



GREENBRIER
real estate advisors

Washington Pike - Retail Available

Knoxville, TN

Lease Space Available (4640 Charlie Haun Dr.)

- Right off I-640 Exit 8 North bound
- New building in good condition
- Knoxville Center/Washington Pike trade area
- Good visibility
- 3,800 SF Available
- Excellent for Restaurant user
- Pricing: \$14.50 per SF

4640 Charlie Haun Drive
Knoxville, TN 37917

Demographics

	1 Mile	3 Mile	5 Mile
Population	3,484	44,127	110,854
Avg. HH Income	\$54,589	\$56,389	\$52,063



Contacts:

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ryan@greenbrier-rea.com



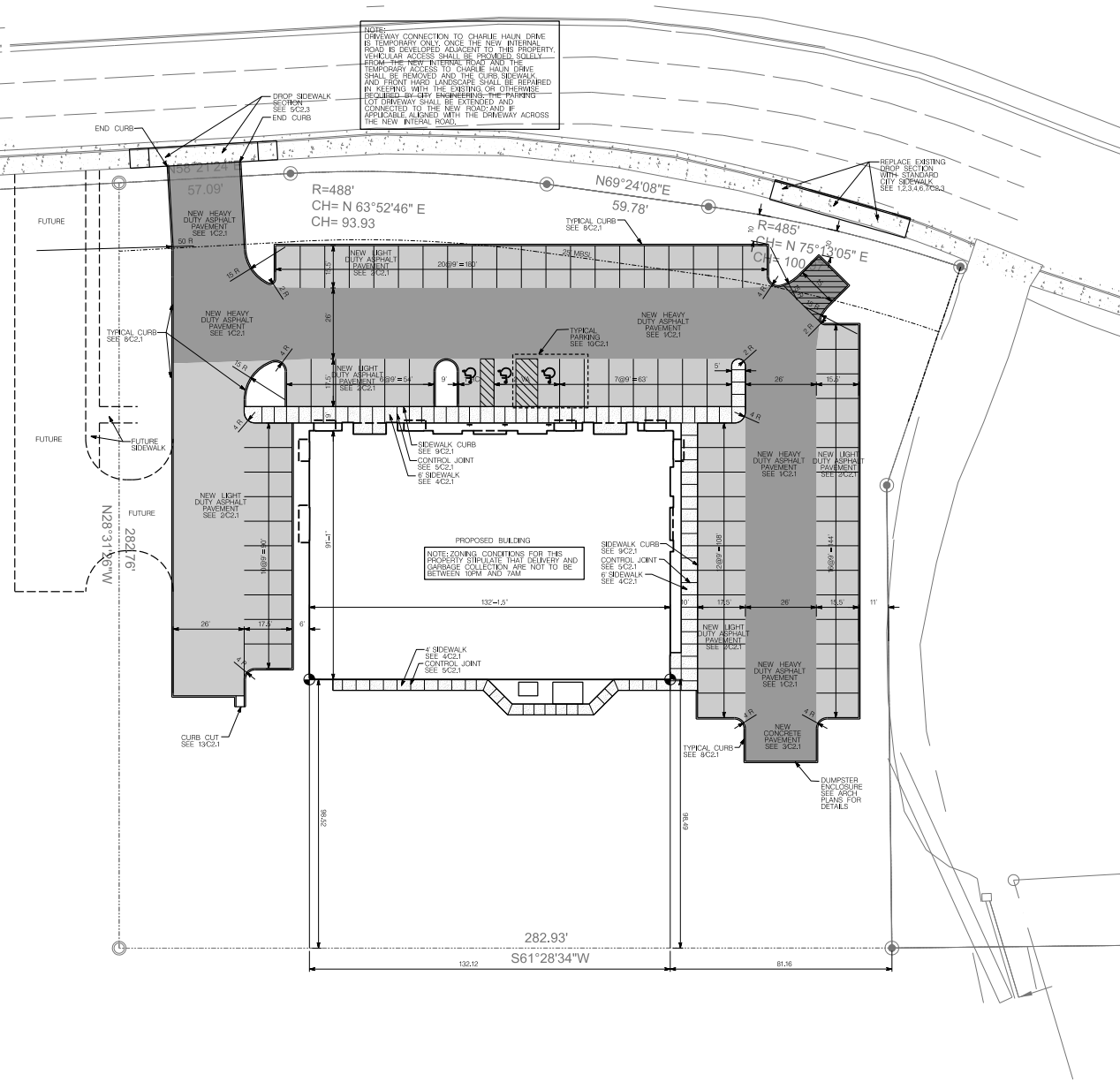
Greenbrier Real Estate Advisors
2099 Thunderhead Road, Suite 204
Knoxville, TN 37922
www.greenbrier-rea.com

