

# **Clarks Grove Shopping Center**

## **1,080 SF Available**

2923 Old Knoxville Highway  
Alcoa, TN 37804



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2923 Old Knoxville Highway Alcoa, TN 37804

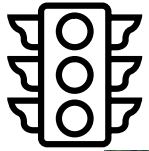




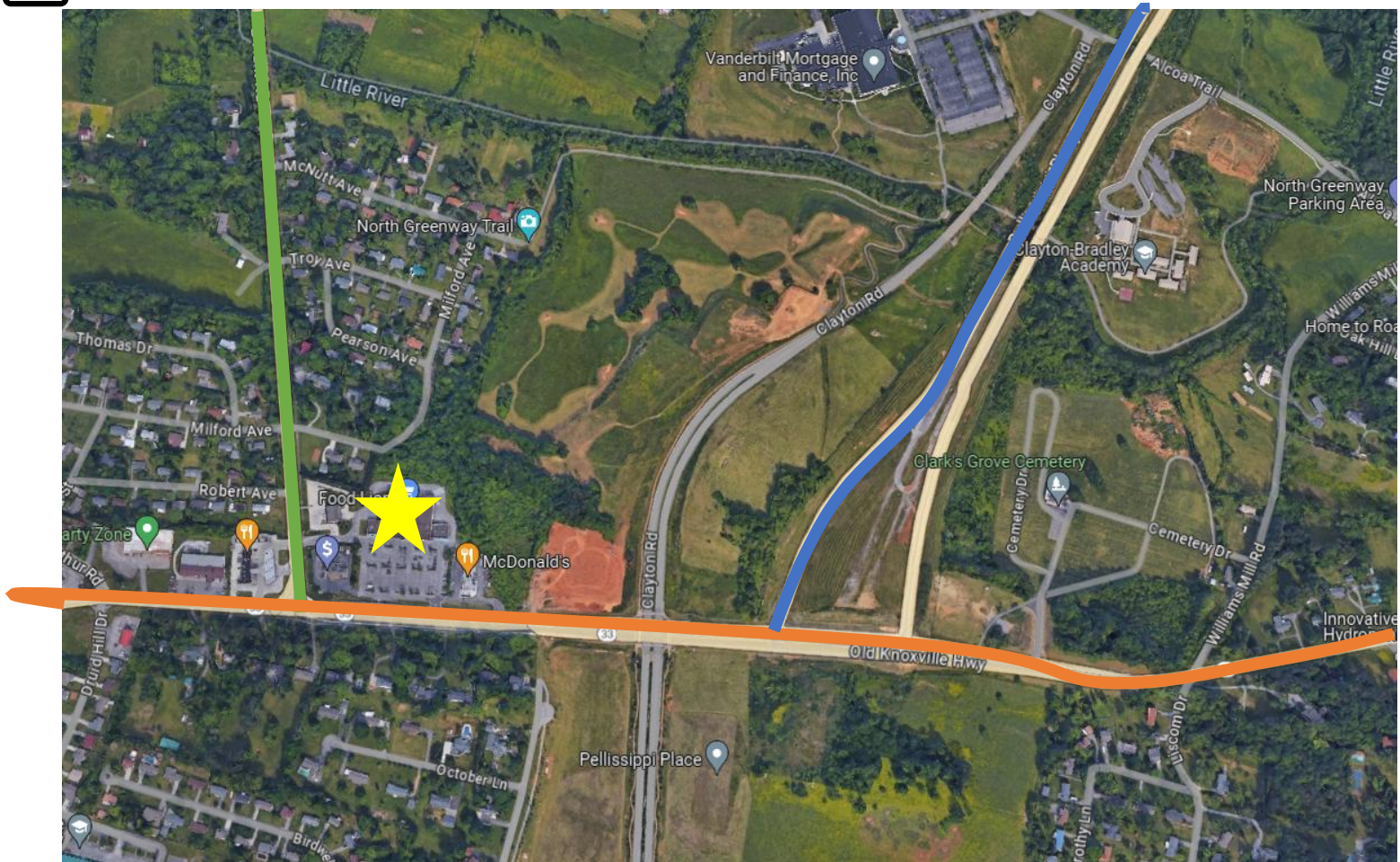
# Co- Tenants




Space	Tenant
1	Jim Henry's
2	Advanced Printing & Shipping
3	Salon 3131
4	Food Lion
5	Subway
6	The Artistic Bean
7	1,080 SF Available
8	Heritage Nutrition



