

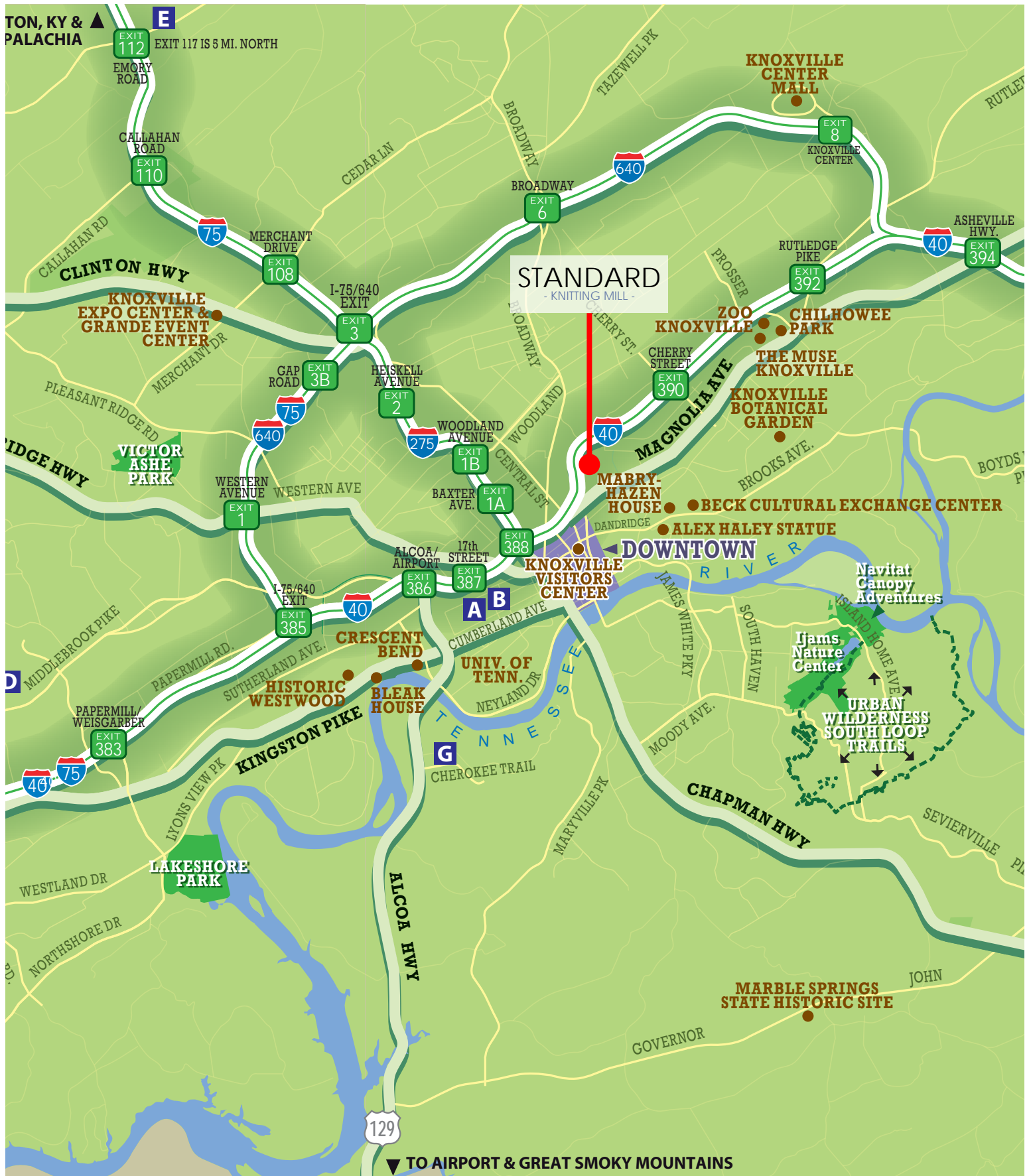
STANDARD - KNITTING MILL -

1400 WASHINGTON AVENUE
KNOXVILLE, TN 37917

WRSINC
REAL ESTATE INVESTMENTS



KNOXVILLE, TENNESSEE



STANDARD KNITTING MILL



CONCEPT

A new living, working & creative destination.

Our goal is to convert the Standard Knitting Mill (SKM) into a dynamic, mixed-use development. We will leverage the history of the SKM while injecting new life through design, architecture and site planning. Our initial concept includes loft-style apartments, specialty retail/market/restaurant space, creative office space, an entrepreneurship center/retail incubator, roof top farming, and a rotating local art/mural exhibit.

The SKM will offer a unique living experience for its residents and a creative destination for the citizens of Knoxville.

We believe the SKM will be an anchor investment for WRS as we seek other opportunities in Knoxville, and specifically, Old City.

THE PROJECT



LOFT STYLE APARTMENTS

The core of the project will be loft-style apartments, a creative alternative to new-build product. Residents of the SKM will enjoy a unique living experience that is a short walk to world class retail, dining, culture and art.



SPECIALTY RETAIL / MARKET / RESTAURANT SPACE

A dynamic market place that focuses on local purveyors, artisans, craftsman and business. This will be a place to gather, socialize, eat, drink and enjoy.



ENTREPRENEURSHIP CENTER / RETAIL INCUBATOR

We believe the SKM can be an innovative tool for Knoxville. We will provide a cost-effective retail platform and office experience for entrepreneurs, startups and employees working remotely.

PROJECT COMPONENTS



CREATIVE OFFICE SPACE

The architectural bones of the SKM offer a unique experience for creative and forward-thinking businesses. We plan on securing a tenant that appreciates the tangible benefits of working in a historic space and will see the SKM as their home for years to come.