Knoxville, Tennessee

SUBJECT
SITE



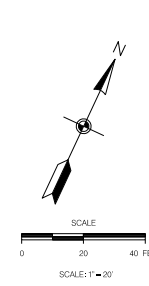
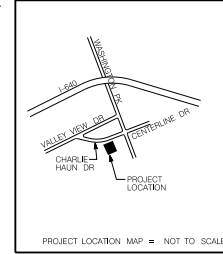
GREENBRIER
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OWNER:
HAI INC.
2549 SPIRIT POINT LN
KNOXVILLE, TN 37924
PHONE: 865-602-0000
FAX: 865-602-0000
CONTACT: CEE WATKINS

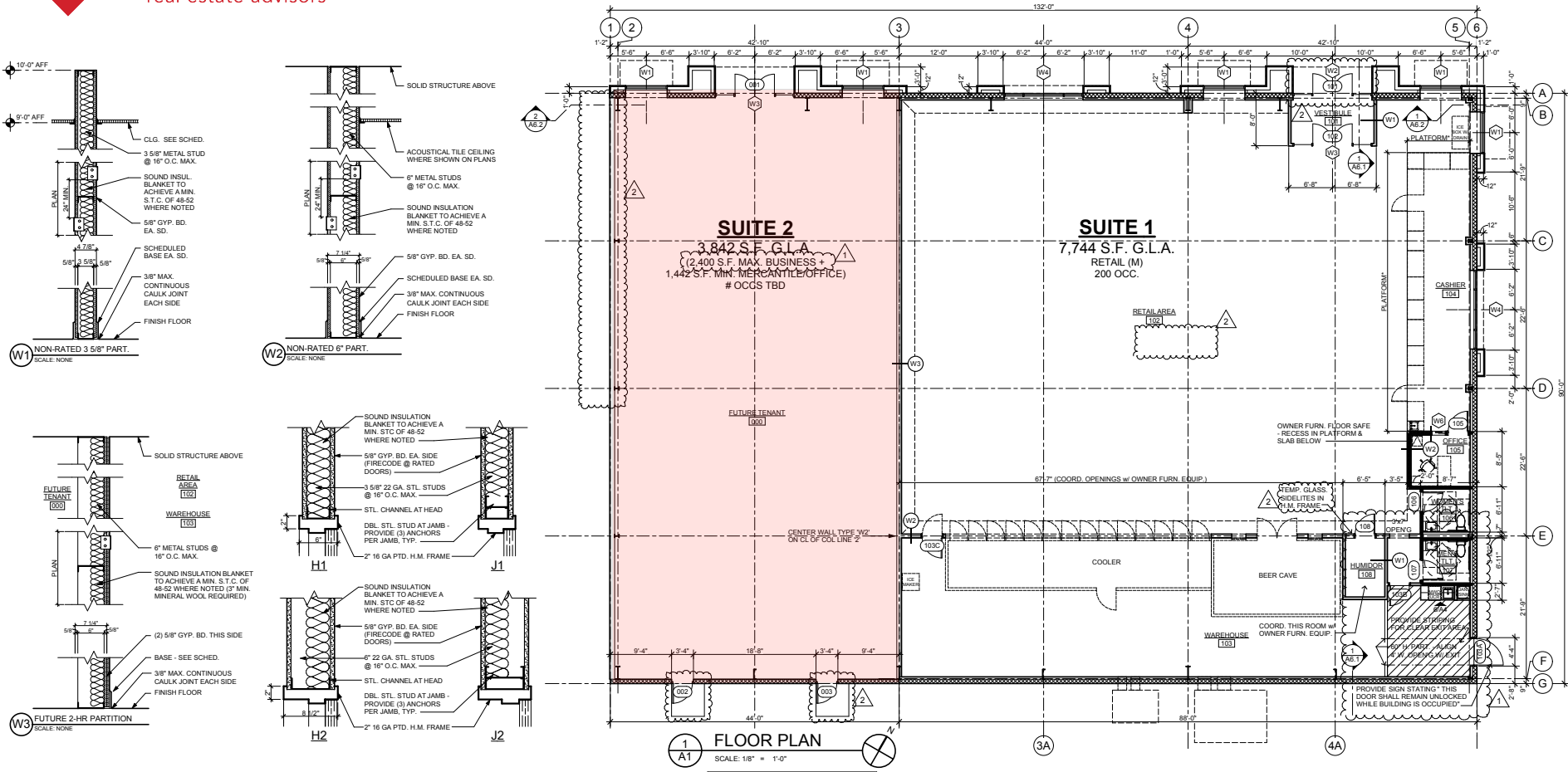
ENGINEER:
J.S. RIDENOUR & ASSOCIATES
10 BIRCHWOOD DR
OAK RIDGE, TN 37830
PHONE: 865-493-0000
FAX: 865-493-0000
CONTACT: RANDY MERRITT

