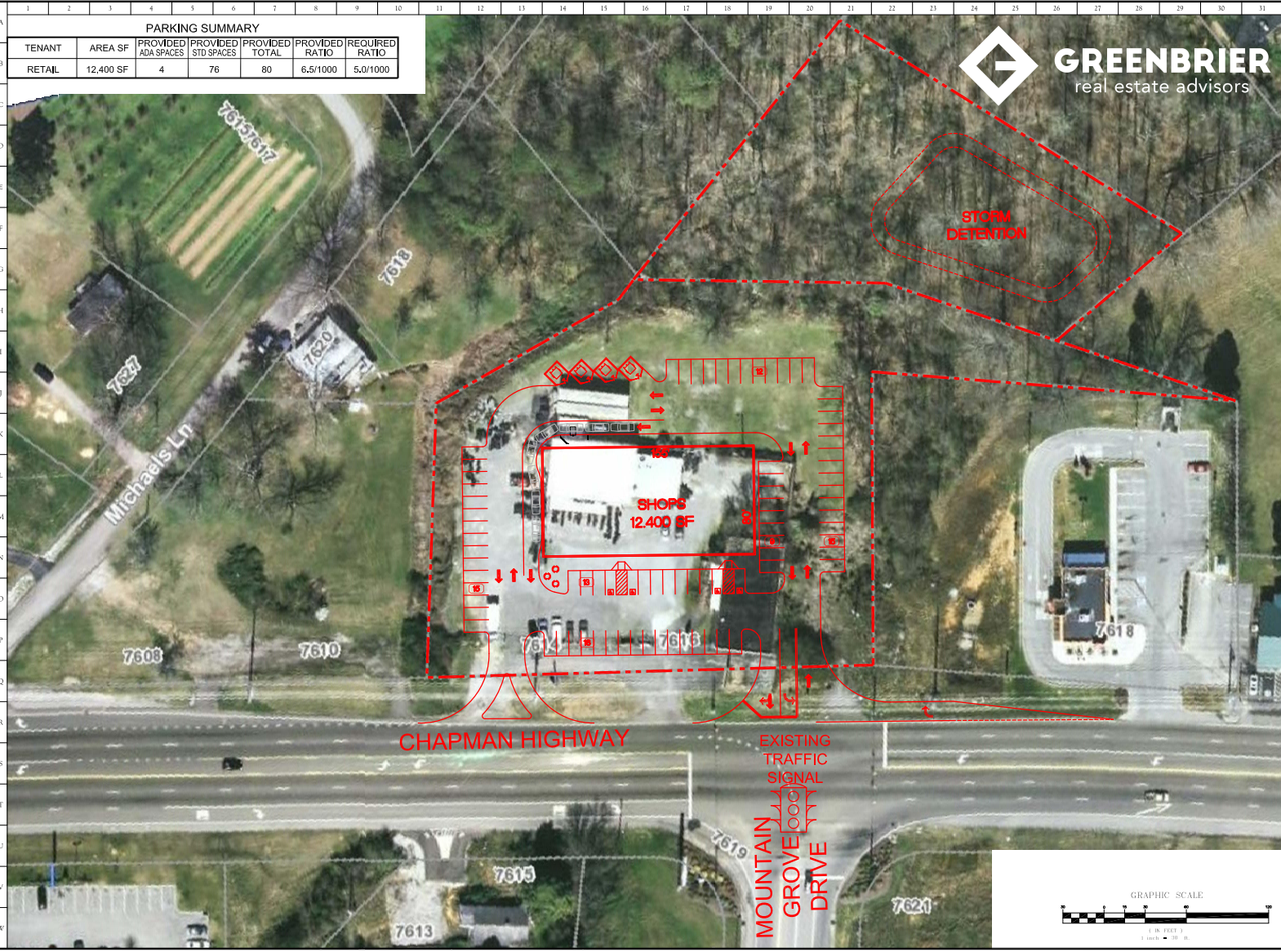
CONCEPTUAL

Conceptual Site Plan

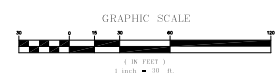
Shops
7616 Chapman Highway
Knoxville, Tennessee
Greenbrier Capital Partners, LLC

