

ROCKY TOP GAS STATION
BETWEEN EXIT 128 AND 129
539 N MAIN STREET
ROCKY TOP, TN



FOR LEASE OR SALE

Property Information

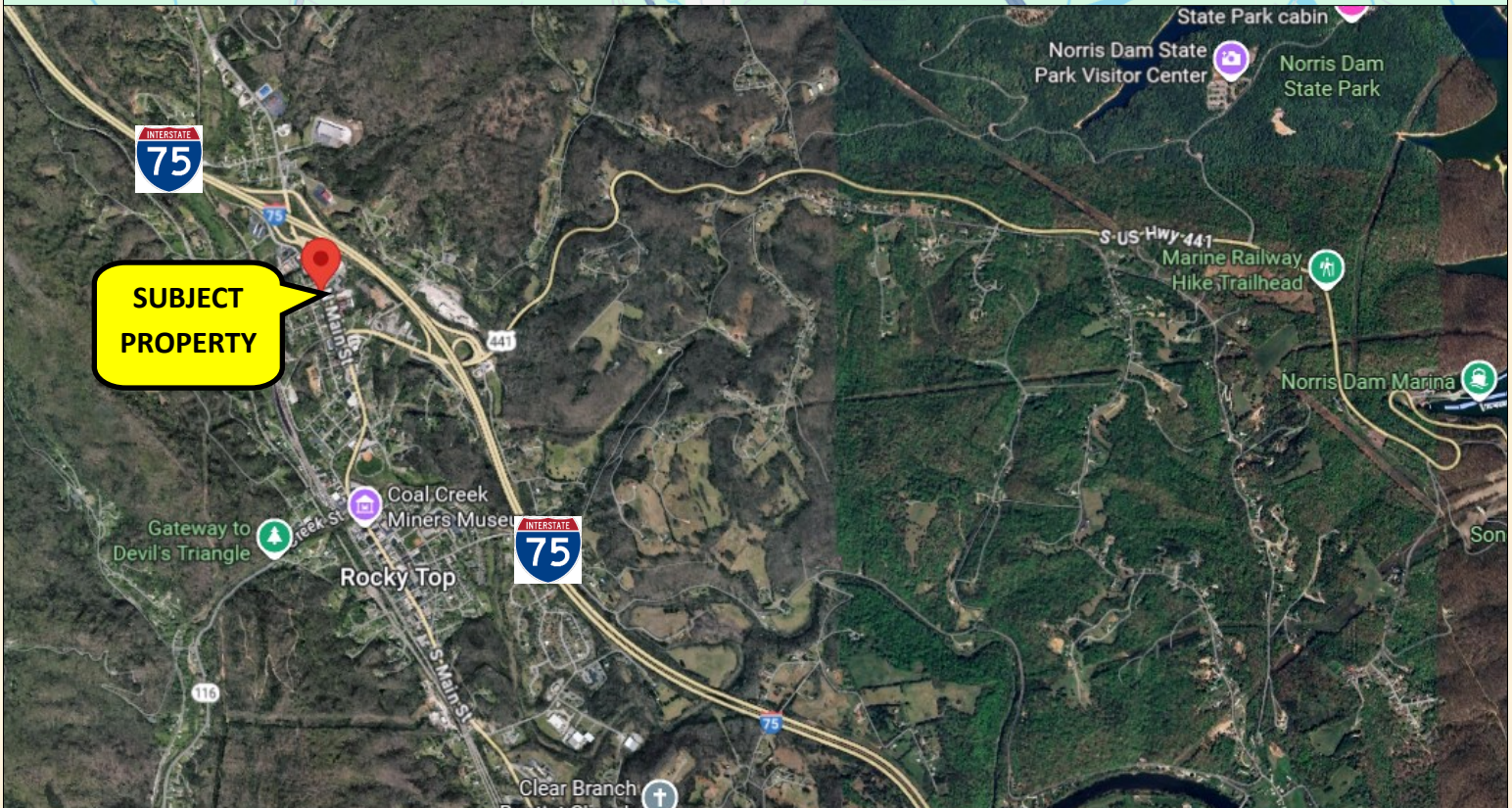
- ◆ **5,182 SF; 1.53 Acres**
- ◆ **\$2,250,000 (FF&E Included)**
- ◆ **Call for Lease pricing**
- ◆ **No Tenant or fuel contract**
- ◆ **Vacant former Sonic restaurant with drive thru and 16 carhop bays**
- ◆ **41 parking spaces total**
- ◆ **Traffic Count: 55,207 I-75 Interchange**
- ◆ **Retail and Restaurants Nearby: McDonald's, KFC, Cracker Barrel, Subway, Dollar General, Advance Auto, Fast Pace Urgent Care**
- ◆ **Demographics:**