CONTRACTOR:
J.S. RIDENOUR CONSTRUCTION INC.
7795 CONNER ROAD
FOWELL, TN 37869
PHONE: 865-493-0000
FAX: 865-493-0000
CONTACT: RANDY MERRITT



EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
---	---	MANHOLE
---	---	WATER METER
---	---	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

- SITE LAYOUT NOTES**
- USE: RETAIL, ZONING: PC-1, PARCEL 059NC00803
 - TOTAL BUILDING AREA: PROPOSED 11,588 SF GLA (1 STORY)
 - TOTAL SITE: 1.83 AC, TOTAL DIST AREA: 1.65 AC, TOTAL NEW IMPERV: 0.89 AC
 - DEED REFERENCE: 2015009-0028837, CITY BLOCK: 33870, WARD: 33
 - THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 04AF.
 - SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88.
 - SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LEMAY ASSOCIATES DATED 12/2015. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
 - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
 - PARKING SUMMARY:
TOTAL REQUIRED: 70 SPACES
TOTAL PROVIDED: 74 SPACES
BASED:
RETAIL: LESS THAN 15,000 SF 5 SPACES PER 1,000 SF; RESTAURANT 1 SPACE PER 1,000 SF
LIQUOR STORE: 7,744 SF GLA / 200 = 39 SPACES
RETAIL: 1,142 SF GLA / 200 = 7 SPACES
RESTAURANT: 2,400 SF GLA / 100 = 24 SPACES
TOTAL: 70 SPACES REQUIRED
 - SITELINES:
FRONT: 25'
SIDE: 0'
REAR: 0'
 - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK, ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
 - CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
 - VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
 - TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
 - DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.



PLAN LEGEND:

W1	3 5/8" MTL. STUD w/ 5/8" GYP. BD EACH SIDE
W2	6" MTL. STUD w/ 5/8" GYP. BD EACH SIDE
W3	6" MTL. STUD w/ 2 5/8" GYP. BD TENSILE SIDE

PLAN NOTES:

- 1) 3/4" T.T. REV'D: OVER 6" MTL. STUD @ 16" O.C. MAX.
- 2) COORD. TYPE, NUMBER & LOCATION OF FIRE EXTINGUISHER CABINETS w/ LOCAL FIRE MARSHAL PRIOR TO CONSTRUCTION
- 3) SEE DWG 5144 FOR DTLS FOR ROOM 106 / 107

