

FOR SALE OR LEASE

795 Oak Ridge Turnpike, Oak Ridge, TN



Property Features

- Former car dealership with ample parking
- 3 buildings totaling 19,200 SF
- 9,700 SF available for Lease
- In-place income on remaining 9,500 SF leased through July 2020
- Average daily traffic counts over 25,000
- Approximately 300' of frontage on Oak Ridge Turnpike

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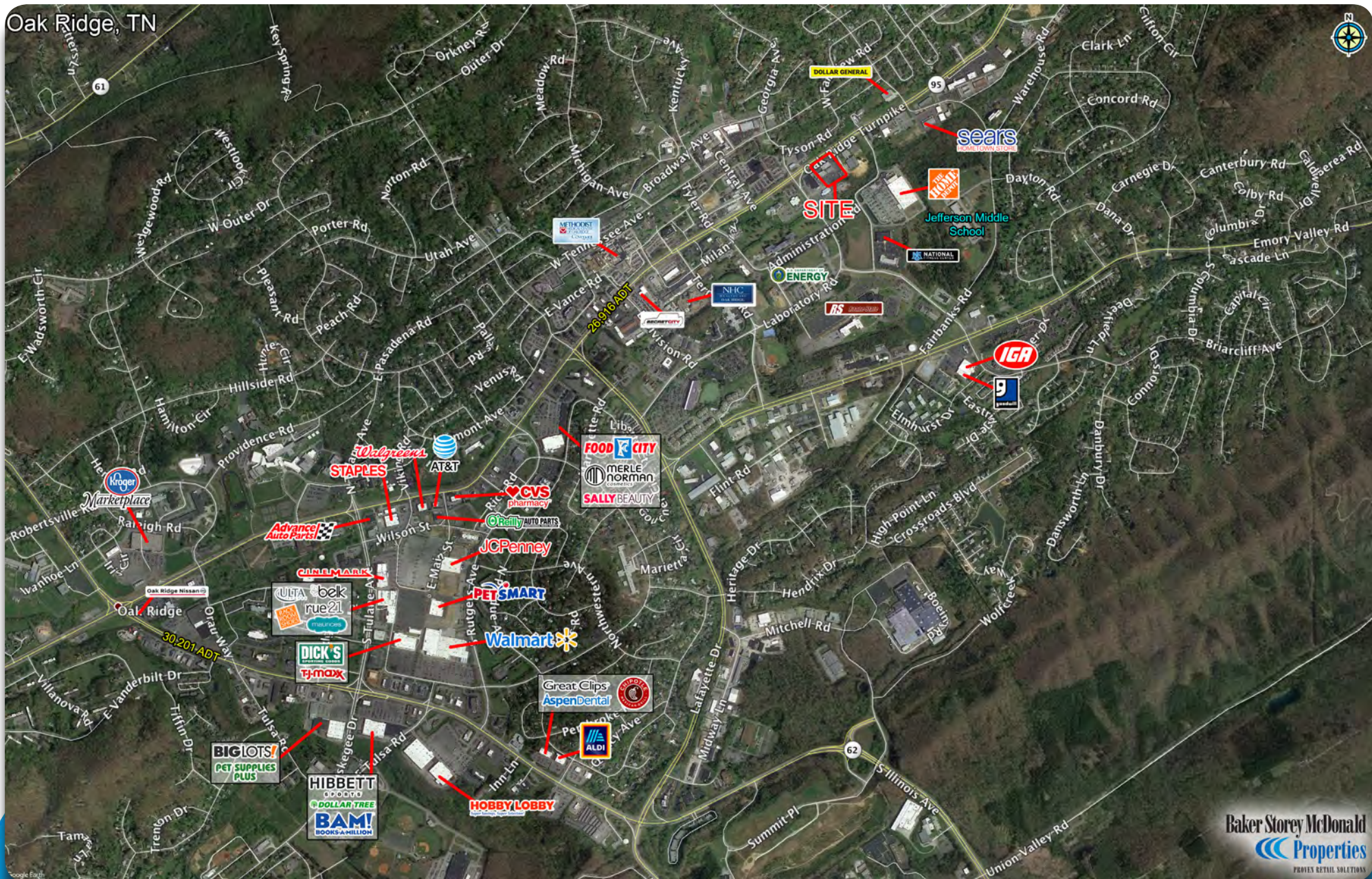
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Baker Storey McDonald Properties
PROVEN RETAIL SOLUTIONS

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.

