

**Oliver Smith Realty & Development Co.**  
[www.oliversmithrealty.com](http://www.oliversmithrealty.com)

**6213 KINGSTON PIKE**  
**KNOXVILLE, TN**



**RESTAURANT/ BAR SPACE AVAILABLE FOR LEASE**

**Property Information**

- ◆ **1,292 Sq. Ft.**
- ◆ **\$34 PSF NNN plus prorata share of utilities**
- ◆ **Estimated NNN: \$4 PSF**
- ◆ **Traffic Count: 28,974 Kingston Pike; 209,711 I-40/I-75; 22,350 S Northshore Drive**
- ◆ **Retail Nearby: First Watch, Freddy's, CAVA, Whole Foods, REI, Ulta, Food City**
- ◆ **Demographics:**

	<b><u>1-Mile</u></b>	<b><u>3-Mile</u></b>	<b><u>5-Mile</u></b>
Population:	5,171	50,455	152,366
Avg Household Income:	\$125,677	\$103,248	\$89,687

**Oliver Smith, IV**

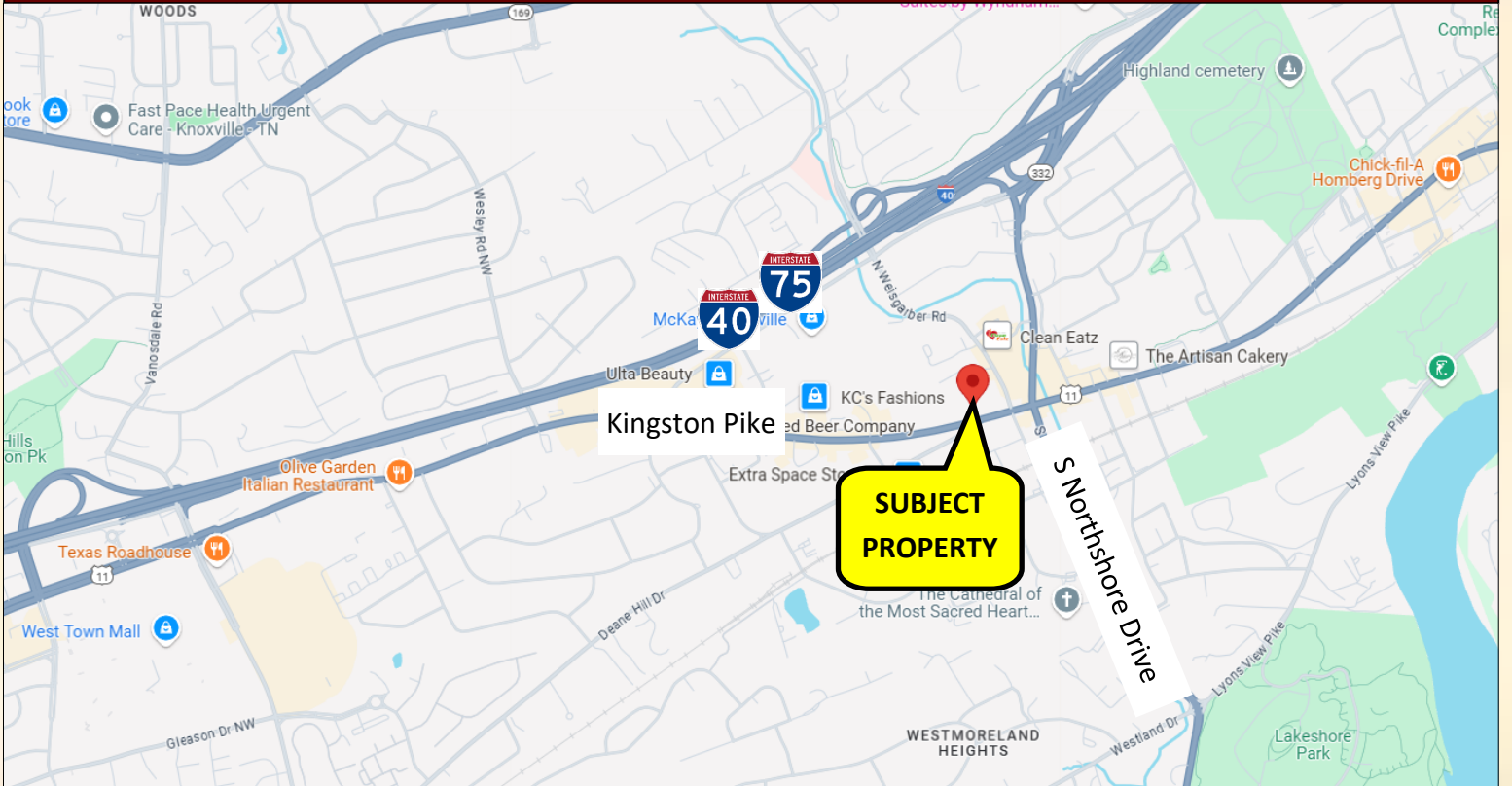
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## Regional Map