	<u>5-Mile</u>	<u>7-Mile</u>	<u>10-Mile</u>
Population:	11,099	26,910	52,753
Avg Household Income:	\$68,898	\$77,591	\$72,657

Aaron Driskill

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
Office: (865) 584-2000 Cell: (573) 694-2661
Email: aaron@oliversmithrealty.com

Regional Map



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Trade Area Aerial



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Exterior Photos



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Interior Photos



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Interior Photos



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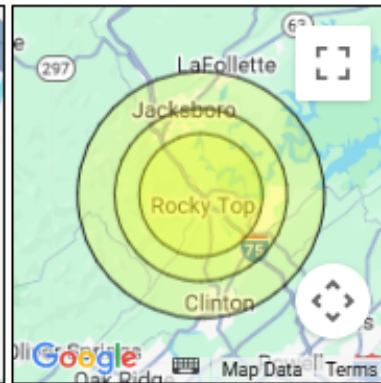
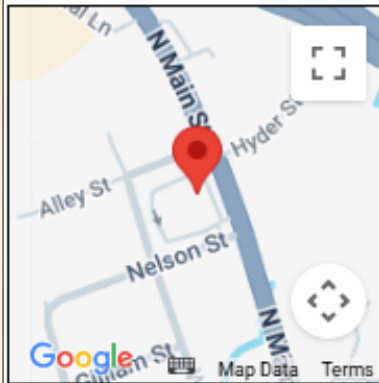


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 539 N Main Street Rocky Top TN

Latitude: 36° : 13' : 49"

Longitude: -84° : 09' : 31"



Description	5 Miles	7 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/2000)	10,814	24,729	48,260
Population (4/1/2010)	10,934	26,003	50,651
Population (4/1/2020)	10,663	25,797	50,544
Population (1/1/2024)	11,099	26,910	52,753
Population (1/1/2029)	11,447	27,738	54,400
Percent Growth (2024/2020)	4.09	4.31	4.37
Percent Forecast (2029/2024)	3.14	3.08	3.12
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	4,333	9,875	19,567
Households (4/1/2010)	4,317	10,333	20,413
Households (4/1/2020)	4,356	10,438	20,668
Households (1/1/2024)	4,554	10,940	21,728
Households (1/1/2029)	4,698	11,278	22,436
Percent Growth (2024/2020)	4.55	4.81	5.13
Percent Forecast (2029/2024)	3.16	3.09	3.26
GENERAL POPULATION CHARACTERISTICS			
Median Age	44.6	44.1	44.3
Male	5,683	13,365	26,054
Female	5,416	13,545	26,699
Density	90.9	96.3	141.8
Urban	4,709	11,343	26,996
Rural	6,390	15,567	25,757

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2024)	4,554	10,940	21,728
Families	2,938	7,279	14,027
Non-Family Households	1,616	3,661	7,701
Average Size of Household	2.44	2.43	2.39
Median Age of Householder	54.7	55.9	56.2
Median Value Owner Occupied (\$)	180,376	182,024	181,513
Median Rent (\$)	535	552	572
Median Vehicles Per Household	2.4	2.5	2.5
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	5,248	12,467	24,473
Housing, Owner Occupied	3,508	8,595	15,823
Housing, Renter Occupied	1,046	2,345	5,905
Housing, Vacant	694	1,527	2,745
POPULATION BY RACE			
White Alone	10,296	24,870	48,444
Black Alone	38	96	468
Asian Alone	37	112	248
American Indian and Alaska Native Alone	28	74	147
Other Race Alone	45	225	477
Two or More Races	655	1,533	2,969
POPULATION BY ETHNICITY			
Hispanic	162	435	1,013
White Non-Hispanic	10,244	24,694	48,039
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	313,808,530	854,549,775	1,598,846,258
Total Household Income (\$)	313,762,784	848,849,577	1,578,695,987
Median Household Income (\$)	51,656	57,547	54,111
Average Household Income (\$)	68,898	77,591	72,657
Per Capita Income (\$)	28,274	31,756	30,308
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	122,279	360,569	1,064,058
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	298,855.4	738,006.7	1,440,746.6
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	822	8,453	14,214
Establishments, Total (by Place of Work)	84	310	826
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	106	107	106
EASI Total Crime Index (US Avg=100; A=High)	112	102	109
EASI Weather Index (US Avg=100)	114	114	114
BLOCK GROUP COUNT	8	18	38

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