DOOR SCHEDULE										
MARK	W	H	T	LABEL	TYPE	MATL	FRAME			REMARKS
							TYPE	HEAD	JAMB	
001	(2) 3'-0"	7'-0"	1'-3/4"	-	D2	ALUM.	ALUM.	-	ENTRY	SEE STOREFRONT W3
002	3'-0"	7'-0"	1'-3/4"	-	D1	HM	HM	-	ENTRY	-
003	3'-0"	7'-0"	1'-3/4"	-	D1	HM	HM	-	ENTRY	-
101	(2) 3'-0"	7'-0"	1'-3/4"	-	D2	ALUM.	ALUM.	-	ENTRY	SEE STOREFRONT W2
102	(2) 3'-0"	7'-0"	1'-3/4"	-	D2	ALUM.	ALUM.	H2	J2	PUSH/PULL SEE STOREFRONT W3
103A	4'-0"	7'-0"	1'-3/4"	-	D1	HM	HM	-	ENTRY	PROVIDE SECURITY BAR ACROSS DOOR w/ SIGN PER FLR. PLAN
103B	3'-0"	7'-0"	1'-3/4"	-	D1	SCWD	HM	H1	J1	PASSAGE
103C	3'-0"	7'-0"	1'-3/4"	-	D1	SCWD	HM	H2	J2	PUSH/PULL PADDLE DOOR
105	3'-0"	7'-0"	1'-3/4"	-	D1	SCWD	HM	H2	J2	LOOKSET
106	3'-0"	7'-0"	1'-3/4"	-	D1	SCWD	HM	H1	J1	PRIVACY PROVIDE COATHOOK
107	3'-0"	7'-0"	1'-3/4"	-	D1	SCWD	HM	H1	J1	PRIVACY PROVIDE COATHOOK
108	3'-0"	7'-0"	1'-3/4"	-	D2	SCWD	HM	H1	J1	PASSAGE 1/4" TEMP. GLASS

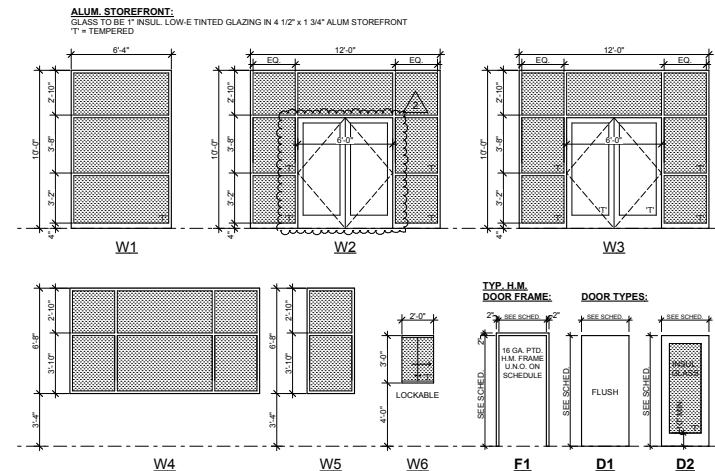
DOOR NOTES:

- 1) CAULK BOTH SIDES OF ALL DOOR FRAMES.
- 2) PROVIDE DBL. STUDS AND BASE ANCHORS AT ALL JAMBS, TYP.
- 3) HARDWARE ON DOORS SHALL BE LEVER TYPE FOR HANDICAP ACCESSIBILITY
- 4) CONTRACTOR SHALL VERIFY ALL HARDWARE SETS w/ TENANT PRIOR TO INSTALLATION
- 5) THRESHOLD AT ALL EXT. DOORS SHALL BE MAX. 1/2" HIGH.
- 6) REFER TO ARCH. SPECIFICATIONS SHEET AS FOR ALL OTHER INFORMATION.

FINISH SCHEDULE					
NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING
000	FUTURE TENANT	-	NO SLAB	-	PAINT*
101	VESTIBULE	SEAL. CONC.	CONC.	PAINT	OPEN
102	RETAIL AREA	SEAL. CONC.	CONC.	PAINT	OPEN
103	WAREHOUSE	SEAL. CONC.	CONC.	PAINT	OPEN
104	CASHER	SEAL. CONC.	CONC.	PAINT	OPEN
105	OFFICE	SEAL. CONC.	CONC.	PAINT	A.C.T. @ 9"
106	WOMEN'S TOILET	SEAL. CONC.	CONC.	PAINT	A.C.T. @ 9"
107	MEN'S TOILET	SEAL. CONC.	CONC.	PAINT	A.C.T. @ 9"
108	HUMIDOR	SEAL. CONC.	WOOD	WOOD	WOOD