ROOFTOP FARMING

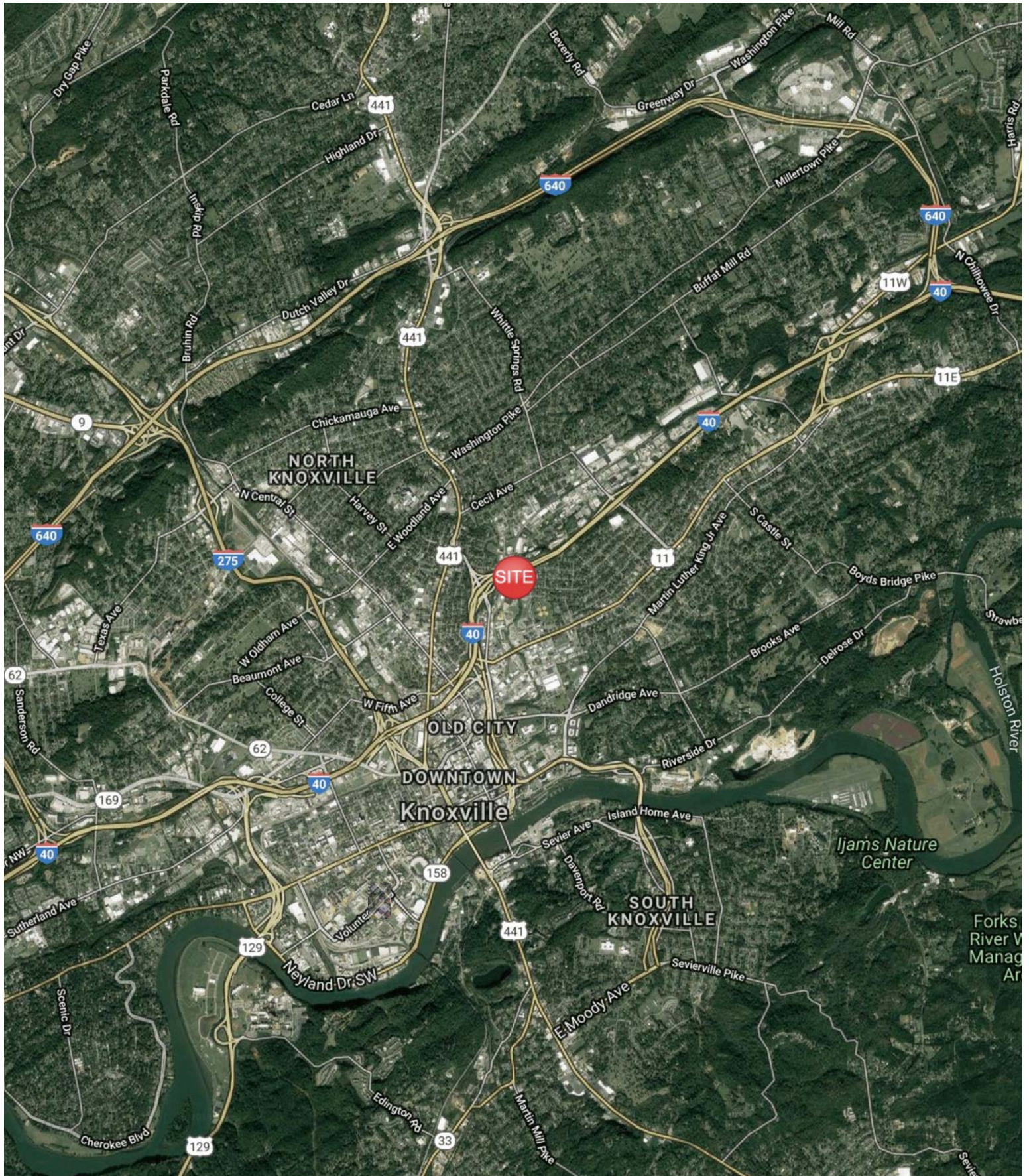
Rooftop farming provides the dual benefit of promoting sustainable farming and healthy eating while also turning "dead space" into a revenue generator. Additionally, the roof is at eye level with the interstate and will act as a billboard for our project, accumulating nearly 100k impressions per day from vehicles passing by.



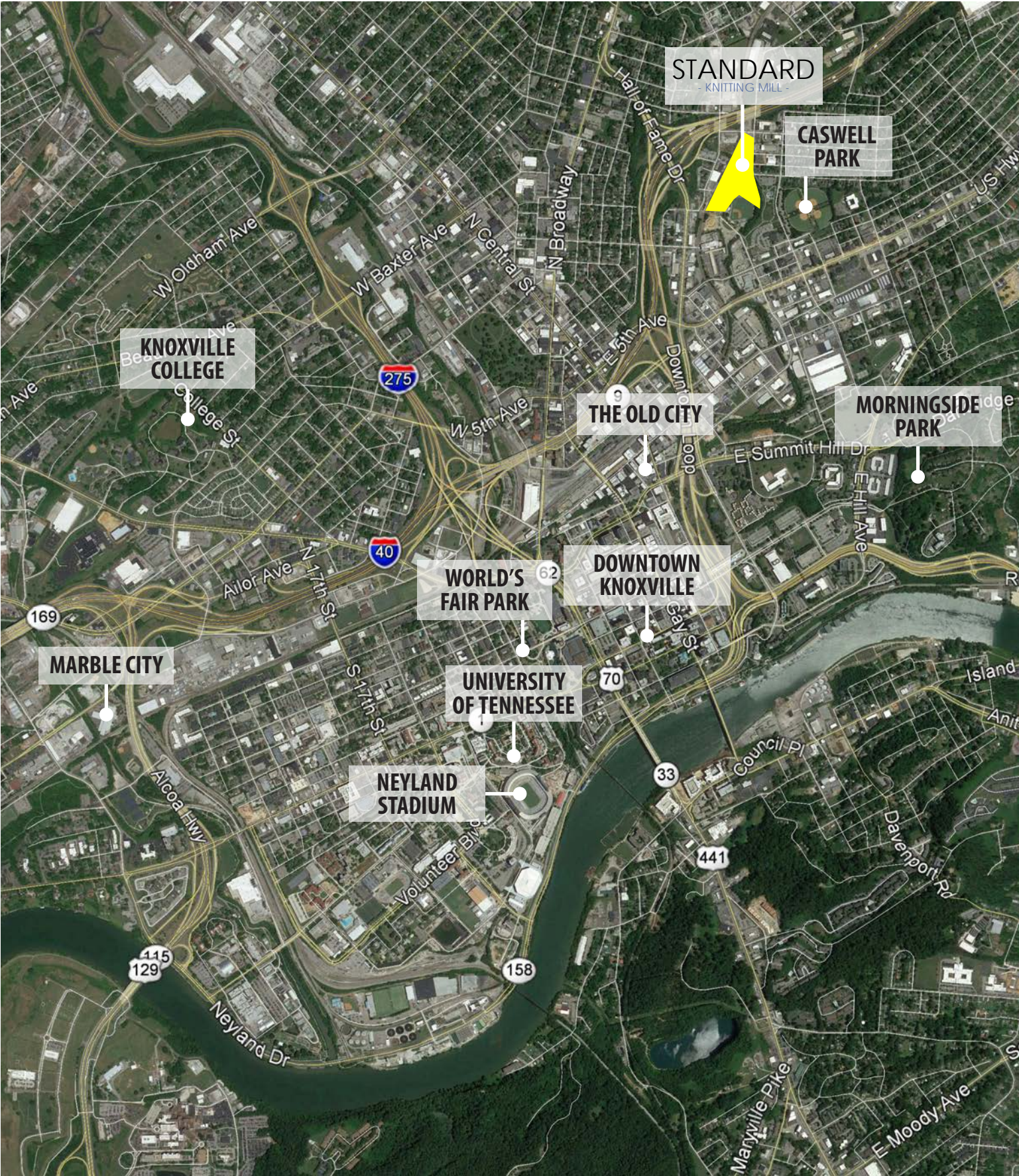
ROTATING ART / MURAL EXHIBIT

The SKM will act as a rotating art installation for local artists. We will focus this effort on common areas within the building and interstate-facing exterior walls.