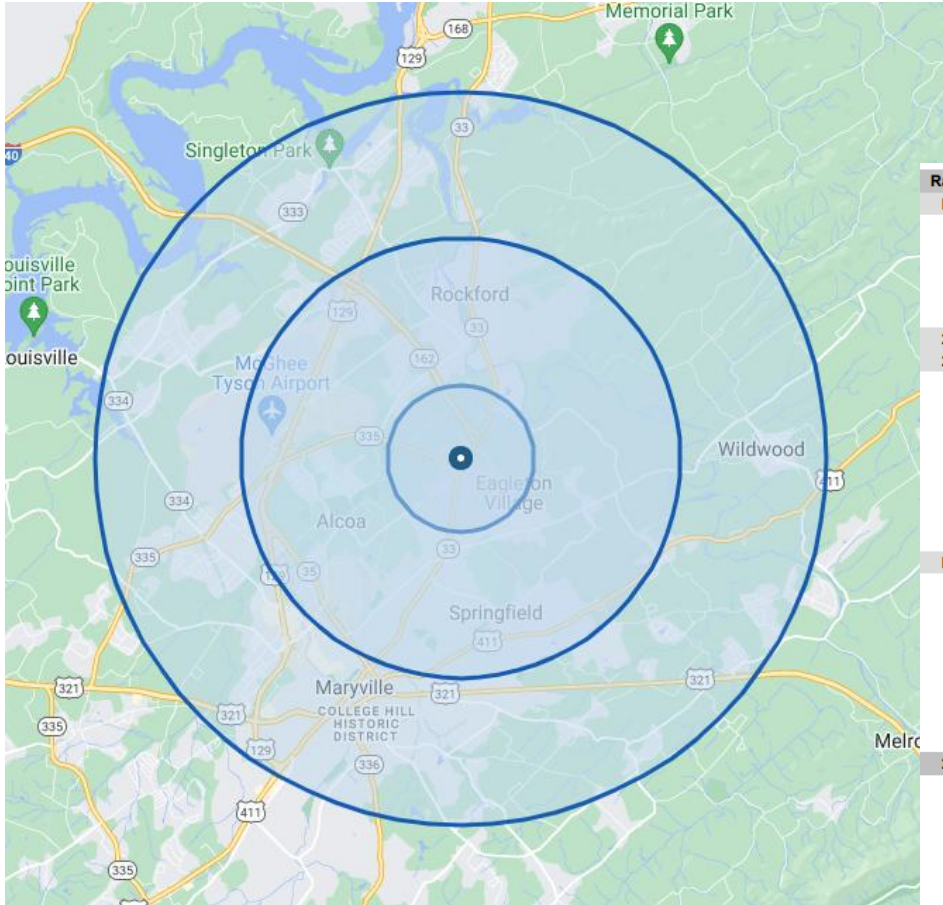
# Traffic Count



Color	Street	Vehicles Per Day
Green	E. Hunt Rd.	4,355
Orange	Old Knoxville Highway	18,133
Blue	Pellissippi Pkwy	12,773

Clarks Grove Shopping Center 

# Demographics

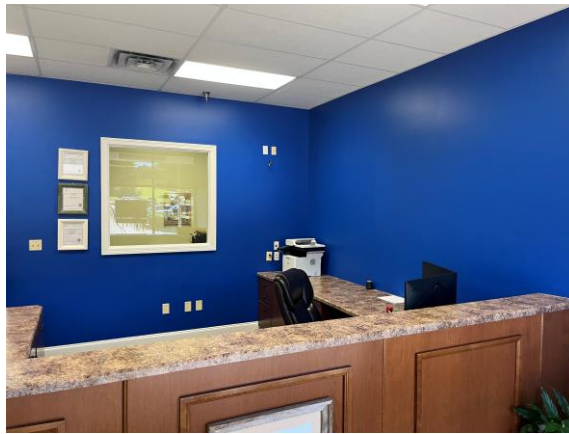
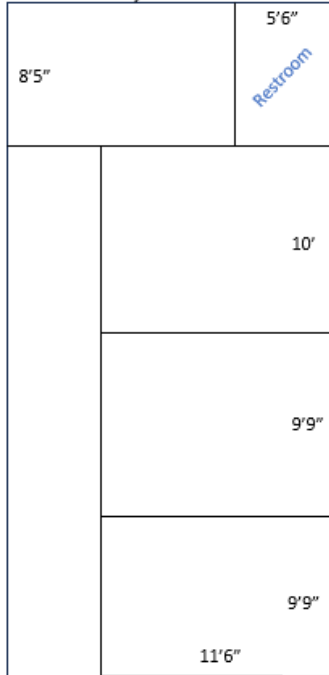


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	3,435	26,241	62,561
2023 Estimate	3,352	25,192	59,988
2010 Census	3,295	22,358	52,805
Growth 2023 - 2028	2.48%	4.16%	4.29%
Growth 2010 - 2023	1.73%	12.68%	13.60%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	3,352	25,192	59,988
White	3,132 93.44%	22,270 88.40%	54,310 90.53%
Black	113 3.37%	1,858 7.38%	3,410 5.68%
Am. Indian & Alaskan	26 0.78%	166 0.66%	329 0.55%
Asian	17 0.51%	262 1.04%	582 0.97%
Hawaiian & Pacific Island	0 0.00%	26 0.10%	72 0.12%
Other	63 1.88%	609 2.42%	1,285 2.14%
U.S. Armed Forces	0	47	111
<b>Households</b>			
2028 Projection	1,434	10,617	25,792
2023 Estimate	1,399	10,193	24,721
2010 Census	1,376	9,066	21,728
Growth 2023 - 2028	2.50%	4.16%	4.33%
Growth 2010 - 2023	1.67%	12.43%	13.77%
Owner Occupied	1,004 71.77%	6,959 68.27%	16,233 65.66%
Renter Occupied	395 28.23%	3,235 31.74%	8,488 34.34%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	360 25.71%	2,304 22.60%	5,662 22.90%
Income: \$25,000 - \$50,000	336 24.00%	2,512 24.64%	5,632 22.78%
Income: \$50,000 - \$75,000	195 13.93%	1,686 16.54%	4,089 16.54%
Income: \$75,000 - \$100,000	247 17.64%	1,652 16.21%	3,397 13.74%
Income: \$100,000 - \$125,000	116 8.29%	932 9.14%	2,330 9.43%
Income: \$125,000 - \$150,000	77 5.50%	646 6.34%	1,587 6.42%
Income: \$150,000 - \$200,000	47 3.36%	300 2.94%	1,213 4.91%
Income: \$200,000+	22 1.57%	161 1.58%	811 3.28%
<b>2023 Avg Household Income</b>	<b>\$64,856</b>	<b>\$65,962</b>	<b>\$72,356</b>
<b>2023 Med Household Income</b>	<b>\$50,714</b>	<b>\$54,396</b>	<b>\$56,136</b>

# Suite 2923

# +/- 1,200 SF Available

2923 Old Knoxville Highway



STORE FRONT