NO.	DATE	COMMENTS

CSP-2



EXISTING TRAFFIC SIGNAL
MOUNTAIN GROVE DRIVE



PROJECT NO: 24 DATE: 09/26/17
CHECKED BY: SA FILE: CSP-2

Demographics

5 Mile Radius



GREENBRIER
real estate advisors

KEY FACTS

38,245

Population



2.4

Average Household Size

41.6

Median Age

\$40,694

Median Household Income

EMPLOYMENT



White Collar

59%



Blue Collar

26%



Services

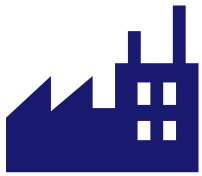
16%



4.5%

Unemployment Rate

BUSINESS



1,143

Total Businesses



11,533

Total Employees

EDUCATION

12%

No High School Diploma



35%

High School Graduate



29%

Some College



23%

Bachelor's/Grad/Prof Degree

Average Household Income



\$55,023

2016 Average Household Income

Total Retail Sales

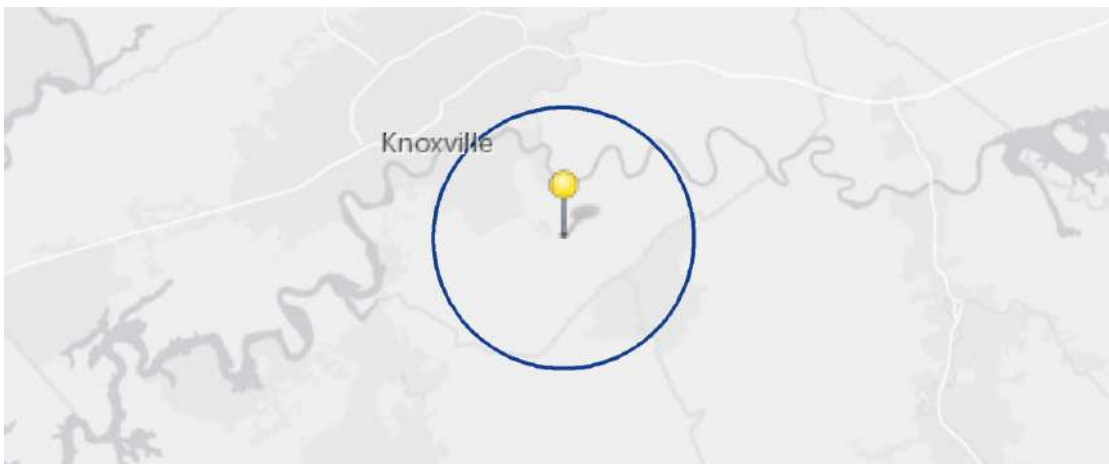


\$474,403,620

Total Retail Sales

Creswell Landing (Ring of 5 miles)