SITE LOCATION



SITE LOCATION



RESIDENTIAL AERIAL



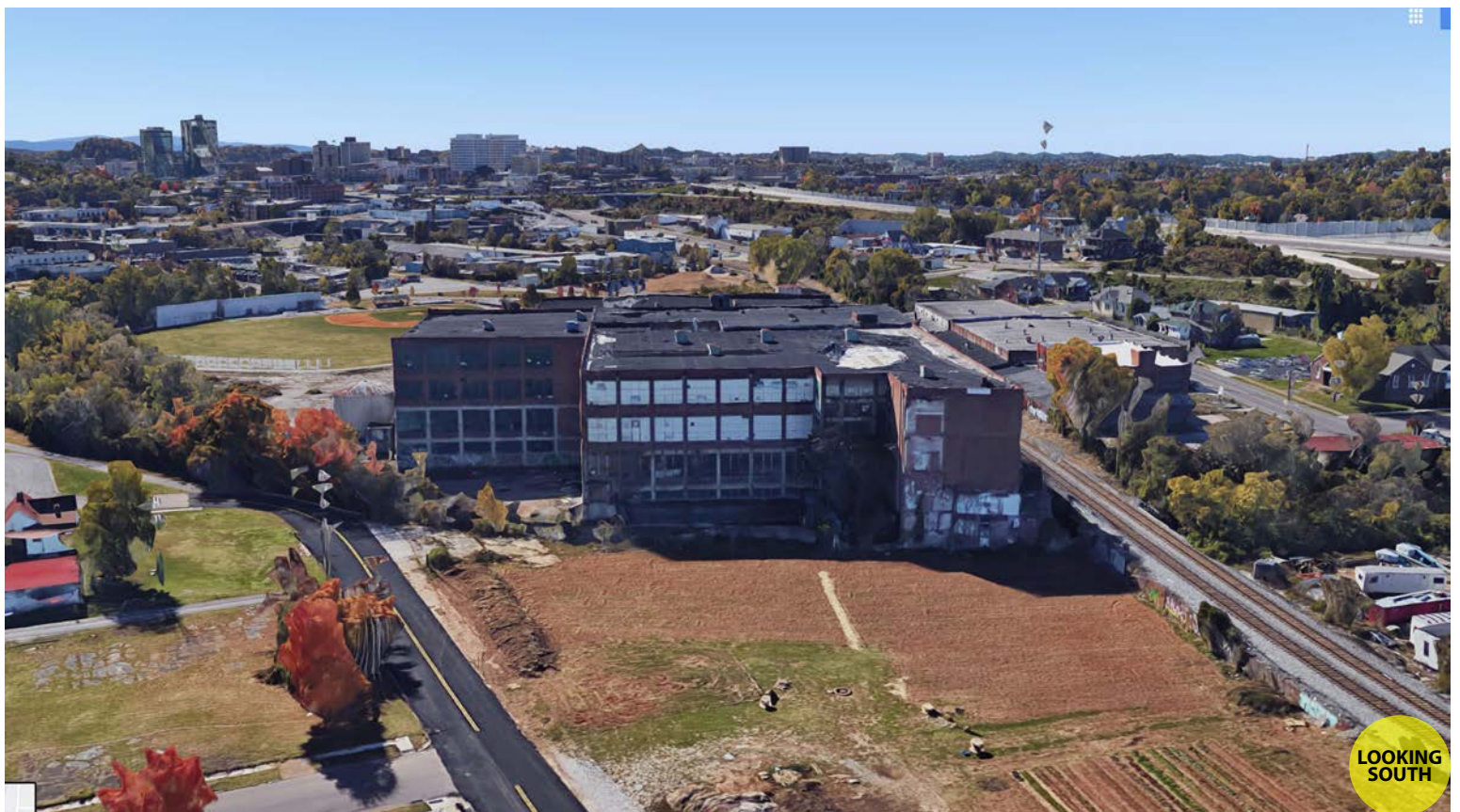
SITE AERIAL



