

# FOR LEASE/BUILD TO SUIT

410 S Charles Seivers Blvd, Clinton, TN



## Property Summary

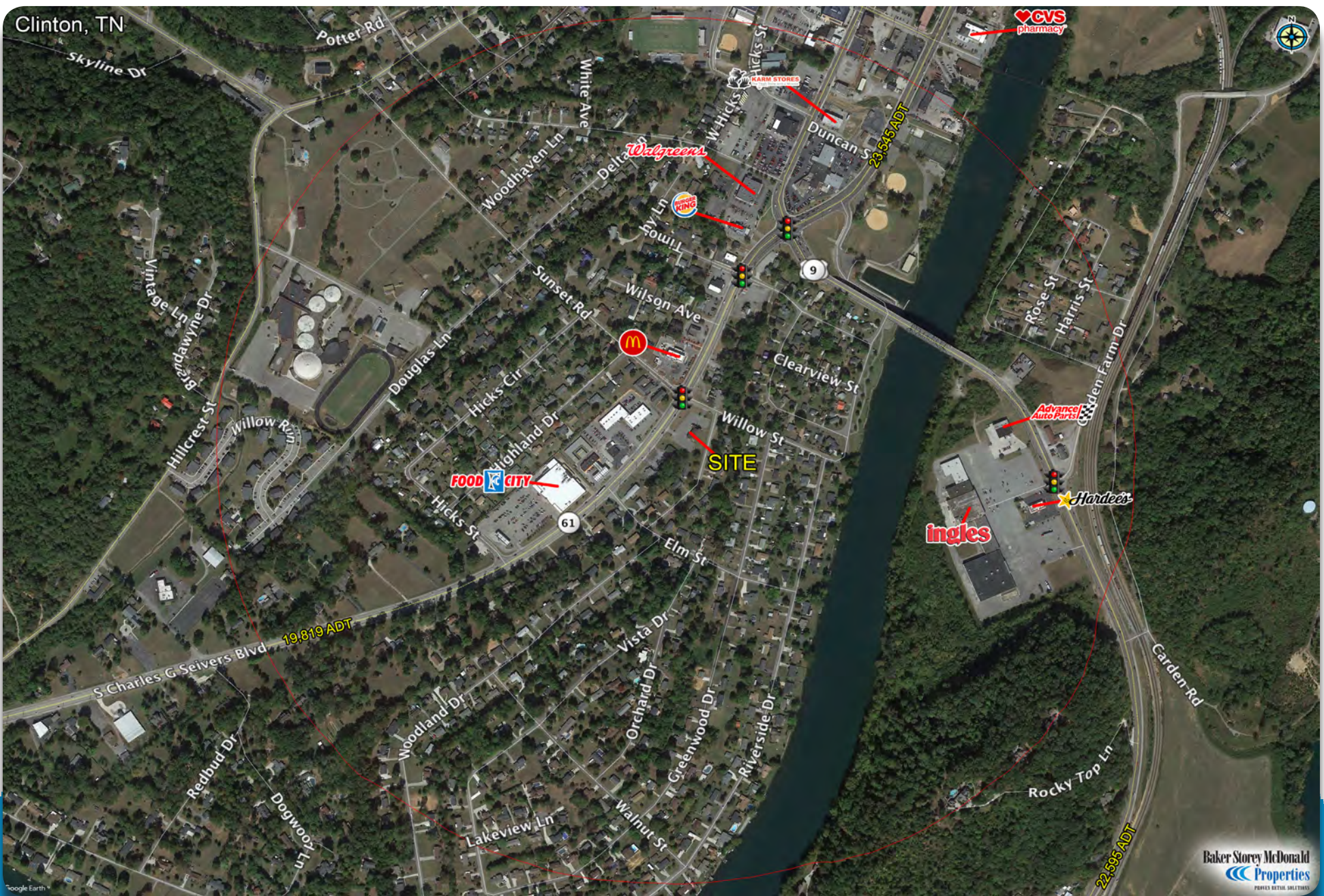
- 1.23 Acres
- Signalized corner with great visibility
- Over 20,000 average daily traffic count
- Located near the heart of Clinton

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**Baker Storey McDonald Properties**  
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.



