

**4604 MILL BRANCH LANE**  
**KNOXVILLE, TN**

**DO NOT APPROACH TENANT**



**OFFICE/WAREHOUSE FOR LEASE**

**Property Information**

- ◆ **Total Building Size: ±14,000 SF (±7,200 SF Office, ±6,000 SF Warehouse, ±800 SF Storage Building)**
- ◆ **\$10 PSF NNN**
- ◆ **Estimated NNN: \$2 PSF**
- ◆ **5 year minimum term**
- ◆ **Climate controlled warehouse**
- ◆ **±1 Acre of outdoor storage, rear gravel laydown yard, multiple covered outdoor storage bays**
- ◆ **Traffic Count: 19,176 Maynardville Pike; 19,914 E Emory Road**
- ◆ **Retail Nearby: Tractor Supply Co., Knoxville TVA Employees Credit Union, Hardee's, Weigel's, Valvoline, AutoZone, CVS, Food City**

◆ <b>Demographics:</b>	<b><u>3-Mile</u></b>	<b><u>5-Mile</u></b>	<b><u>7-Mile</u></b>
Population:	38,189	71,366	130,589
Avg Household Income:	\$95,629	\$90,063	\$79,765

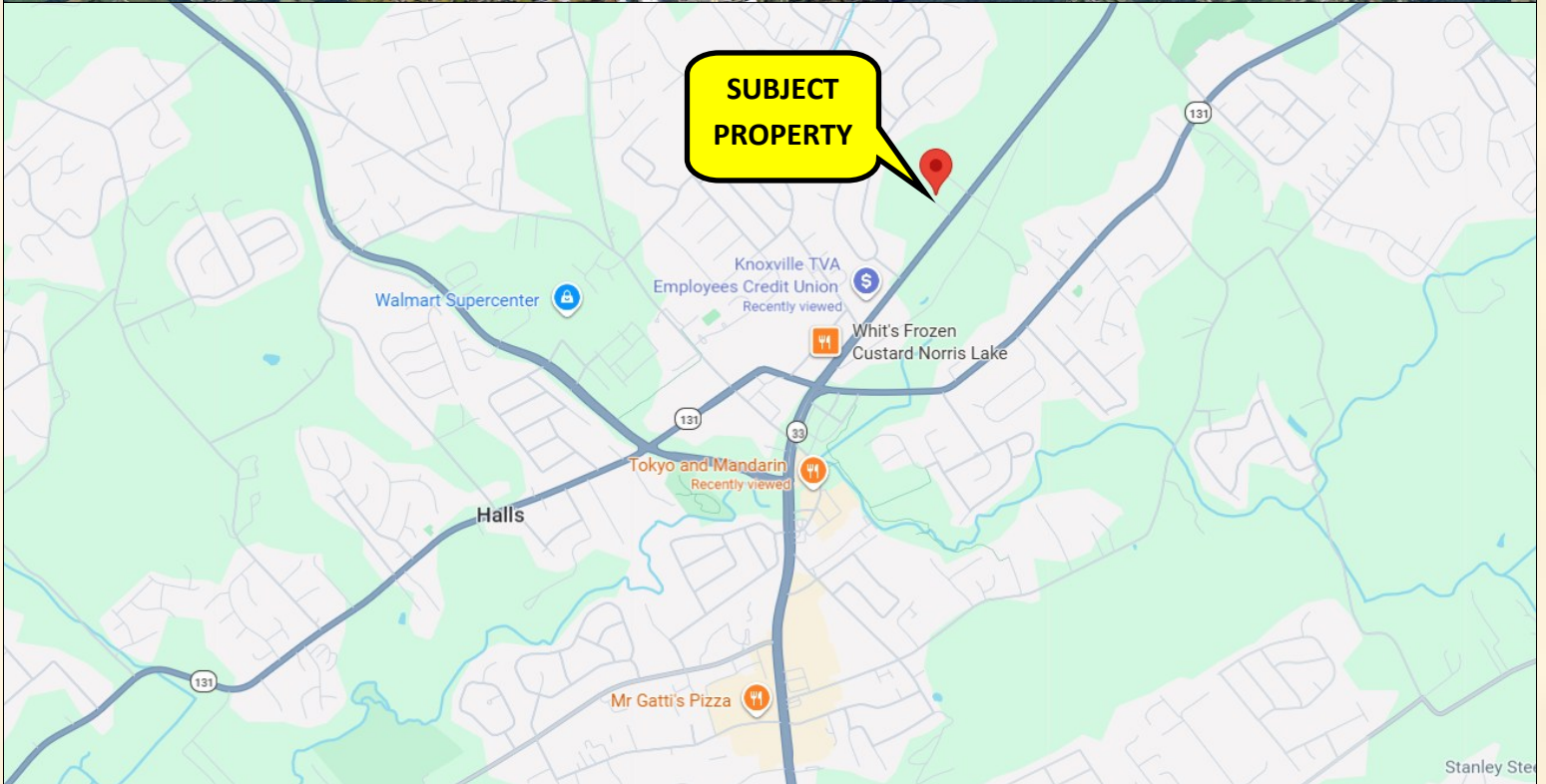
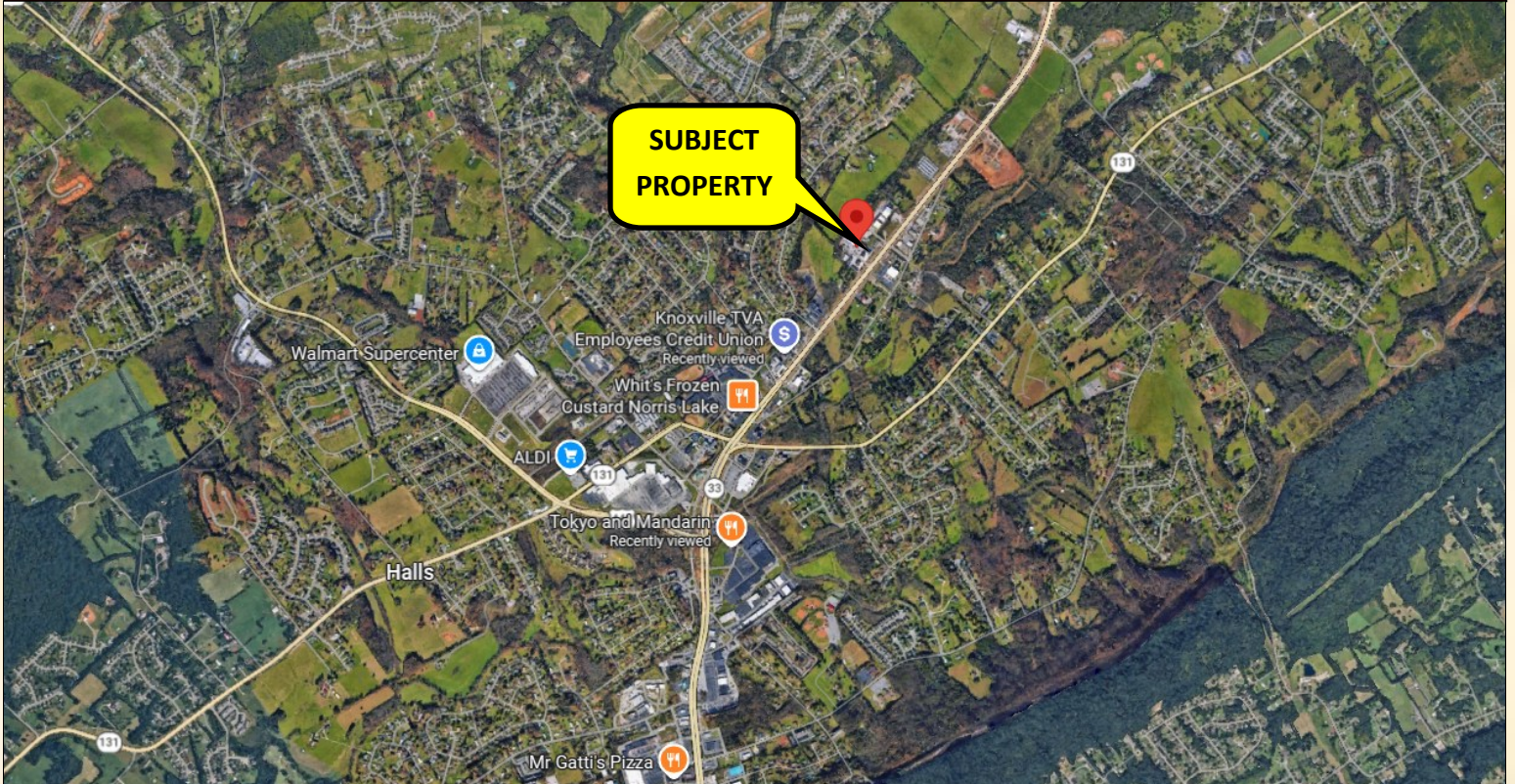
**Aaron Driskill**

**7216 Wellington Drive, Suite One**  
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## **Regional Map**



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## Trade Area Aerial



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## **Additional Information**

**Total Building Size: ±14,000 SF**

- **Office:** ±7,200 SF (two levels; ±3,600 SF per floor)
- **Warehouse:** ±6,000 SF (heated & cooled)
- **Additional Storage Building:** ±800 SF enclosed structure

**Office Features:**

- Two-story office layout
- **Five (5) restrooms total**
  - ✦Two (2) downstairs
  - ✦Two (2) upstairs
  - ✦One (1) in warehouse