5 mile radius



ANNUAL HOUSEHOLD SPENDING



\$1,430

Apparel & Services



\$112

Computers & Hardware



\$2,275

Eating Out



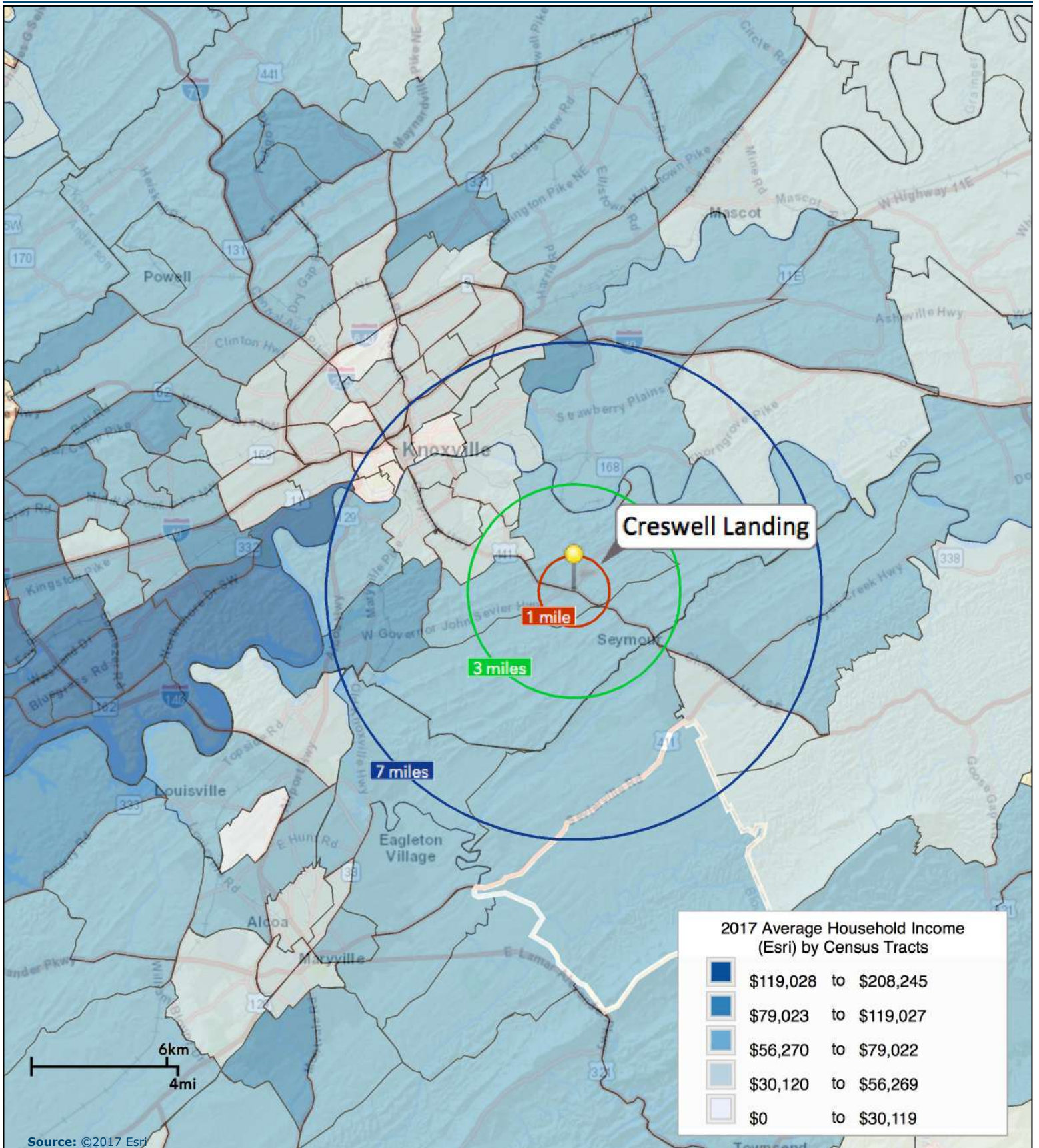
\$3,632

Groceries



\$4,158

Health Care





Executive Summary

Creswell Landing
7616 Chapman Hwy, Knoxville, Tennessee, 37920
Rings: 1, 3, 7 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 35.90667
Longitude: -83.83468

	1 mile	3 miles	7 miles
Population			
2000 Population	1,556	10,090	89,807
2010 Population	1,665	10,530	95,887
2017 Population	1,751	10,832	101,533
2022 Population	1,813	11,097	105,573
2000-2010 Annual Rate	0.68%	0.43%	0.66%
2010-2017 Annual Rate	0.70%	0.39%	0.79%
2017-2022 Annual Rate	0.70%	0.48%	0.78%
2017 Male Population	49.9%	49.3%	49.5%
2017 Female Population	50.1%	50.7%	50.5%
2017 Median Age	45.5	44.2	34.5