Oak Ridge, TN



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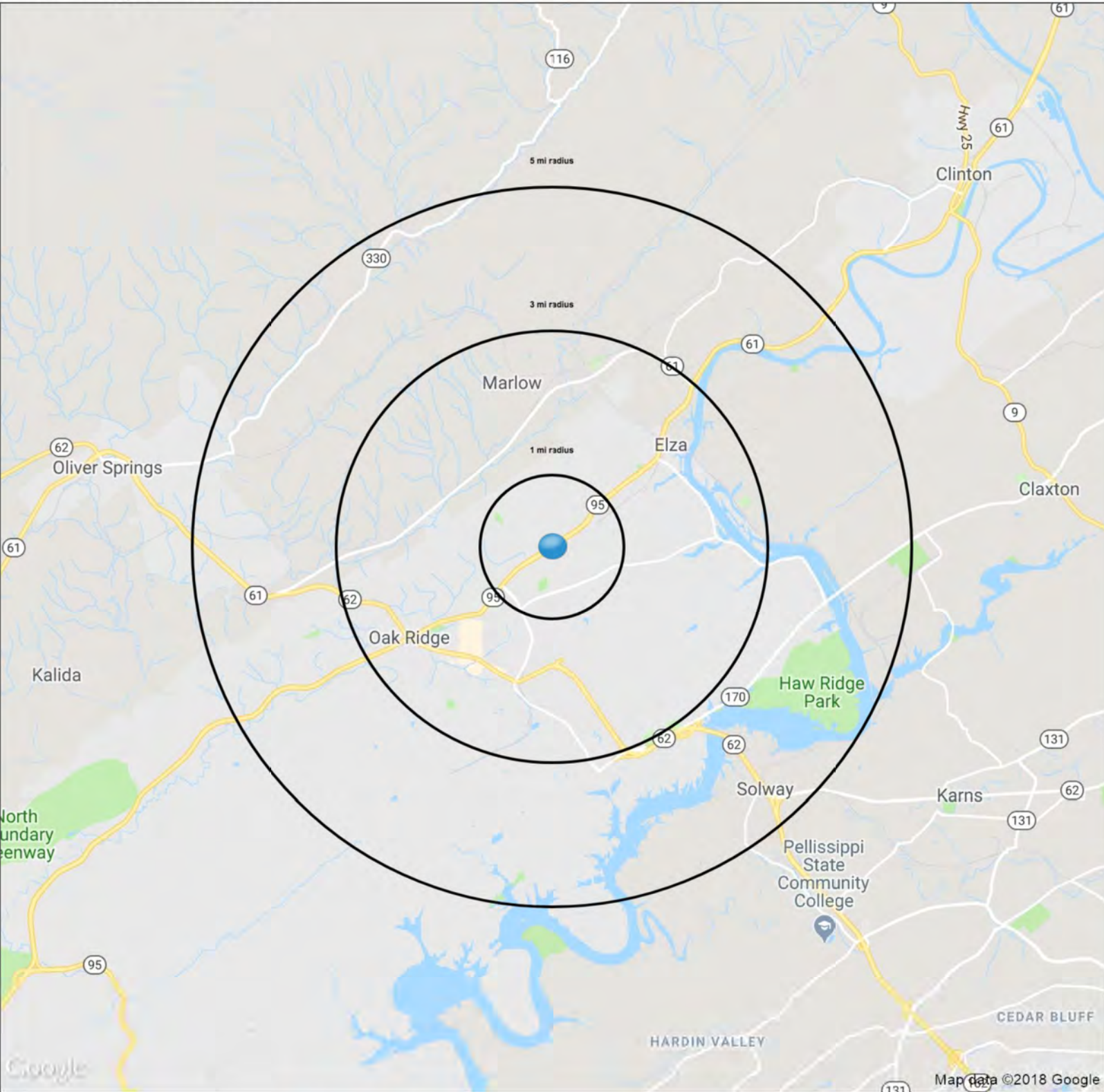
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795 Oak Ridge Turnpike

Oak Ridge, TN 37830



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	5,920	22,458	35,622
Households	2,771	10,232	15,735
Population Median Age	46.7	41.9	42.3
5 Yr Pop Growth (Total%)	2.1%	2.9%	2.3%

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.0283/-84.2340

RS1

795 Oak Ridge Turnpike

Oak Ridge, TN 37830

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	5,920	22,458	35,622
	2023 Projected Population	6,047	23,103	36,439
	2010 Census Population	6,097	23,005	34,979
	2000 Census Population	5,583	21,474	32,594
	Projected Annual Growth 2018 to 2023	0.4%	0.6%	0.5%
	Historical Annual Growth 2000 to 2018	0.3%	0.3%	0.5%
	2018 Median Age	46.7	41.9	42.3
HOUSEHOLDS	2018 Estimated Households	2,771	10,232	15,735
	2023 Projected Households	2,852	10,622	16,281
	2010 Census Households	2,770	10,177	15,045
	2000 Census Households	2,527	9,585	14,141
	Projected Annual Growth 2018 to 2023	0.6%	0.8%	0.7%
	Historical Annual Growth 2000 to 2018	0.5%	0.4%	0.6%
RACE AND ETHNICITY	2018 Estimated White	85.1%	80.6%	84.1%
	2018 Estimated Black or African American	5.1%	9.5%	7.4%
	2018 Estimated Asian or Pacific Islander	3.9%	3.4%	3.0%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2018 Estimated Other Races	5.5%	6.1%	5.1%
	2018 Estimated Hispanic	4.7%	5.6%	4.7%
INCOME	2018 Estimated Average Household Income	\$82,157	\$74,399	\$77,248
	2018 Estimated Median Household Income	\$56,452	\$50,799	\$56,843
	2018 Estimated Per Capita Income	\$38,871	\$34,083	\$34,244
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.1%	3.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.9%	5.5%	5.5%
	2018 Estimated High School Graduate	20.6%	24.6%	25.6%
	2018 Estimated Some College	22.7%	23.8%	22.9%
	2018 Estimated Associates Degree Only	7.3%	8.2%	8.0%
	2018 Estimated Bachelors Degree Only	23.7%	19.2%	18.7%
	2018 Estimated Graduate Degree	19.1%	15.7%	15.9%
BUSINESS	2018 Estimated Total Businesses	739	1,569	1,933
	2018 Estimated Total Employees	9,613	22,033	33,081
	2018 Estimated Employee Population per Business	13.0	14.0	17.1
	2018 Estimated Residential Population per Business	8.0	14.3	18.4

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