FINISH NOTES:

- 1) ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, INTERNATIONAL BUILDING CODE, 2012 ED.
- 2) PREPARE ALL FLOOR SURFACES AS REQ'D TO RECEIVE FLOORING MATERIAL - PATCH/LEVEL ALL OPENINGS/DEPRESSIONS, RAUGHNESS, ETC.
- 3) PATCH/ALL FINISHES WHERE DISTURBED BY THE WORK OF ANY SUB-CONTRACTOR
- 4) INTERIOR WALL FINISH, CEILING FINISHES SHALL BE CLASS 'A'; FLOORING SHALL BE CLASS 1
- 5) REFER TO ARCH. SPECIFICATIONS SHEET AS FOR ALL OTHER INFORMATION
- 6) ALL CEILING HEIGHTS TO BE 9'-0" U.N.O. ON PLANS
- 7) COORDINATE ALL FINISH SELECTIONS w/ OWNER



Exterior Images



Demographics

5 Mile Radius



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KEY FACTS

110,854

Population



Average Household
Size

39.6

Median Age

\$37,122

Median Household
Income

EMPLOYMENT



62%

White Collar



21%

Blue Collar



18%

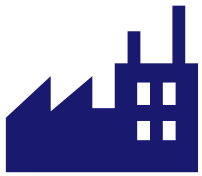
Services



5.3%

Unemployment
Rate

BUSINESS



4,850

Total Businesses



67,091

Total Employees

EDUCATION



13%
No High
School
Diploma



33%

High School
Graduate



31%

Some College



23%

Bachelor's/Grad/Prof
Degree

Average Household Income



\$52,063

2016 Average Household
Income

Total Retail Sales

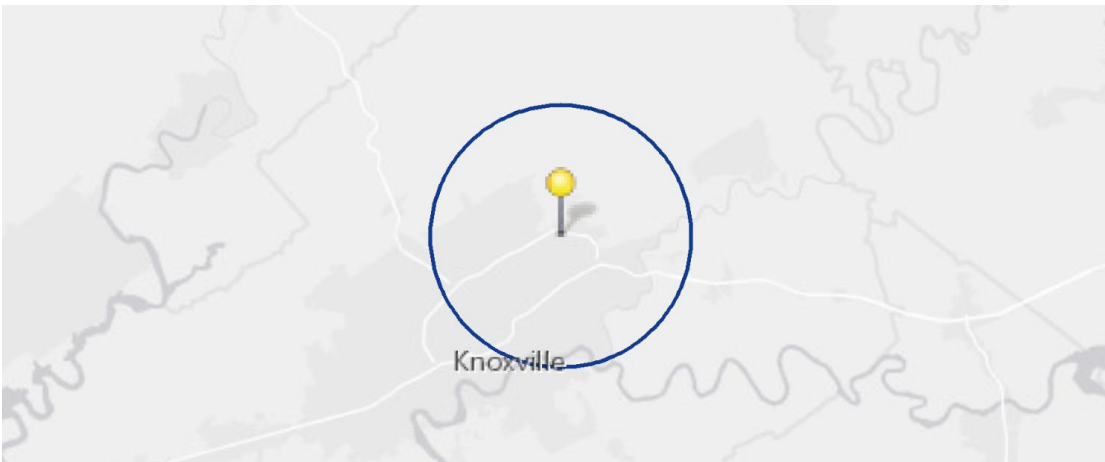


\$1,783,674,833

Total Retail Sales

4640 Charlie Haun Dr (Ring of 5 miles)

5 mile radius



ANNUAL HOUSEHOLD SPENDING



\$1,395

Apparel &
Services



\$113

Computers &
Hardware



\$2,201

Eating Out



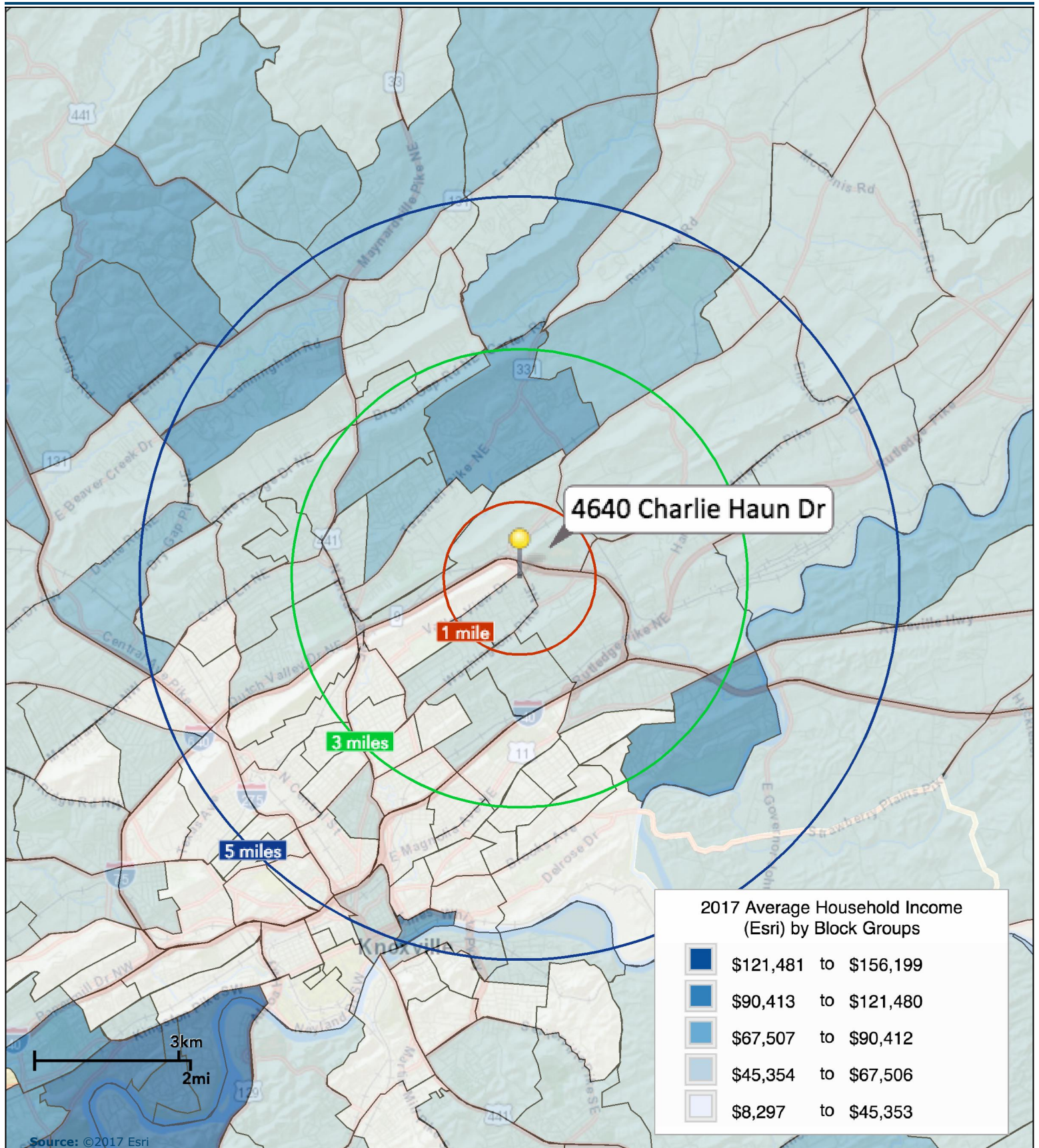
\$3,427

Groceries



\$3,714

Health Care





Executive Summary

4640 Charlie Haun Dr
4640 Charlie Haun Dr, Knoxville, Tennessee, 37917
Rings: 1, 3, 5 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 36.02885
Longitude: -83.88587

