

New Retail Center
2230 Jacksboro Pike
Lafollette, TN



Dunkin Donuts Retail Center
Only One Suite Remaining

Property Information

- ◆ 1,763 sq. ft.
- ◆ Lease Rate \$28 per sq. ft. NNN
- ◆ NNN Expenses \$5 per sq. ft.
- ◆ **Traffic Counts:** 29,687 on Jacksboro Pike
- ◆ Dunkin Donuts Drive Thru, AT&T, DD Nail Spa, Refuel IV, and Jersey Mike's (Co-Tenants)
- ◆ **Nearby Retailers:** Burger King, Pizza Hut, Food City and Wendy's

◆ Demographics:	3-Mile	5-Mile	10-Mile
Population :	12,401	21,288	34,364
Average Household Income:	\$65,638	\$68,426	\$66,08

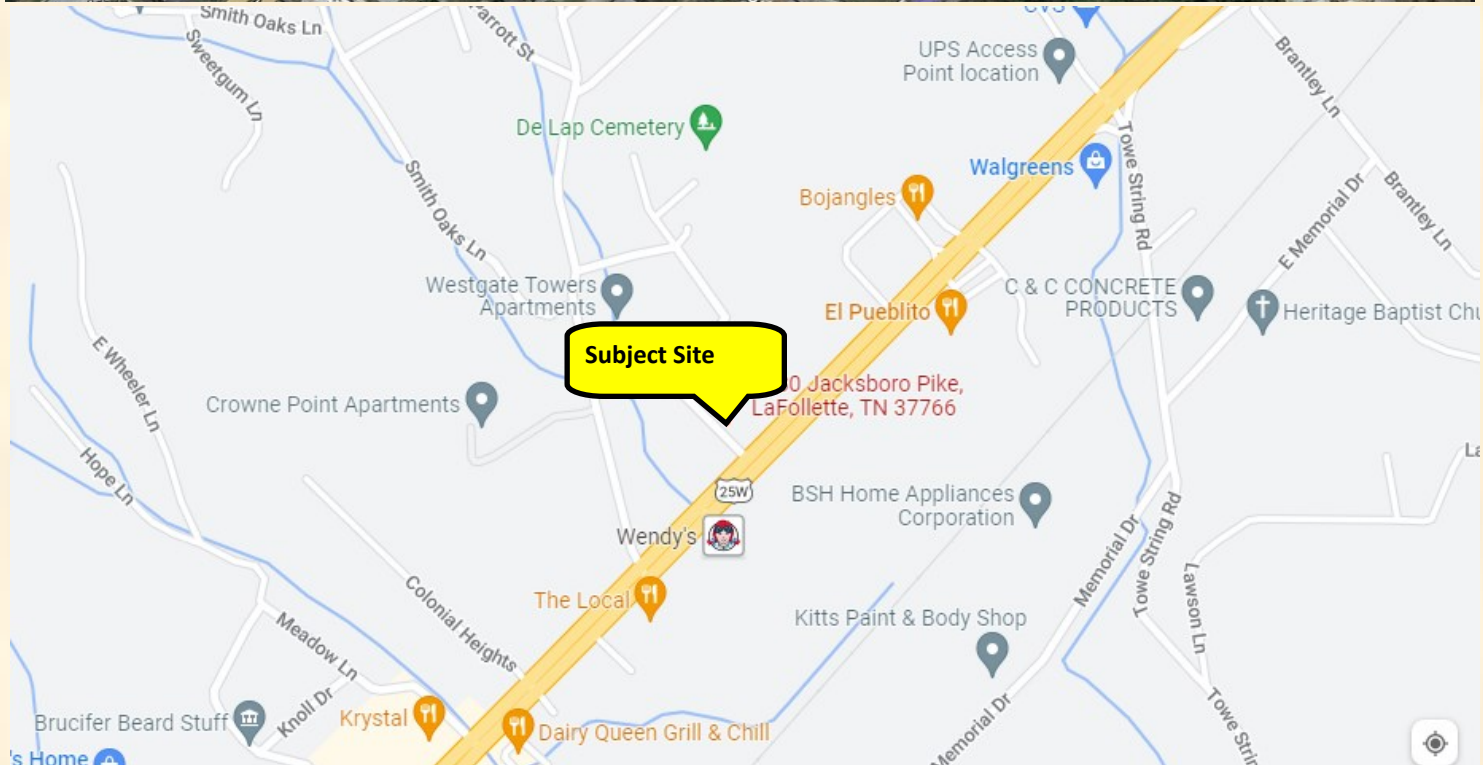
Ethan Davenport

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Regional Map



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Trade Area Aerial



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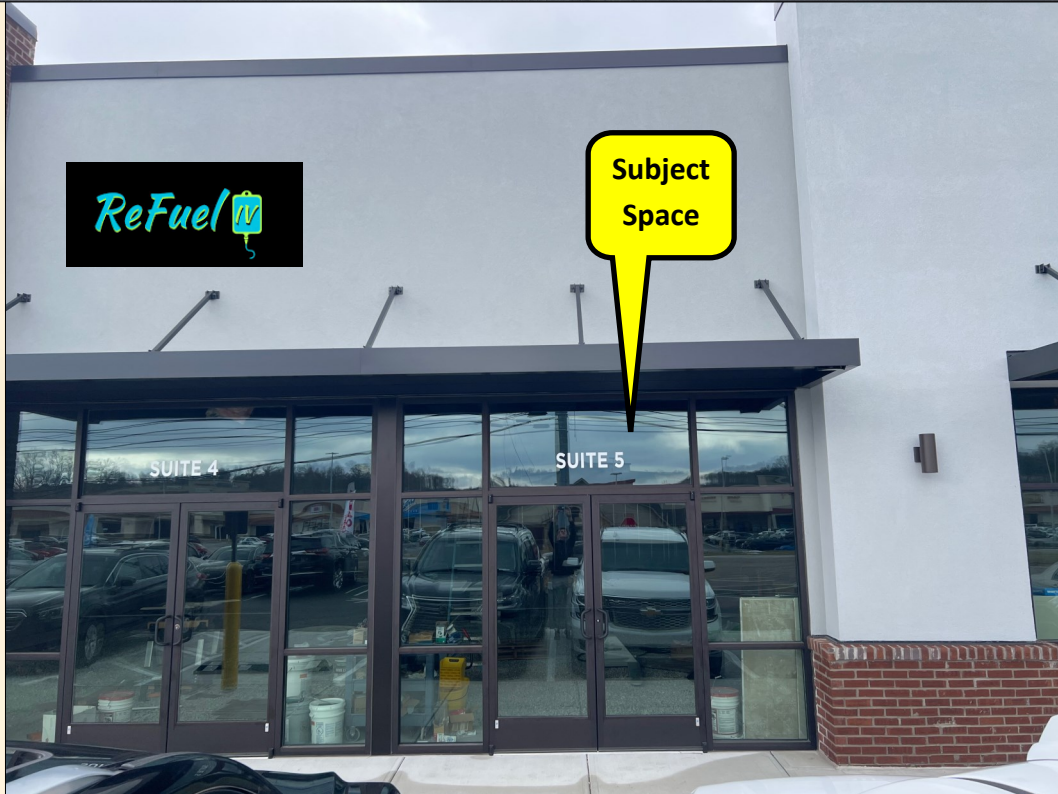
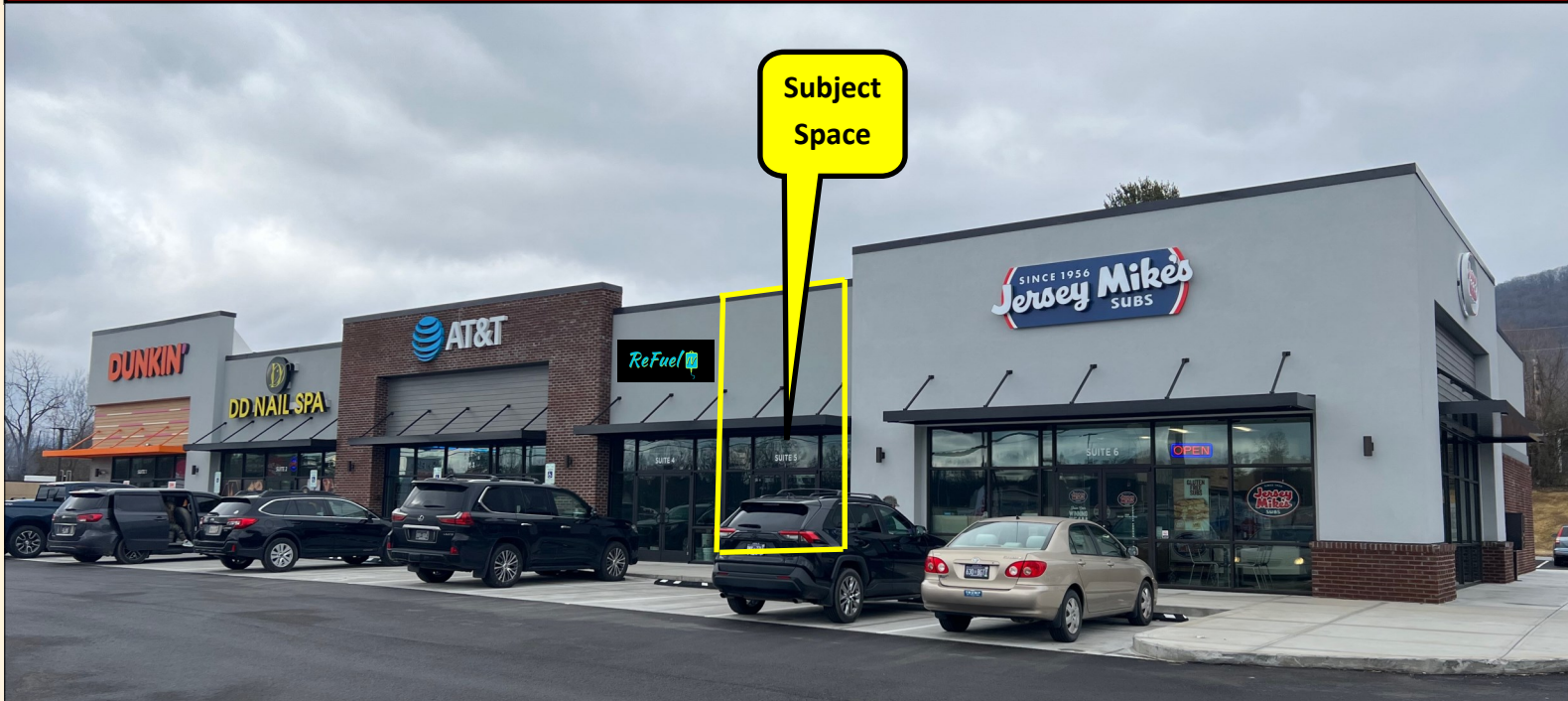
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Suite Available