SITE AERIALS



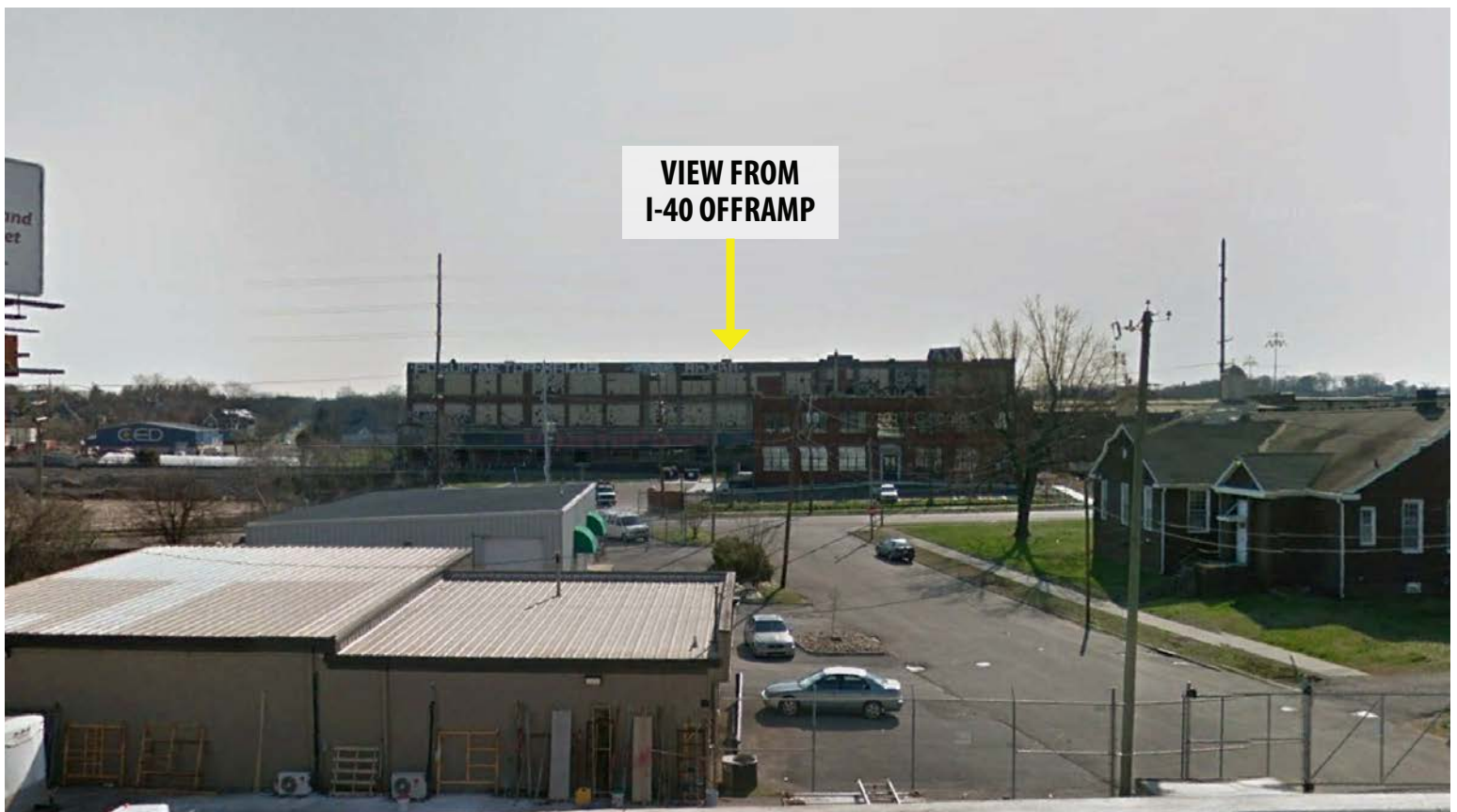
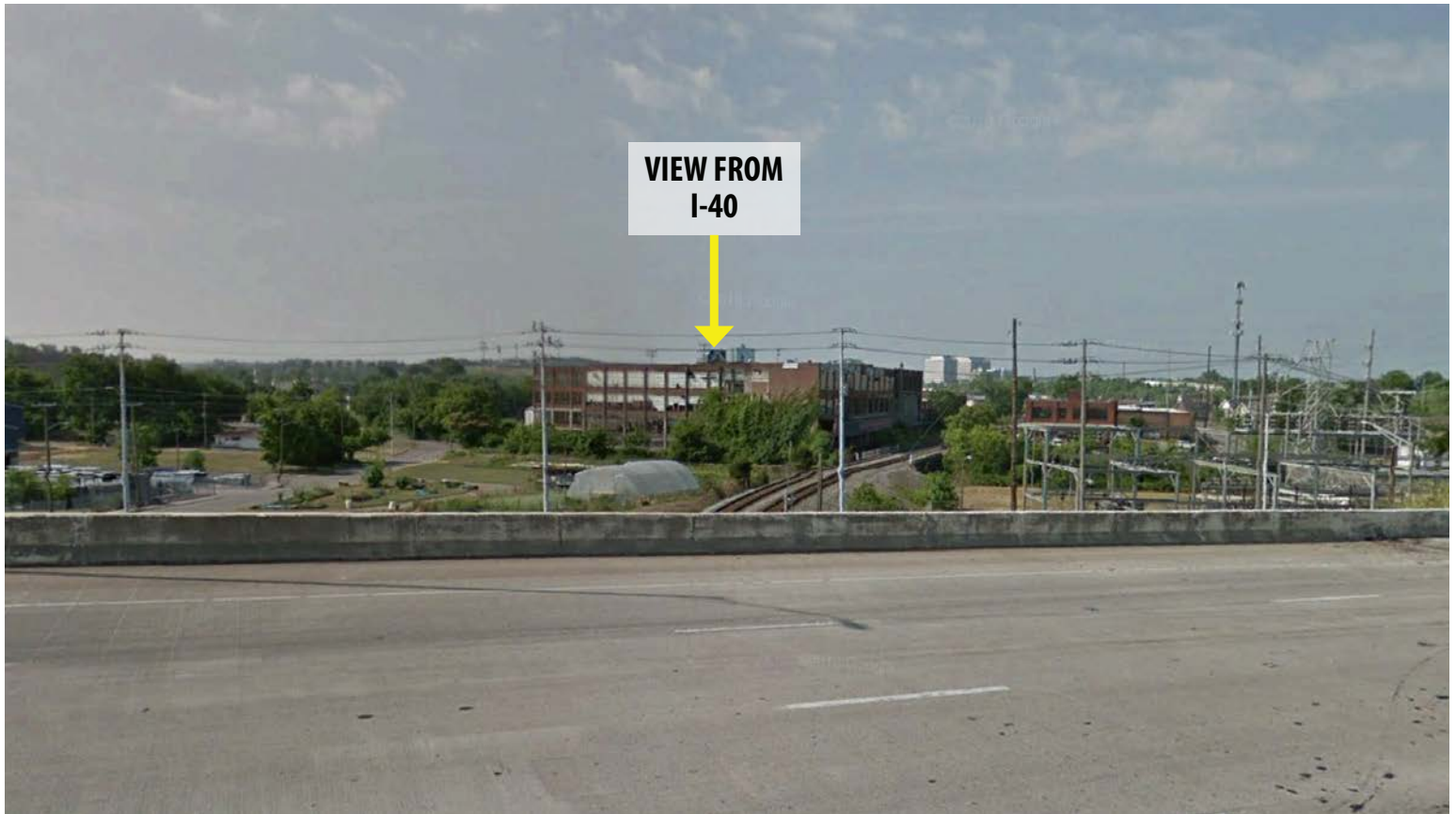
3D AERIALS



