

BENTON - HIGHWAY 411

6071 US 411, Benton, TN

1.2 Acres Available

FOR LEASE or SALE



Property Features

- Located on Highway 411 adjacent to IGA
- 36 miles from Chattanooga, TN
- Cleveland, TN MSA
- Traffic Count on US 411 - 8,955 ADT

2016 Demographics

	3Mi	5Mi	10Mi
Estimated Population	3,791	6,664	35,081
Avg HH Income	\$50,291	\$54,063	\$57,547
Med HH Income	\$42,671	\$45,705	\$47,627
Daytime Population	2,434	4,488	19,942

Brande Benson

bbenson@bsmproperties.com

813 S Northshore Drive, Suite 201
Knoxville, TN 37919
865-588-8663
www.bsmproperties.com

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.

Benton, TN



BENTON - HIGHWAY 411

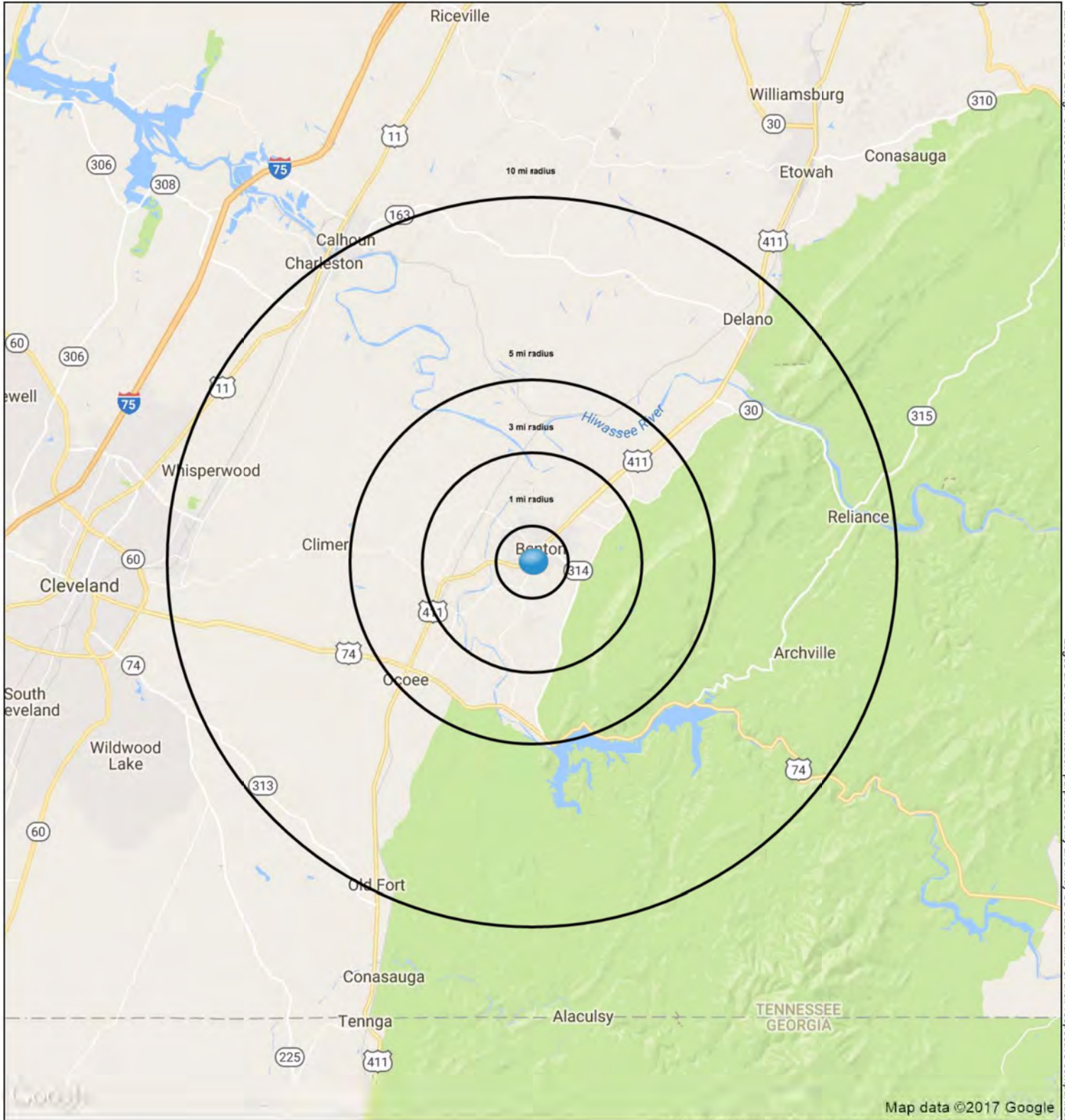
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Lat: 35.16842 Long: -84.65789 Zoom: 28.96 mi

