

Amherst Business Park



3030 Amherst Road
Knoxville, TN 37931

Amherst Business Park

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Traffic Patterns
- Demographics
- Disclaimer
- Contact Info

BY THE NUMBERS

11.5 ACRES

PROJECT SIZE

Room for Multiple

BUILDINGS

3,046

TRADE AREA NEW HOMES

2+

LOTS

VITAL DATA

LOCATION

3030 Amherst Road
Knoxville, TN 37931

DELIVERY

2023-2024

DEMOGRAPHICS

Trade Area

3 Mile Radius

Population

42,531

45,940

Avg HH Income

\$64,538

\$61,863

10 Yr Growth

31.4%

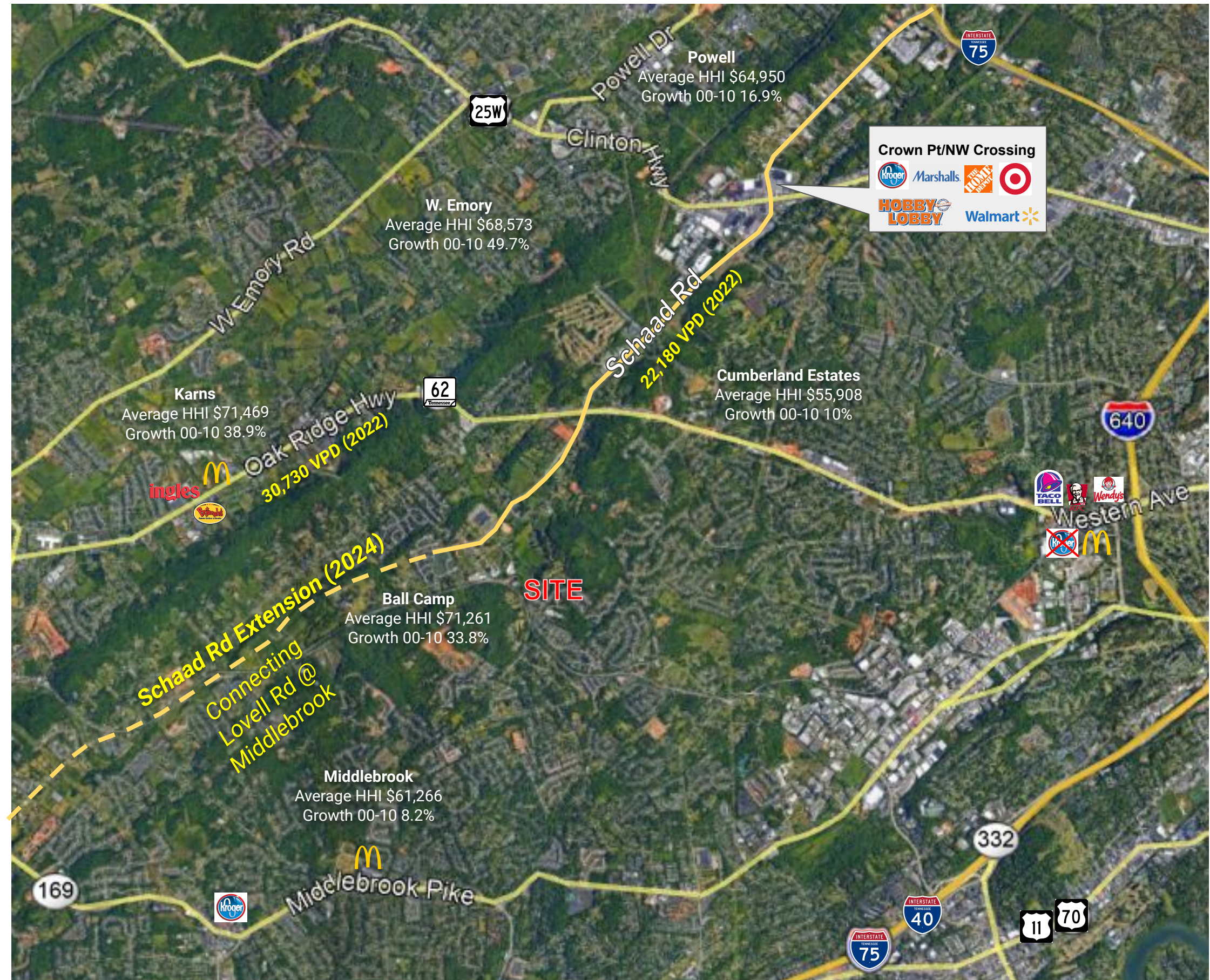
28.6%



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- Overview
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Location