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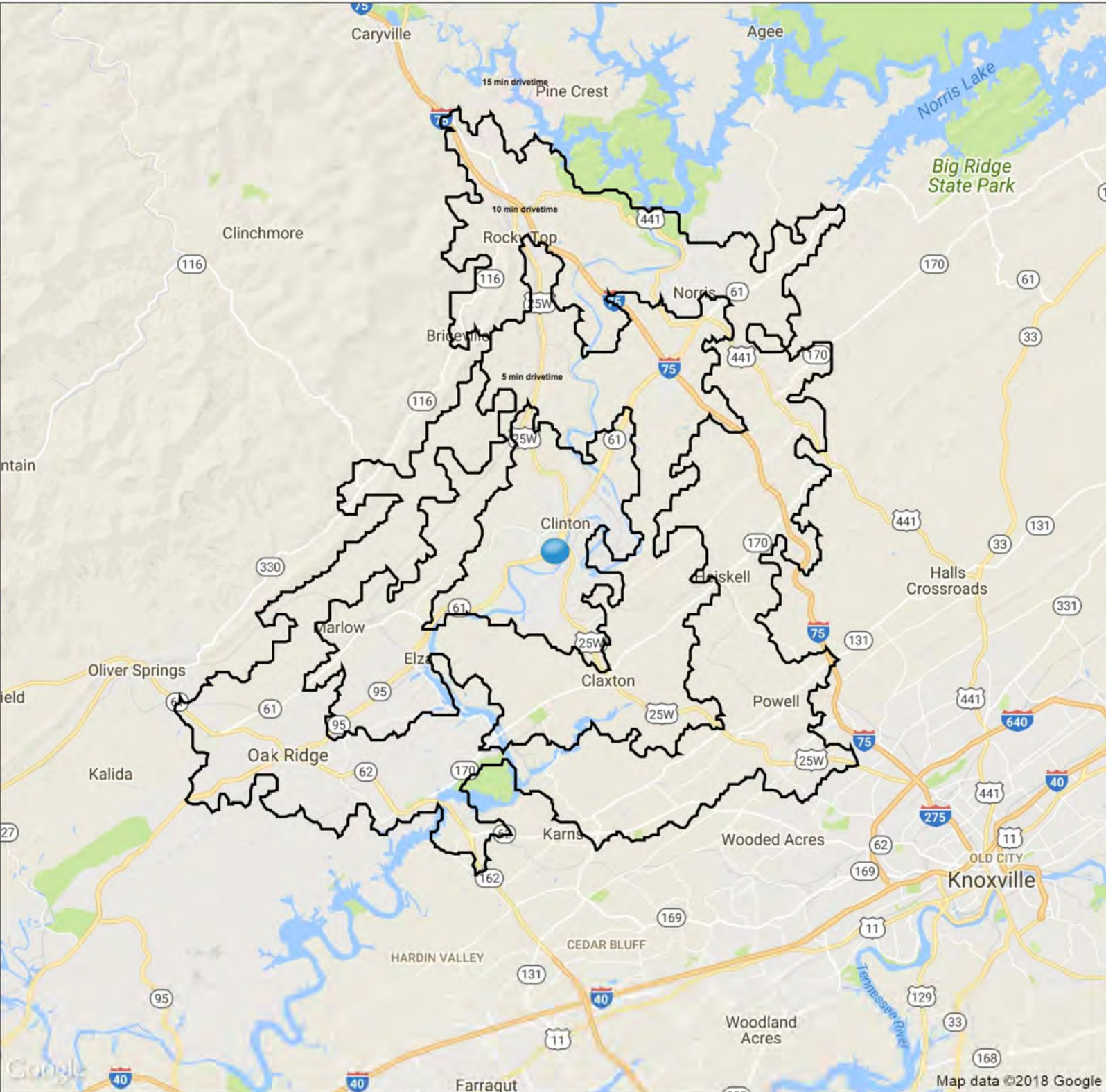
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# 410 S Charles G Seivers Blvd

Clinton, TN 37716



	5 min drivetime	10 min drivetime	15 min drivetime
<b>Population</b>	14,192	41,073	98,935
<b>Households</b>	6,109	17,290	41,241
<b>Population Median Age</b>	41.7	42.8	41.4
<b>5 Yr Pop Growth (Total%)</b>	0.7%	1.1%	2.1%

# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.0972/-84.1395

RS1

410 S Charles G Seivers Blvd Clinton, TN 37716		5 min drivetime	10 min drivetime	15 min drivetime
POPULATION	2017 Estimated Population	14,192	41,073	98,935
	2022 Projected Population	14,294	41,543	101,015
	2010 Census Population	13,564	39,898	95,722
	2000 Census Population	12,918	37,541	87,903
	Projected Annual Growth 2017 to 2022	0.1%	0.2%	0.4%
	Historical Annual Growth 2000 to 2017	0.6%	0.6%	0.7%
	2017 Median Age	41.7	42.8	41.4
HOUSEHOLDS	2017 Estimated Households	6,109	17,290	41,241
	2022 Projected Households	6,220	17,624	42,482
	2010 Census Households	5,786	16,599	39,300
	2000 Census Households	5,532	15,512	36,216
	Projected Annual Growth 2017 to 2022	0.4%	0.4%	0.6%
	Historical Annual Growth 2000 to 2017	0.6%	0.7%	0.8%
RACE AND ETHNICITY	2017 Estimated White	93.9%	93.1%	90.8%
	2017 Estimated Black or African American	2.8%	2.7%	4.1%
	2017 Estimated Asian or Pacific Islander	0.7%	1.3%	1.6%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2017 Estimated Other Races	2.3%	2.6%	3.3%
	2017 Estimated Hispanic	2.0%	2.2%	2.9%
INCOME	2017 Estimated Average Household Income	\$60,399	\$71,600	\$71,671
	2017 Estimated Median Household Income	\$48,729	\$54,335	\$55,419
	2017 Estimated Per Capita Income	\$26,477	\$30,452	\$30,079
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	5.2%	4.6%	4.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	8.0%	8.0%	7.7%
	2017 Estimated High School Graduate	35.0%	33.3%	31.7%
	2017 Estimated Some College	25.0%	22.1%	21.9%
	2017 Estimated Associates Degree Only	6.0%	7.4%	7.7%
	2017 Estimated Bachelors Degree Only	13.5%	14.9%	16.0%
	2017 Estimated Graduate Degree	7.2%	9.7%	10.7%
BUSINESS	2017 Estimated Total Businesses	645	1,839	4,096
	2017 Estimated Total Employees	8,006	20,855	55,050
	2017 Estimated Employee Population per Business	12.4	11.3	13.4
	2017 Estimated Residential Population per Business	22.0	22.3	24.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.