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Floor Plan



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Site Plan



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Elevations



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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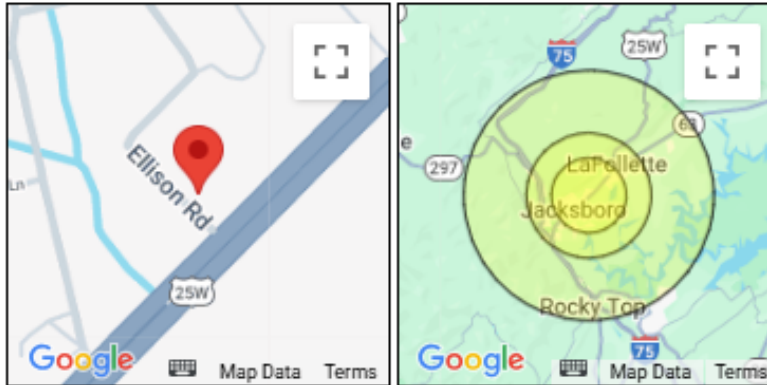
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Demographics



EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 2230 Jacksboro Pike LaFollette TN
 Latitude: 36° : 20' : 50"
 Longitude: -84° : 09' : 41"



Description	3 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/2000)	11,792	20,174	33,809
Population (4/1/2010)	12,187	20,893	34,636
Population (4/1/2020)	12,037	20,615	33,510
Population (1/1/2024)	12,401	21,288	34,634
Population (1/1/2029)	12,660	21,735	35,412
Percent Growth (2024/2020)	3.02	3.26	3.35
Percent Forecast (2029/2024)	2.09	2.10	2.25
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	4,752	8,244	13,742
Households (4/1/2010)	4,844	8,373	13,854
Households (4/1/2020)	4,922	8,490	13,908
Households (1/1/2024)	4,947	8,542	14,066
Households (1/1/2029)	4,956	8,558	14,157
Percent Growth (2024/2020)	0.51	0.61	1.14
Percent Forecast (2029/2024)	0.18	0.19	0.65
GENERAL POPULATION CHARACTERISTICS			
Median Age	41.4	42.0	43.6
Male	5,931	9,996	17,069
Female	6,470	11,292	17,565
Density	486.0	384.6	112.2
Urban	9,367	15,510	20,628
Rural	3,034	5,778	14,006

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2024)	4,947	8,542	14,066
Families	3,088	5,582	9,040
Non-Family Households	1,859	2,960	5,026
Average Size of Household	2.42	2.44	2.43
Median Age of Householder	55.3	54.6	55.4
Median Value Owner Occupied (\$)	150,893	160,731	157,784
Median Rent (\$)	489	512	498
Median Vehicles Per Household	2.3	2.3	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	5,564	9,782	16,882
Housing, Owner Occupied	3,102	5,260	9,476
Housing, Renter Occupied	1,845	3,282	4,590
Housing, Vacant	617	1,240	2,816
POPULATION BY RACE			
White Alone	11,513	19,849	32,216
Black Alone	48	83	123
Asian Alone	56	82	122
American Indian and Alaska Native Alone	26	40	84
Other Race Alone	163	221	284
Two or More Races	595	1,013	1,805
POPULATION BY ETHNICITY			
Hispanic	261	396	566
White Non-Hispanic	11,404	19,711	32,001
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	329,815,702	589,600,966	933,620,465
Total Household Income (\$)	324,712,505	584,497,769	928,471,522
Median Household Income (\$)	49,509	50,343	50,010
Average Household Income (\$)	65,638	68,426	66,008
Per Capita Income (\$)	26,596	27,696	26,957
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	344,316	452,557	757,335
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	312,552.1	551,525.8	903,187.3
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	4,466	5,722	7,123
Establishments, Total (by Place of Work)	374	454	567
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	106	106	105
EASI Total Crime Index (US Avg=100; A=High)	119	119	124
EASI Weather Index (US Avg=100)	114	114	114
BLOCK GROUP COUNT	10	16	27

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