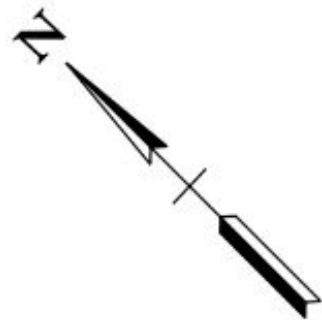
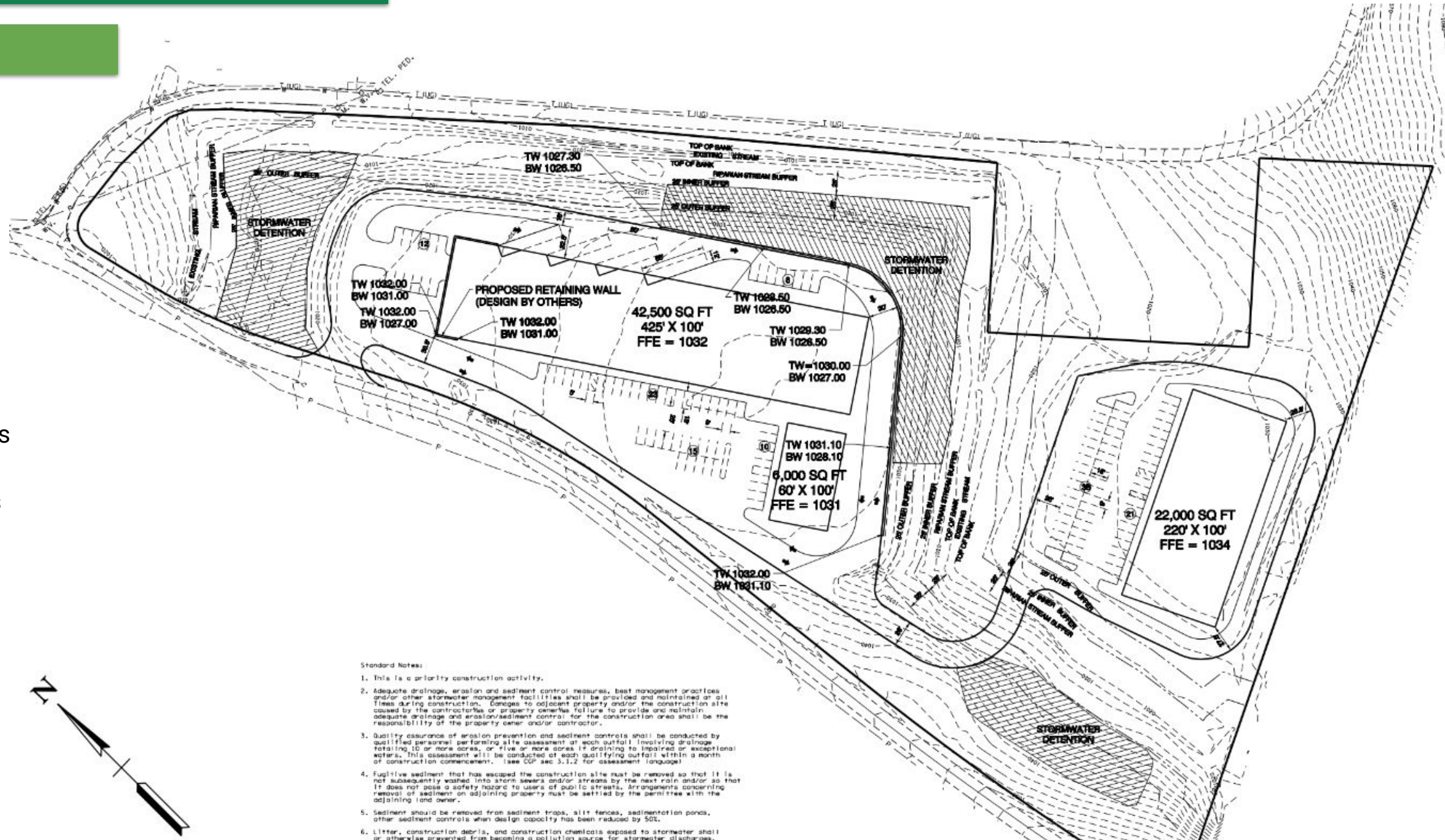
- Overview
- Aerial Map
- Location
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- Traffic Patterns
- Demographics
- Disclaimer
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Site Plan