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Trade Area Aerial



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Site



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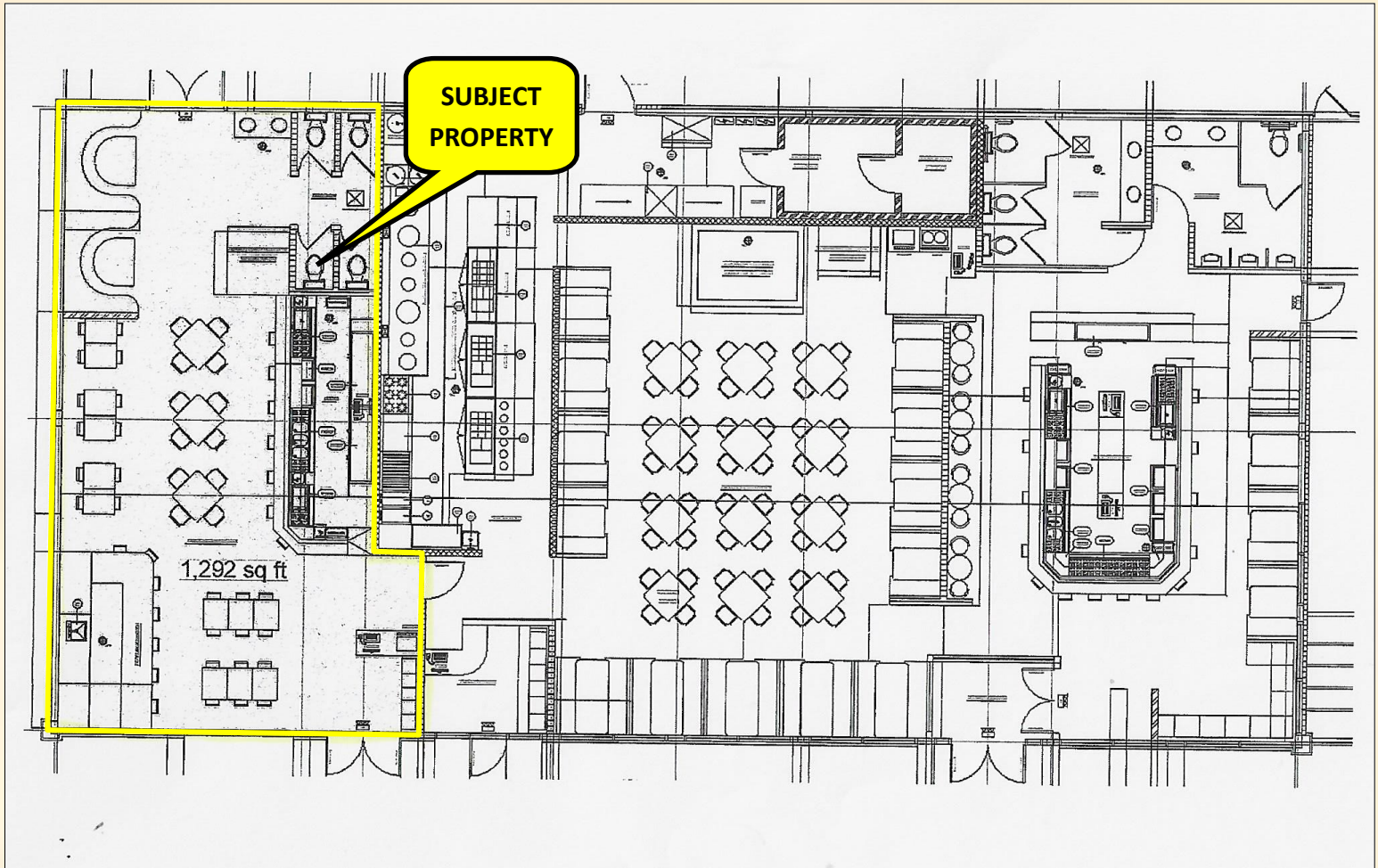
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## **Floor Plans**