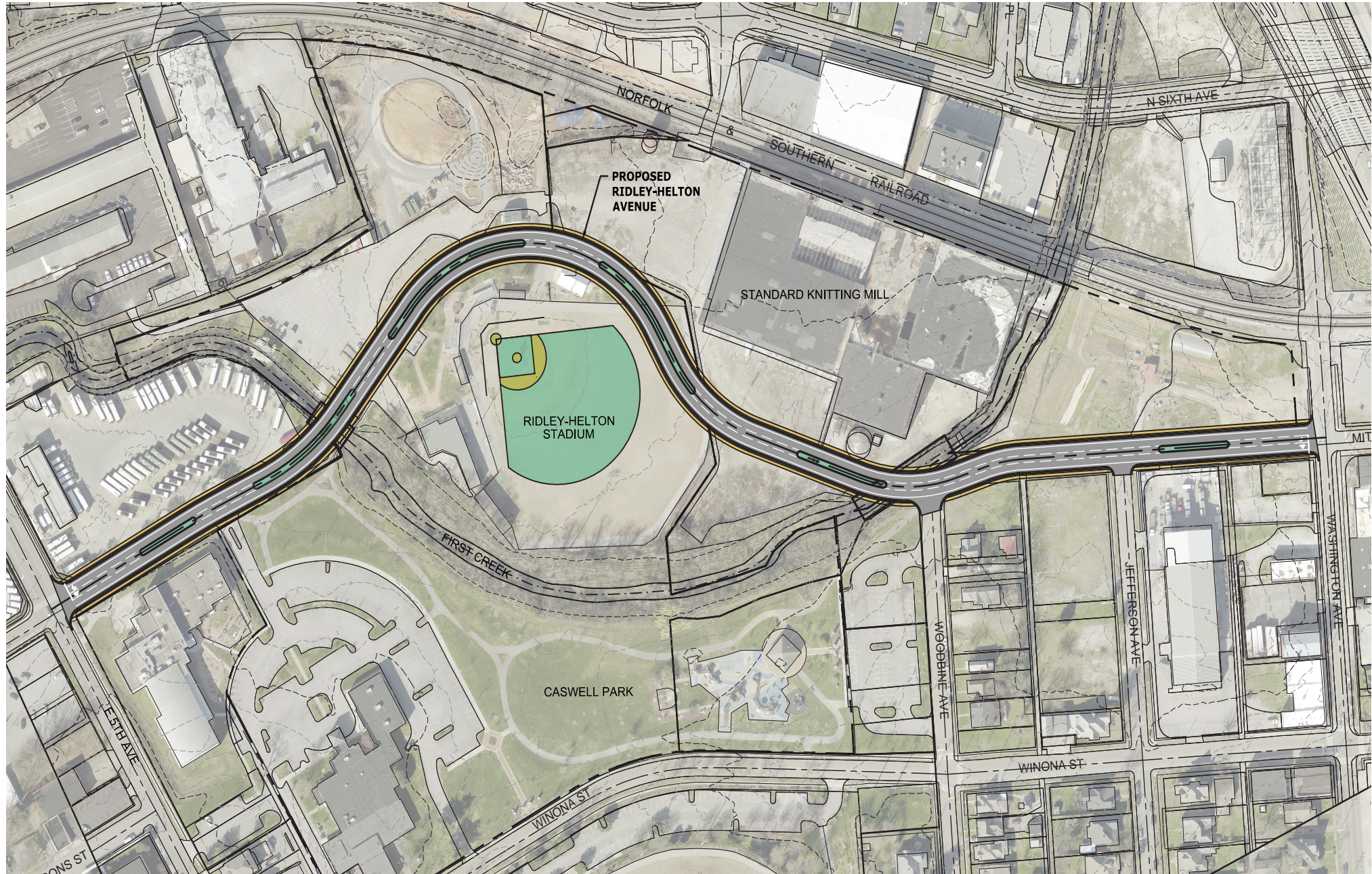
3D AERIALS



VIEW FROM INTERSTATE



PROPOSED BOULEVARD CONCEPT PLAN



TRAFFIC COUNTS



QUICK FACTS

Snapshot

- Population more than 180,000
- Located at crossroads of Interstate 75 and Interstate 40
- Home of The University of Tennessee with a student body of: 29,460
- UT's Neyland Stadium is one of the country's largest sports venues.

Major Corporations

Knoxville is home to many major corporations including, but not limited to the Tennessee Valley Authority (TVA), Regal Entertainment Group, Discovery, Inc., TeamHealth and Pilot Flying, the nation's largest truck stop chain and sixth largest private company, which reported over \$29.23 billion in revenue in 2012. Knoxville is also home to the nation's fourth largest wholesale grocer, The H. T. Hackney Company, which reported \$3.8 billion in revenue in 2012, and one of the nation's largest digital-centric advertising firms, Tombras Group, which reported \$80 million in revenue in 2011.

Manufacturing

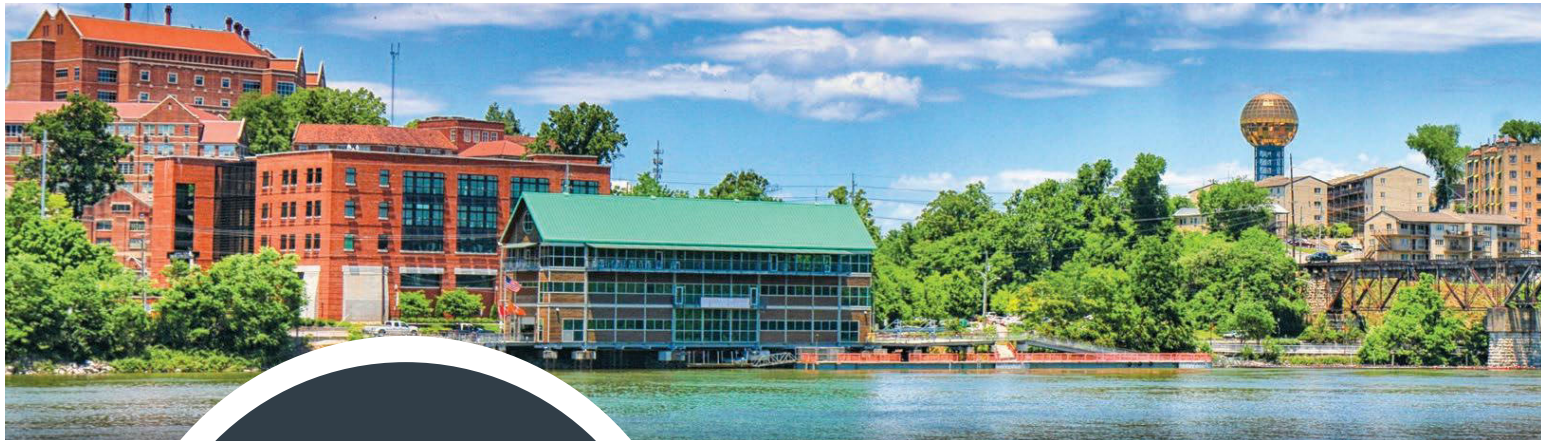
Over 700 manufacturing establishments are scattered throughout the Knoxville area including Sea Ray Boats, ARC Automotive, Key Safety Systems, a Melaleuca plant, a Coca-Cola bottling plant and a Gerdau Ameristeel plant. Many major manufacturing operations in the Knoxville MSA are conducted at the Y-12 plant in Oak Ridge, the DENSO plant and the Clayton Homes manufacturing center and the ALCOA plants in Alcoa.

Innovation Valley

Innovation Valley is East Tennessee's regional economic development partnership, which is managed by the Knoxville Chamber. Partners in the effort includes: Blount Partnership, Knoxville Chamber, Loudon County Economic Development Agency, The City of Oak Ridge, The Roane Alliance, and Tellico Reservoir Development Agency.



KNOXVILLE, TENNESSEE



Approximate Distance from Downtown Knoxville to:

(Source: Google Maps)

Lexington, KY	170 miles
Nashville, TN	180 miles
Atlanta, GA	215 miles
Charlotte, NC	230 miles
Cincinnati, OH	250 miles
Louisville, KY	250 miles
Birmingham, AL	260 miles
Charleston, SC	370 miles
Memphis, TN	370 miles
Destin, FL	500 miles



The Weather

(Sources: National Weather Service & weather.com)

Average High	69.3°F
Average Low	49.7°F
Average First Freeze	Nov. 3
Average Last Freeze	April 6
Warmest Month	July (88°F avg high)
Coldest Month	January (47°F avg high)
Average Snowfall/year	6.5 inches
Rainiest Month	March (5 inches)
Average Precipitation/year	48 inches

Taxes

The state of Tennessee does not have a personal income tax. The state sales tax rate is 7 percent and the Knox County sales tax rate is 2.25 percent (9.25 percent total). Property taxes vary based on location.