In the identified area, the current year population is 101,533. In 2010, the Census count in the area was 95,887. The rate of change since 2010 was 0.79% annually. The five-year projection for the population in the area is 105,573 representing a change of 0.78% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 45.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	95.4%	95.2%	78.7%
2017 Black Alone	1.3%	1.7%	16.4%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2017 Asian Alone	0.8%	0.7%	1.2%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.1%	0.5%	0.9%
2017 Two or More Races	2.3%	1.7%	2.4%
2017 Hispanic Origin (Any Race)	2.5%	2.1%	3.0%

Persons of Hispanic origin represent 3.0% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	667	4,306	35,833
2010 Households	732	4,519	37,730
2017 Total Households	761	4,602	39,786
2022 Total Households	784	4,696	41,349
2000-2010 Annual Rate	0.93%	0.48%	0.52%
2010-2017 Annual Rate	0.54%	0.25%	0.73%
2017-2022 Annual Rate	0.60%	0.41%	0.77%
2017 Average Household Size	2.30	2.35	2.34

The household count in this area has changed from 37,730 in 2010 to 39,786 in the current year, a change of 0.73% annually. The five-year projection of households is 41,349, a change of 0.77% annually from the current year total. Average household size is currently 2.34, compared to 2.32 in the year 2010. The number of families in the current year is 21,796 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

August 16, 2017



Executive Summary

Creswell Landing
 7616 Chapman Hwy, Knoxville, Tennessee, 37920
 Rings: 1, 3, 7 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 35.90667
 Longitude: -83.83468

	1 mile	3 miles	7 miles
Median Household Income			
2017 Median Household Income	\$51,310	\$50,261	\$35,668
2022 Median Household Income	\$60,570	\$55,601	\$38,349
2017-2022 Annual Rate	3.37%	2.04%	1.46%
Average Household Income			
2017 Average Household Income	\$69,224	\$62,040	\$50,788
2022 Average Household Income	\$82,215	\$72,417	\$58,132
2017-2022 Annual Rate	3.50%	3.14%	2.74%
Per Capita Income			
2017 Per Capita Income	\$29,273	\$26,190	\$20,771
2022 Per Capita Income	\$34,568	\$30,438	\$23,602
2017-2022 Annual Rate	3.38%	3.05%	2.59%

Current median household income is \$35,668 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$38,349 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$50,788 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$58,132 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$20,771 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$23,602 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	708	4,648	40,032
2000 Owner Occupied Housing Units	537	3,459	20,946
2000 Renter Occupied Housing Units	131	848	14,887
2000 Vacant Housing Units	40	341	4,199
2010 Total Housing Units	810	5,014	42,853
2010 Owner Occupied Housing Units	614	3,639	21,643
2010 Renter Occupied Housing Units	118	880	16,087
2010 Vacant Housing Units	78	495	5,123
2017 Total Housing Units	849	5,148	45,612
2017 Owner Occupied Housing Units	619	3,580	21,465
2017 Renter Occupied Housing Units	141	1,022	18,321
2017 Vacant Housing Units	88	546	5,826
2022 Total Housing Units	876	5,258	47,689
2022 Owner Occupied Housing Units	638	3,659	22,147
2022 Renter Occupied Housing Units	146	1,037	19,202
2022 Vacant Housing Units	92	562	6,340

Currently, 47.1% of the 45,612 housing units in the area are owner occupied; 40.2%, renter occupied; and 12.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 42,853 housing units in the area - 50.5% owner occupied, 37.5% renter occupied, and 12.0% vacant. The annual rate of change in housing units since 2010 is 2.81%. Median home value in the area is \$148,700, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.87% annually to \$171,303.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

August 16, 2017