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**Elevations**



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**Interior Photos**



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**Rear Exterior Photos**



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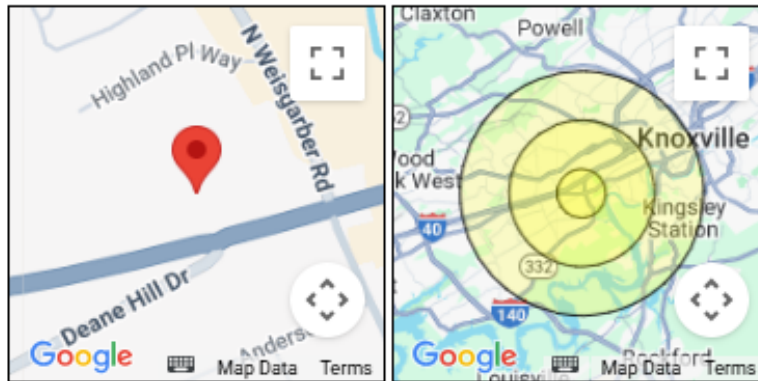
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## Demographics



### EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 6213 Kingston Pike Knoxville TN  
 Latitude: 35° : 55' : 58"  
 Longitude: -84° : 00' : 17"



Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	5,195	43,532	122,445
Population (4/1/2010)	5,222	45,093	134,985
Population (4/1/2020)	4,975	48,184	145,094
Population (1/1/2024)	5,171	50,455	152,366
Population (1/1/2029)	5,449	53,181	160,217
Percent Growth (2024/2020)	3.94	4.71	5.01
Percent Forecast (2029/2024)	5.38	5.40	5.15
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	2,491	20,407	51,875
Households (4/1/2010)	2,452	21,175	56,482
Households (4/1/2020)	2,254	22,260	59,471
Households (1/1/2024)	2,398	23,863	63,877
Households (1/1/2029)	2,558	25,428	68,031
Percent Growth (2024/2020)	6.39	7.20	7.41
Percent Forecast (2029/2024)	6.67	6.56	6.50
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	34.8	37.1	32.4
Male	2,577	23,883	74,221
Female	2,594	26,572	78,145
Density	1,498.7	1,929.9	2,183.5
Urban	5,171	50,439	151,590
Rural	0	16	776

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## Demographics

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2024)	2,398	23,863	63,877
Families	1,326	12,635	34,816
Non-Family Households	1,072	11,228	29,061
Average Size of Household	2.11	2.08	2.23
Median Age of Householder	45.9	47.4	46.4
Median Value Owner Occupied (\$)	462,195	304,213	262,086
Median Rent (\$)	907	967	950
Median Vehicles Per Household	2.0	2.1	2.2
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	2,553	25,468	68,599
Housing, Owner Occupied	1,293	12,238	34,030
Housing, Renter Occupied	1,105	11,625	29,847
Housing, Vacant	155	1,605	4,722
<b>POPULATION BY RACE</b>			
White Alone	3,883	38,695	111,590
Black Alone	392	3,903	14,763
Asian Alone	428	2,061	5,772
American Indian and Alaska Native Alone	6	149	712
Other Race Alone	156	1,578	6,922
Two or More Races	306	4,069	12,607
<b>POPULATION BY ETHNICITY</b>			
Hispanic	318	3,282	12,827
White Non-Hispanic	3,792	37,759	108,506
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	305,518,729	2,485,085,430	5,796,893,129
Total Household Income (\$)	301,372,898	2,463,809,225	5,728,963,166
Median Household Income (\$)	72,095	65,340	61,109
Average Household Income (\$)	125,677	103,248	89,687
Per Capita Income (\$)	59,083	49,254	38,046
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	342,036	2,425,043	4,681,219
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	180,766.2	1,660,323.5	4,271,702.4
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	4,836	43,952	87,855
Establishments, Total (by Place of Work)	302	2,215	4,655
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	104	103	102
EASI Total Crime Index (US Avg=100; A=High)	111	106	108
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	4	32	92

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## **Disclosure**

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