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6063-6071 US-411

Benton, TN 37307



March 2017

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

SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.1686/-84.6579

RS1

6063-6071 US-411		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Benton, TN 37307					
POPULATION	2016 Estimated Population	1,114	3,791	6,664	35,083
	2021 Projected Population	1,144	3,895	6,801	36,044
	2010 Census Population	1,214	3,903	6,726	33,930
	2000 Census Population	1,192	3,739	6,282	28,969
	Projected Annual Growth 2016 to 2021	0.5%	0.5%	0.4%	0.5%
	Historical Annual Growth 2000 to 2016	-0.4%	0.1%	0.4%	1.3%
	2016 Median Age	40.1	41.2	41.4	39.3
HOUSEHOLDS	2016 Estimated Households	446	1,543	2,694	13,569
	2021 Projected Households	487	1,681	2,896	14,366
	2010 Census Households	467	1,516	2,601	12,704
	2000 Census Households	470	1,471	2,462	10,985
	Projected Annual Growth 2016 to 2021	1.8%	1.8%	1.5%	1.2%
	Historical Annual Growth 2000 to 2016	-0.3%	0.3%	0.6%	1.5%
RACE AND ETHNICITY	2016 Estimated White	96.2%	96.8%	96.3%	93.9%
	2016 Estimated Black or African American	0.8%	0.7%	0.8%	2.6%
	2016 Estimated Asian or Pacific Islander	0.1%	0.1%	0.3%	0.6%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%	0.3%
	2016 Estimated Other Races	2.4%	2.0%	2.3%	2.6%
	2016 Estimated Hispanic	2.2%	2.0%	2.3%	3.0%
INCOME	2016 Estimated Average Household Income	\$49,733	\$50,291	\$54,063	\$57,547
	2016 Estimated Median Household Income	\$36,725	\$42,671	\$45,705	\$47,627
	2016 Estimated Per Capita Income	\$20,786	\$20,855	\$22,084	\$22,312
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	8.3%	9.6%	9.4%	7.7%
	2016 Estimated Some High School (Grade Level 9 to 11)	12.1%	10.8%	11.5%	11.2%
	2016 Estimated High School Graduate	43.5%	44.9%	43.1%	38.4%
	2016 Estimated Some College	21.5%	18.4%	17.3%	20.3%
	2016 Estimated Associates Degree Only	4.6%	5.4%	5.8%	8.3%
	2016 Estimated Bachelors Degree Only	6.1%	6.1%	7.1%	8.8%
	2016 Estimated Graduate Degree	3.9%	4.8%	5.9%	5.3%
BUSINESS	2016 Estimated Total Businesses	69	144	223	660
	2016 Estimated Total Employees	466	1,031	1,895	7,785
	2016 Estimated Employee Population per Business	6.8	7.2	8.5	11.8
	2016 Estimated Residential Population per Business	16.2	26.4	29.9	53.2

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