**Warehouse Features:**

- ±6,000 SF climate-controlled warehouse
- **6" concrete slab**
- **14' clear height**
- **16' eave height**
- **12' drive-in truck doors**
- Built-in **air compressor system**

**Power & Utilities:**

- **3-phase transformer** with single-phase service to building
- **Geothermal system** for energy efficiency
- **Solar system** to help offset utility costs

**Site Features:**

- ±40 parking spaces
- **Gravel rear laydown yard**
- ±1 acre of outdoor storage
- **Multiple covered outdoor storage bays**

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**Exterior Photos**



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## Interior Photos



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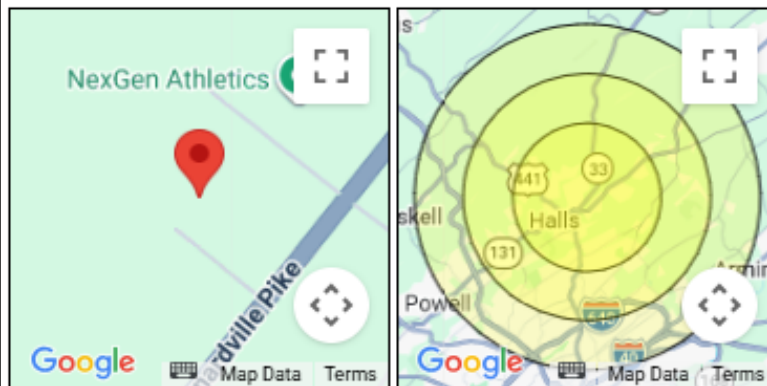
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## Demographics



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

**Address: 4604 Mill Branch Lane Knoxville TN**  
**Latitude: 36° : 05' : 38"**  
**Longitude: -83° : 55' : 10"**



Description	3 Miles	5 Miles	7 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	25,953	51,019	97,137
Population (4/1/2010)	32,955	60,743	112,286
Population (4/1/2020)	35,827	66,719	121,970
Population (1/1/2025)	38,189	71,366	130,589
Population (1/1/2030)	39,333	73,462	134,418
Percent Growth (2025/2020)	6.59	6.97	7.07
Percent Forecast (2030/2025)	3.00	2.94	2.93
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	10,189	20,252	40,929
Households (4/1/2010)	12,784	23,905	46,746
Households (4/1/2020)	13,989	26,384	50,540
Households (1/1/2025)	15,187	28,746	55,089
Households (1/1/2030)	15,800	29,901	57,289
Percent Growth (2025/2020)	8.56	8.95	9.00
Percent Forecast (2030/2025)	4.04	4.02	3.99
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	42.9	41.0	40.0
Male	19,146	35,661	63,994
Female	19,043	35,705	66,595
Density	1,002.3	812.1	903.8
Urban	35,023	59,981	111,967
Rural	3,166	11,385	18,622

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## Demographics

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2025)	15,187	28,746	55,089
Families	11,131	19,658	33,841
Non-Family Households	4,056	9,088	21,248
Average Size of Household	2.50	2.43	2.34
Median Age of Householder	55.0	53.9	52.7
Median Value Owner Occupied (\$)	244,391	237,606	218,849
Median Rent (\$)	923	856	844
Median Vehicles Per Household	2.5	2.5	2.3
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	15,829	30,283	58,382
Housing, Owner Occupied	12,509	22,316	38,527
Housing, Renter Occupied	2,678	6,430	16,562
Housing, Vacant	642	1,537	3,293
<b>POPULATION BY RACE</b>			
White Alone	33,164	61,149	104,773
Black Alone	876	2,485	9,350
Asian Alone	437	669	1,435
American Indian and Alaska Native Alone	130	279	640
Other Race Alone	1,104	1,863	4,456
Two or More Races	2,478	4,921	9,935
<b>POPULATION BY ETHNICITY</b>			
Hispanic	1,868	3,287	7,571
White Non-Hispanic	32,470	60,026	102,678
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	1,463,103,067	2,613,385,997	4,431,628,764
Total Household Income (\$)	1,452,317,232	2,588,953,824	4,394,199,030
Median Household Income (\$)	75,713	71,499	63,984
Average Household Income (\$)	95,629	90,063	79,765
Per Capita Income (\$)	38,312	36,619	33,936
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	475,790	1,247,491	1,880,804
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	1,255,626.1	2,309,787.8	4,203,014.7
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	5,326	13,732	28,952
Establishments, Total (by Place of Work)	426	1,205	2,108
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	104	104	102
EASI Total Crime Index (US Avg=100; A=High)	65	72	90
EASI Weather Index (US Avg=100)	106	106	106
<b>BLOCK GROUP COUNT</b>	<b>20</b>	<b>41</b>	<b>78</b>

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## **Disclosure**

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