

Bearden Availability

5000 Kingston Pike, Knoxville, TN

For LEASE



Property Summary

- 7,529 SF turnkey location for a bank branch on 0.52 Acres
- This property offers a very functional two-story layout. The first floor features a common lobby, teller line, vault, and several private offices. The top floor is built-out for executive offices.
- This represents a rare opportunity to lease a turnkey bank branch in the heart of Bearden. Bearden is Knoxville's toughest suburban market to break in to, with very limited availability along Kingston Pike. This property offers great signage opportunities along Kingston Pike.

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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.

Property Summary

- Signage: A monument sign is available at the corner of Kingston Pike & Homberg Drive. The property also offers building-mounted signage on multiple sides.
- 28 parking spots, with the potential to add more
- 2 drive thru lanes in place, one utilized with an ATM



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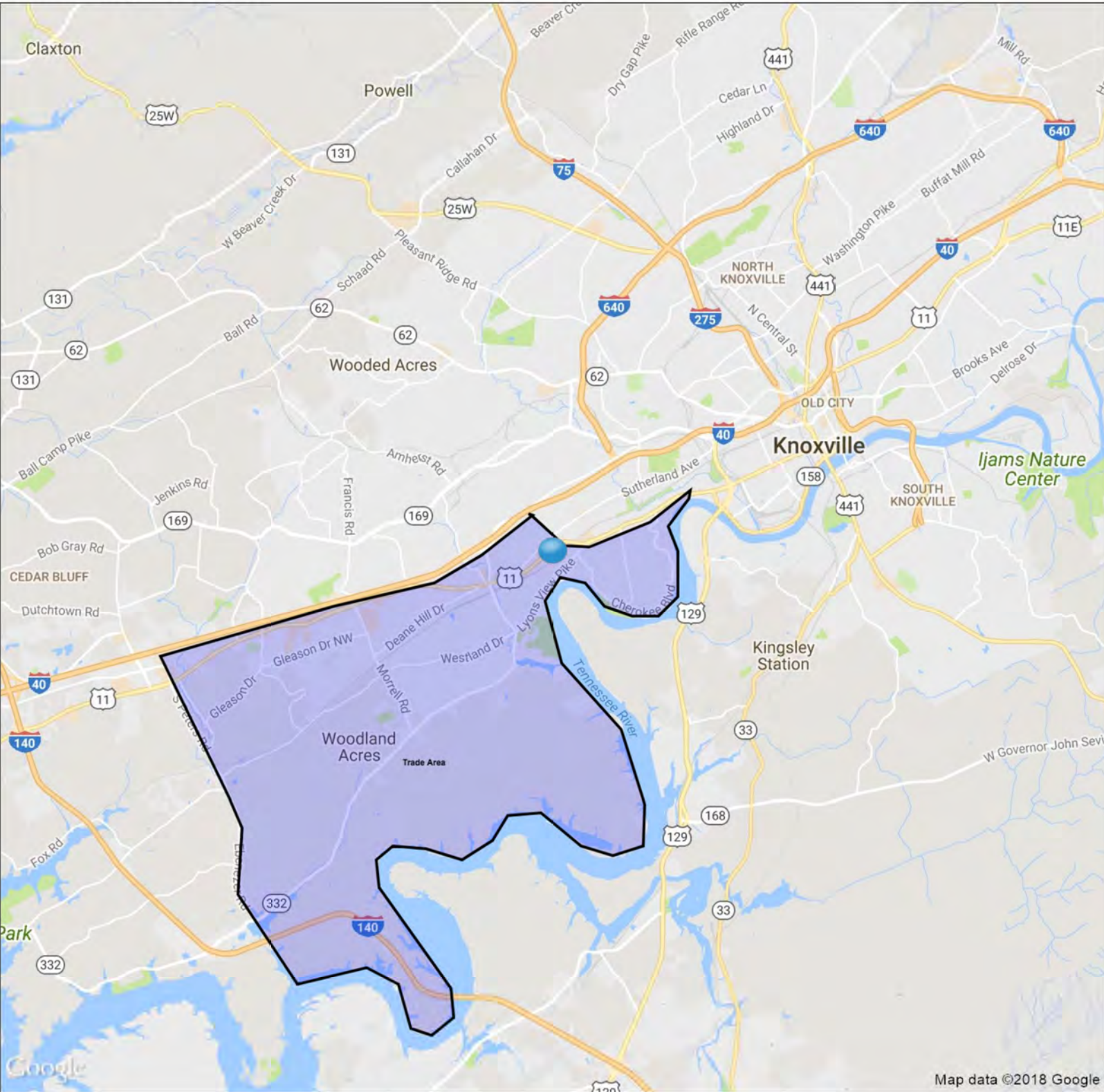
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Knoxville, TN 37919



Map data ©2018 Google

Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	5,562	42,132	145,687
Households	2,886	19,378	63,329
Population Median Age	35.1	34.5	33.4
5 Yr Pop Growth (Total%)	4.7%	4.8%	5.1%

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.9011/-84.0208

RS1

Trade Area		Trade Area
POPULATION	2017 Estimated Population	38,180
	2022 Projected Population	39,901
	2010 Census Population	36,625
	2000 Census Population	33,343
	Projected Annual Growth 2017 to 2022	0.9%
	Historical Annual Growth 2000 to 2017	0.9%
	2017 Median Age	40.5
HOUSEHOLDS	2017 Estimated Households	17,436
	2022 Projected Households	18,181
	2010 Census Households	16,347
	2000 Census Households	14,663
	Projected Annual Growth 2017 to 2022	0.9%
	Historical Annual Growth 2000 to 2017	1.1%
RACE AND ETHNICITY	2017 Estimated White	89.8%
	2017 Estimated Black or African American	3.7%
	2017 Estimated Asian or Pacific Islander	3.3%
	2017 Estimated American Indian or Native Alaskan	0.3%
	2017 Estimated Other Races	3.0%
	2017 Estimated Hispanic	3.5%
INCOME	2017 Estimated Average Household Income	\$117,699
	2017 Estimated Median Household Income	\$85,440
	2017 Estimated Per Capita Income	\$53,810
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	2.7%
	2017 Estimated High School Graduate	14.2%
	2017 Estimated Some College	15.5%
	2017 Estimated Associates Degree Only	7.2%
	2017 Estimated Bachelors Degree Only	31.1%
	2017 Estimated Graduate Degree	27.0%
BUSINESS	2017 Estimated Total Businesses	3,465
	2017 Estimated Total Employees	30,849
	2017 Estimated Employee Population per Business	8.9
	2017 Estimated Residential Population per Business	11.0

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