QUICK UT FACTS

Data Volunteers Style

Campus

Located in Knoxville

910 Acres

294 Buildings

\$1 billion + in projects under design and construction

14 Residence halls open for fall 2019

Students (Fall 2019)

29,460 Students (23,290 undergraduate and 6,170 graduate and professional)

24 - 31 ACT scores for students in the middle 50 percent of the freshman class

3.0 - 4.0 GPA for students in the middle 50 percent of the freshman class

17 to 1 Student-to-faculty ratio

Academics

11 Colleges

900+ Programs of study

360+ Undergraduate programs of study

530+ Graduate programs of study

300 Study abroad programs

Athletics

Mascot Smokey, a bluetick coonhound

The Volunteers Nickname

23 Team national championships

196 Total SEC championship team titles

Economy

\$1.7 billion Annual impact on the Tennessee economy

Faculty and Staff

1,586 Full-time instructional faculty

14 UT-ORNL Governor's Chairs



UNIVERSITY OF TENNESSEE, KNOXVILLE



**One of the best employers
in Tennessee**



**23rd among US public
research libraries**



**23rd among US public
research libraries**

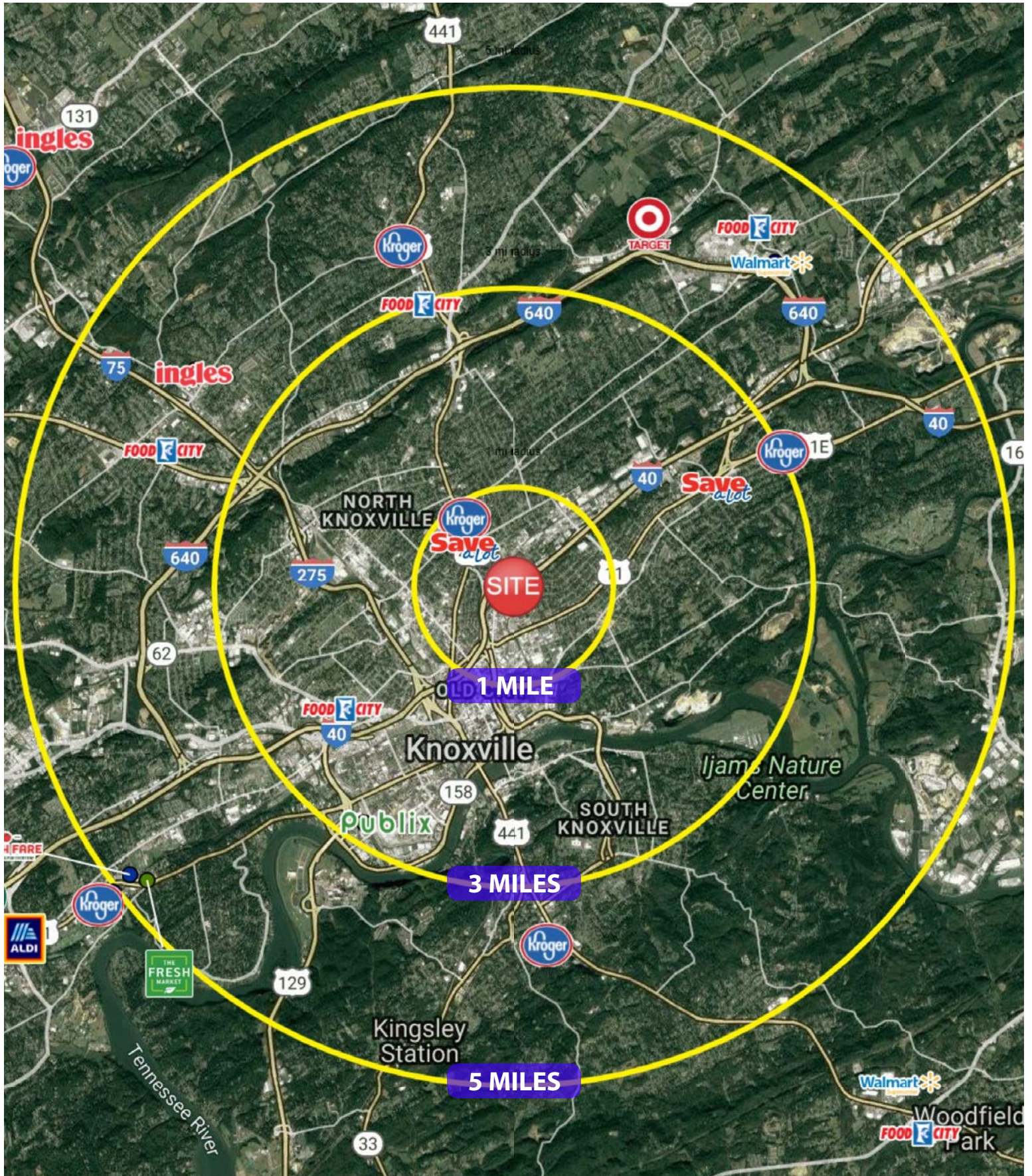
Since 1897, the University of Tennessee, Knoxville, has been continuously accredited by the Southern Association of Colleges and Schools Commission on Colleges to award baccalaureate, master's, and doctoral degrees.

Founded in 1794, UT is big on tradition, is proud of its humble beginnings as the first public university chartered west of the Appalachian Divide. UT Knoxville - which includes the UT Space Institute - serves the state by educating its citizens, enhancing its culture, and making a difference in people's lives through research and service. UT embodies excellence in teaching, research, scholarship, creative activity, outreach, and engagement.

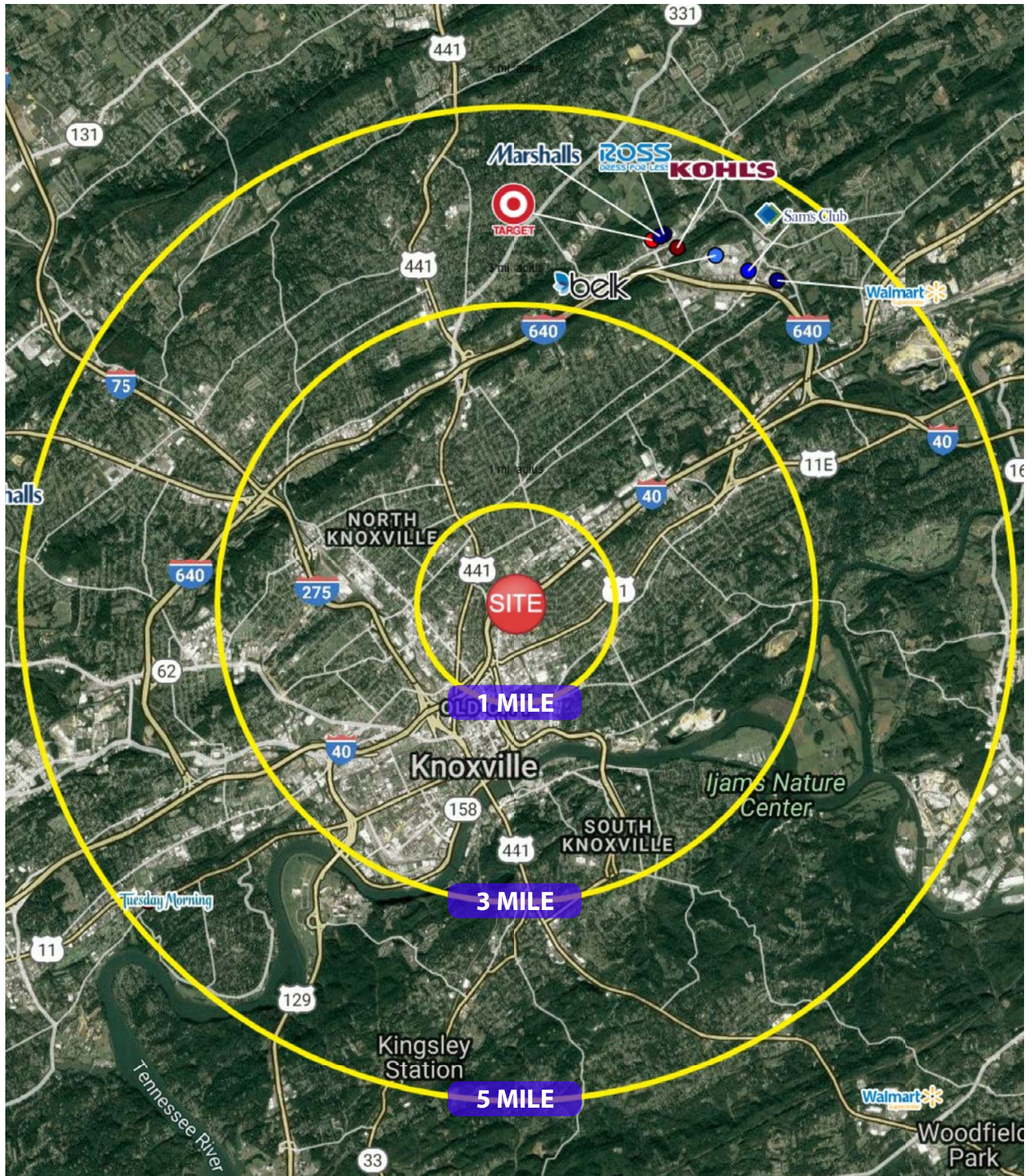
University of Tennessee Knoxville is:

- Tennessee's flagship university and premier public research institution
- Part of the UT System, along with UT Chattanooga, UT Martin, the UT Institute of Agriculture, and the UT Health Science Center
- Classified as producing very high research activity by the Carnegie Classification of Institutions of Higher
- Education (Doctoral Universities R1 category)
- A Carnegie Community Engaged university
- Governed by a board of trustees with 12 members

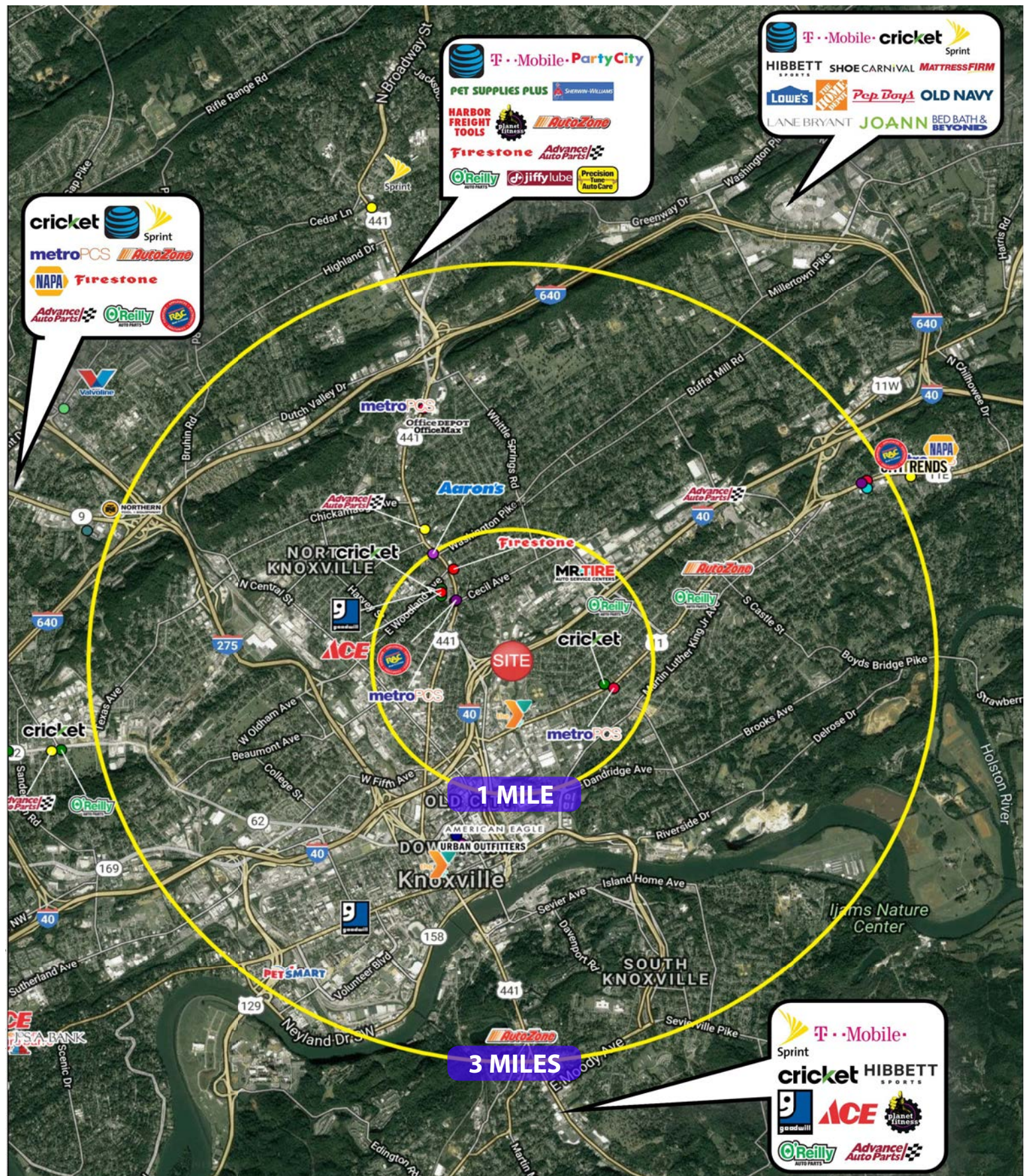
5 MILE GROCERY AERIAL



5 MILE DEPARTMENT STORE AERIAL



3 MILE RETAIL AERIAL



2.5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

63,241



**Estimated
Households**

26,869



**Average HH
Income**

\$43,826



**Median HH
Income**

\$29,406



**Total
Businesses**

4,041



**Total
Employees**

69,754



1, 1.5, 2 & 2.5 MILE DEMOGRAPHIC PROFILE

RF1

1400 Washington Ave

Knoxville, TN 37917

		1 mi radius	1.5 mi radius	2 mi radius	2.5 mi radius
POPULATION	2020 Estimated Population	9,265	24,850	41,043	63,241
	2025 Projected Population	10,257	26,891	44,213	67,439
	2010 Census Population	8,724	22,748	37,814	58,342
	2000 Census Population	9,423	23,485	37,773	57,818
	Projected Annual Growth 2020 to 2025	2.1%	1.6%	1.5%	1.3%
	Historical Annual Growth 2000 to 2020	-	0.3%	0.4%	0.5%
HOUSEHOLDS	2020 Estimated Households	4,429	12,156	19,310	26,869
	2025 Projected Households	4,853	12,977	20,544	28,459
	2010 Census Households	3,991	10,407	16,804	23,335
	2000 Census Households	4,480	11,057	17,633	24,053
	Projected Annual Growth 2020 to 2025	1.9%	1.4%	1.3%	1.2%
	Historical Annual Growth 2000 to 2020	-	0.5%	0.5%	0.6%
AGE	2020 Est. Population Under 10 Years	10.5%	11.6%	11.3%	10.5%
	2020 Est. Population 10 to 19 Years	9.6%	10.1%	11.2%	14.7%
	2020 Est. Population 20 to 29 Years	18.6%	18.4%	21.8%	25.4%
	2020 Est. Population 30 to 44 Years	20.6%	20.4%	18.8%	16.8%
	2020 Est. Population 45 to 59 Years	19.5%	18.9%	17.2%	15.1%
	2020 Est. Population 60 to 74 Years	15.2%	14.4%	13.4%	11.8%
	2020 Est. Population 75 Years or Over	6.1%	6.3%	6.2%	5.7%
	2020 Est. Median Age	36.5	35.8	34.5	32.1
MARITAL STATUS & GENDER	2020 Est. Male Population	49.9%	48.5%	48.7%	48.9%
	2020 Est. Female Population	50.1%	51.5%	51.3%	51.1%
	2020 Est. Never Married	42.6%	43.6%	48.9%	56.4%
	2020 Est. Now Married	23.9%	25.1%	23.8%	21.0%
	2020 Est. Separated or Divorced	24.9%	23.8%	20.8%	17.3%
	2020 Est. Widowed	8.6%	7.5%	6.6%	5.3%
INCOME	2020 Est. HH Income \$200,000 or More	1.8%	1.6%	1.3%	1.4%
	2020 Est. HH Income \$150,000 to \$199,999	2.1%	1.6%	1.5%	1.3%
	2020 Est. HH Income \$100,000 to \$149,999	7.7%	6.4%	5.6%	5.0%
	2020 Est. HH Income \$75,000 to \$99,999	5.7%	6.1%	6.2%	6.1%
	2020 Est. HH Income \$50,000 to \$74,999	15.2%	15.8%	15.1%	14.4%
	2020 Est. HH Income \$35,000 to \$49,999	11.9%	11.6%	12.5%	13.2%
	2020 Est. HH Income \$25,000 to \$34,999	9.0%	10.7%	11.4%	11.5%
	2020 Est. HH Income \$15,000 to \$24,999	19.3%	18.9%	19.6%	19.7%