	1 mile	3 miles	5 miles
Population			
2000 Population	2,701	38,518	97,774
2010 Population	2,987	41,068	104,238
2017 Population	3,484	44,127	110,854
2022 Population	3,766	46,194	115,587
2000-2010 Annual Rate	1.01%	0.64%	0.64%
2010-2017 Annual Rate	2.15%	1.00%	0.85%
2017-2022 Annual Rate	1.57%	0.92%	0.84%
2017 Male Population	47.4%	47.5%	48.3%
2017 Female Population	52.6%	52.5%	51.7%
2017 Median Age	39.6	41.6	39.6

In the identified area, the current year population is 110,854. In 2010, the Census count in the area was 104,238. The rate of change since 2010 was 0.85% annually. The five-year projection for the population in the area is 115,587 representing a change of 0.84% annually from 2017 to 2022. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	79.8%	73.2%	72.8%
2017 Black Alone	13.6%	20.8%	20.4%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2017 Asian Alone	2.3%	1.1%	0.8%
2017 Pacific Islander Alone	0.5%	0.1%	0.1%
2017 Other Race	1.1%	1.7%	2.5%
2017 Two or More Races	2.5%	2.9%	3.0%
2017 Hispanic Origin (Any Race)	4.1%	4.1%	5.2%

Persons of Hispanic origin represent 5.2% 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 48.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,282	17,049	42,945
2010 Households	1,416	18,141	45,047
2017 Total Households	1,619	19,231	47,477
2022 Total Households	1,740	20,012	49,351
2000-2010 Annual Rate	1.00%	0.62%	0.48%
2010-2017 Annual Rate	1.87%	0.81%	0.73%
2017-2022 Annual Rate	1.45%	0.80%	0.78%
2017 Average Household Size	2.15	2.27	2.28

The household count in this area has changed from 45,047 in 2010 to 47,477 in the current year, a change of 0.73% annually. The five-year projection of households is 49,351, a change of 0.78% annually from the current year total. Average household size is currently 2.28, compared to 2.26 in the year 2010. The number of families in the current year is 26,405 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.

October 04, 2017



Executive Summary

4640 Charlie Haun Dr
4640 Charlie Haun Dr, Knoxville, Tennessee, 37917
Rings: 1, 3, 5 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 36.02885
Longitude: -83.88587

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$41,097	\$41,687	\$37,122
2022 Median Household Income	\$45,621	\$46,360	\$40,351
2017-2022 Annual Rate	2.11%	2.15%	1.68%
Average Household Income			
2017 Average Household Income	\$54,589	\$56,389	\$52,063
2022 Average Household Income	\$62,309	\$64,046	\$59,230
2017-2022 Annual Rate	2.68%	2.58%	2.61%
Per Capita Income			
2017 Per Capita Income	\$25,486	\$24,875	\$22,988
2022 Per Capita Income	\$28,904	\$28,039	\$25,950
2017-2022 Annual Rate	2.55%	2.42%	2.45%

Households by Income

Current median household income is \$37,122 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$40,351 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$52,063 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$59,230 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,988 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,950 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,338	19,009	47,813
2000 Owner Occupied Housing Units	757	11,067	25,032
2000 Renter Occupied Housing Units	525	5,982	17,913
2000 Vacant Housing Units	56	1,960	4,868
2010 Total Housing Units	1,596	20,716	51,025
2010 Owner Occupied Housing Units	825	11,536	25,898
2010 Renter Occupied Housing Units	591	6,605	19,149
2010 Vacant Housing Units	180	2,575	5,978
2017 Total Housing Units	1,904	21,838	53,617
2017 Owner Occupied Housing Units	861	11,580	25,622
2017 Renter Occupied Housing Units	759	7,651	21,855
2017 Vacant Housing Units	285	2,607	6,140
2022 Total Housing Units	2,049	22,721	55,706
2022 Owner Occupied Housing Units	905	12,043	26,558
2022 Renter Occupied Housing Units	836	7,969	22,793
2022 Vacant Housing Units	309	2,709	6,355

Currently, 47.8% of the 53,617 housing units in the area are owner occupied; 40.8%, renter occupied; and 11.5% 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 51,025 housing units in the area - 50.8% owner occupied, 37.5% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 2.23%. Median home value in the area is \$129,500, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.71% annually to \$148,057.

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.

October 04, 2017