- Overview
- Aerial Map
- Location
- Site Plan
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Traffic Patterns

- Overview
- Aerial Map
- Location
- Site Plan
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- The new five-lane **Schaad Road will be a major arterial connecting I-40/75** at Lovell Road in West Knoxville **with the I-75** Callahan Road interchange north of downtown Knoxville
- All phases of the Schaad Road project are being timed for **simultaneous completion in 2023**
- Amherst Business Park is located less than a half mile from the new Schaad Rd extension providing ease of access to and from the development
- The project includes a **new signalized access road** at the Oak Ridge Hwy & Schaad Road entrances, as well as addition of new turn lanes at the Oak Ridge Hwy / Schaad Rd intersection
- Knox County's local daily traffic patterns follow highways that radiate from downtown between parallel ridges that blanket the county. Schaad Road will be the **only continuous north-south arterial** in this quadrant of the county.



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- Overview
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- Location
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Demographics

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	1 Mile Radius	3 Mile Radius	5 Mile Radius	Trade Area
2018A Demographics:				
Q3 2018 Employees	797	14,084	68,136	13,737
Q3 2018 Establishments*	83	1,023	5,196	964
Total Population	3,760	46,804	130,872	43,834
Total Households	1,692	19,092	57,091	17,673
Female Population	1,951	24,439	67,928	22,805
% Female	51.9%	52.2%	51.9%	52.0%
Male Population	1,809	22,365	62,944	21,029
% Male	48.1%	47.8%	48.1%	48.0%
Population Density (per Sq. Mi.)	1,307.09	1,640.98	1,640.02	1,554.76
Employed Civilian Population 16+				
Total	2,067	26,954	75,254	24,874
White Collar	72.7%	69.9%	68.9%	69.5%
Blue Collar	27.3%	30.1%	31.1%	30.5%
Median Age	36.1	36.1	35.3	35.8
Housing Units				
Total Housing Units	1,843	20,237	60,957	18,861
Occupied Housing Units	91.8%	94.3%	93.7%	93.7%
Vacant Housing Units	8.2%	5.7%	6.3%	6.3%
Housing Units by Tenure				
Total Households in Tenure	1,692	19,092	57,091	17,673
Owner Occupied Housing Units	1,249	13,831	32,092	12,357
Owner Occupied free and clear	29.8%	31.0%	34.6%	30.4%
Owner Occupied with a mortgage or loan	70.2%	69.0%	65.4%	69.6%
Renter Occupied Housing Units	443	5,261	24,999	5,315
Race and Ethnicity				
American Indian, Eskimo, Aleut	0.3%	0.3%	0.4%	0.3%
Asian	0.9%	1.4%	2.7%	1.5%
Black	6.2%	7.3%	8.4%	7.2%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%	0.1%
White	88.9%	85.8%	82.7%	85.7%
Other	1.3%	2.4%	2.9%	2.4%
Multi-Race	2.3%	2.8%	2.9%	2.9%
Hispanic Ethnicity	2.9%	5.1%	6.1%	5.1%
Not of Hispanic Ethnicity	97.1%	94.9%	93.9%	94.9%

