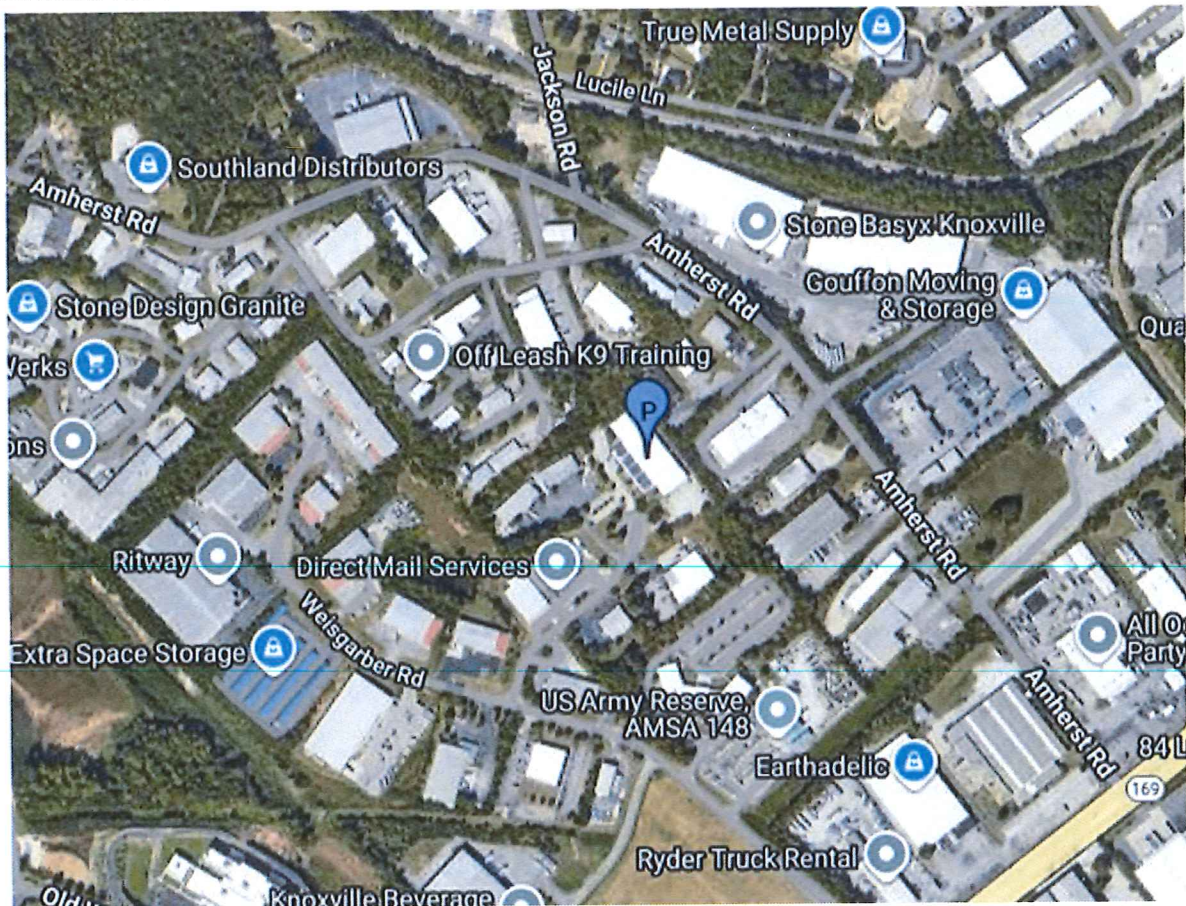


## MARKET AREA OVERVIEW

The subject is located in Knoxville, Knox County, Tennessee, and is approximately 7.5 miles away from downtown Knoxville. The local market area contains a mix of commercial and industrial uses, as well as vacant land. The market area boundaries generally include Western Avenue (to the north), Interstate 40/75 (to the south), Ed Shouse Drive (to the east), and Joe Hinton Road (to the west). The map below illustrates the subject's location within the market area.

### MARKET AREA MAP



### ACCESS

Access to the market area is provided by Middlebrook Pike and Interstate 75. The subject property is approximately 1 mile north of Exit 383 on I-75, which runs northeast-southwest through the market area. Other major roadways in the neighborhood include Amherst Road and Weisgarber Road.

In addition to the roadways outlined, the area is well served by secondary roadways, which provide access throughout the market area and surrounding states.