	1 Mile Radius	3 Mile Radius	5 Mile Radius	Trade Area
Educational Attainment:				
Total Population Age 25+	2,498	31,712	88,967	29,566
Grade K - 8	1.0%	1.6%	2.4%	1.9%
Grade 9 - 12	5.0%	5.1%	5.4%	5.5%
High School Graduate	28.2%	27.1%	25.2%	26.4%
Associates Degree	8.2%	8.8%	8.3%	8.4%
Bachelor's Degree	22.0%	22.6%	22.0%	23.2%
Graduate Degree	11.6%	11.0%	13.1%	11.7%
Some College, No Degree	23.6%	23.3%	22.7%	22.4%
No Schooling Completed	0.4%	0.5%	0.9%	0.6%
Household Income:				
Income \$ 0 - \$9,999	4.9%	4.6%	6.5%	4.4%
Income \$ 10,000 - \$14,999	4.2%	4.2%	5.5%	4.3%
Income \$ 15,000 - \$24,999	8.3%	9.4%	11.2%	9.4%
Income \$ 25,000 - \$34,999	7.1%	9.3%	10.9%	8.9%
Income \$ 35,000 - \$49,999	16.8%	15.1%	14.2%	14.7%
Income \$ 50,000 - \$74,999	23.5%	24.6%	20.5%	23.9%
Income \$ 75,000 - \$99,999	16.6%	16.3%	13.6%	16.0%
Income \$100,000 - \$124,999	8.1%	7.6%	7.3%	8.1%
Income \$125,000 - \$149,999	4.9%	4.0%	3.9%	4.0%
Income \$150,000 +	5.4%	5.0%	6.3%	6.5%
Average Household Income	\$72,252	\$69,313	\$68,362	\$73,385
Median Household Income	\$59,553	\$57,461	\$51,810	\$58,386
Per Capita Income	\$32,509	\$28,351	\$29,947	\$29,666

Population Trend				
2000	2,988	36,915	108,422	33,190
2010	3,549	44,175	123,928	40,617
Change 2000 to 2010	18.8%	19.7%	14.3%	22.4%
2018A	3,760	46,804	130,872	43,834
2023	4,165	49,591	137,059	46,953
Change 2018A to 2023	10.8%	6.0%	4.7%	7.1%

Household Trend				
2000	1,303	14,996	47,576	13,388
2010	1,601	18,068	54,185	16,454
Change 2000 to 2010	29.9%	27.3%	20.0%	32.0%
2018A	1,692	19,092	57,091	17,673
2023	1,906	20,511	60,326	19,169
Change 2018A to 2023	12.6%	7.4%	5.7%	8.5%

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- Overview
- Aerial Map
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- Site Plan
- Traffic Patterns
- Demographics
- Disclaimer
- Contact Info

Maddox Companies, founded in 1979 in Knoxville, Tenn, has a track record of working on properties along the I-75 corridor from Louisville, KY to Tampa, FL. We lease, sell and manage office, retail, industrial, multifamily, development sites and general commercial properties across the Southeast. We develop shopping centers, office buildings, business parks, industrial facilities, residential subdivisions, apartments and sports/entertainment venues. As an unlimited license general contractor, we handle projects ranging from commercial buildings, tenant finish and remodeling to land development and business park developments. Our team maintains real estate brokerage licenses, unlimited general construction licenses, and property management certifications across multiple southern states to allow full-service, turnkey execution of development, management and brokerage strategies.

Maddox Companies has been active in the International Council of Shopping Centers, Urban Land Institute and the International Real Estate Institute (RPM) since its inception, and is a BBB accredited business , with an A+ rating.



VICE PRESIDENT/AFFILIATE BROKER



Dalton Maddox
(865) 318-5178

DMaddox@MaddoxCompany.com

PRESIDENT/BROKER



Steven K. Maddox
(865) 522-9910

SMaddox@MaddoxCompany.com