	2020 Est. HH Income Under \$15,000	27.2%	27.3%	26.8%	27.3%
	2020 Est. Average Household Income	\$56,853	\$50,055	\$46,726	\$43,826
	2020 Est. Median Household Income	\$30,892	\$30,908	\$29,958	\$29,406
	2020 Est. Per Capita Income	\$27,737	\$24,982	\$22,419	\$19,337
	2020 Est. Total Businesses	735	1,734	3,003	4,041
	2020 Est. Total Employees	8,175	25,884	49,605	69,754

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1, 1.5, 2 & 2.5 MILE DEMOGRAPHIC PROFILE

1400 Washington Ave

Knoxville, TN 37917

		1 mi radius	1.5 mi radius	2 mi radius	2.5 mi radius
RACE	2020 Est. White	63.2%	59.8%	61.4%	63.8%
	2020 Est. Black	28.4%	32.8%	30.9%	28.5%
	2020 Est. Asian or Pacific Islander	0.5%	0.8%	1.2%	1.5%
	2020 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%	0.4%
	2020 Est. Other Races	7.3%	6.0%	5.9%	5.8%
HISPANIC	2020 Est. Hispanic Population	590	1,437	2,428	3,576
	2020 Est. Hispanic Population	6.4%	5.8%	5.9%	5.7%
	2025 Proj. Hispanic Population	6.6%	6.0%	6.1%	5.9%
	2010 Hispanic Population	5.0%	4.4%	4.6%	4.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	6,612	17,317	26,686	36,823
	2020 Est. Elementary (Grade Level 0 to 8)	5.8%	4.8%	4.8%	4.8%
	2020 Est. Some High School (Grade Level 9 to 11)	10.3%	10.1%	10.3%	10.0%
	2020 Est. High School Graduate	30.8%	30.4%	31.1%	30.9%
	2020 Est. Some College	21.5%	21.6%	21.8%	22.9%
	2020 Est. Associate Degree Only	5.5%	5.3%	6.2%	6.6%
	2020 Est. Bachelor Degree Only	13.2%	16.1%	14.8%	14.0%
	2020 Est. Graduate Degree	12.9%	11.8%	11.0%	10.7%
HOUSING	2020 Est. Total Housing Units	4,922	13,198	20,895	28,927
	2020 Est. Owner-Occupied	31.5%	32.0%	32.6%	31.6%
	2020 Est. Renter-Occupied	58.5%	60.1%	59.8%	61.3%
	2020 Est. Vacant Housing	10.0%	7.9%	7.6%	7.1%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	4.2%	8.3%	7.5%	7.8%
	2020 Homes Built 2000 to 2009	4.4%	5.2%	6.5%	8.2%
	2020 Homes Built 1990 to 1999	4.2%	5.3%	6.4%	7.9%
	2020 Homes Built 1980 to 1989	6.3%	5.7%	6.9%	7.9%
	2020 Homes Built 1970 to 1979	10.1%	11.3%	10.4%	10.1%
	2020 Homes Built 1960 to 1969	11.8%	11.7%	12.5%	12.4%
	2020 Homes Built 1950 to 1959	10.8%	11.1%	11.0%	11.0%
	2020 Homes Built Before 1949	38.1%	33.6%	31.1%	27.6%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.4%	0.8%	0.8%	0.7%
	2020 Home Value \$500,000 to \$999,999	2.7%	2.7%	2.8%	2.8%
	2020 Home Value \$400,000 to \$499,999	2.2%	2.7%	3.1%	3.0%
	2020 Home Value \$300,000 to \$399,999	10.9%	8.2%	6.9%	7.0%
	2020 Home Value \$200,000 to \$299,999	14.8%	14.3%	13.7%	14.1%
	2020 Home Value \$150,000 to \$199,999	18.9%	16.3%	14.6%	14.4%
	2020 Home Value \$100,000 to \$149,999	14.6%	18.6%	21.4%	22.0%
	2020 Home Value \$50,000 to \$99,999	36.9%	36.5%	36.2%	35.3%
	2020 Home Value \$25,000 to \$49,999	3.5%	4.8%	5.0%	5.2%
	2020 Home Value Under \$25,000	1.5%	1.3%	1.1%	1.0%
	2020 Median Home Value	\$146,905	\$138,789	\$131,595	\$131,464
	2020 Median Rent	\$510	\$570	\$590	\$616

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1, 1.5, 2 & 2.5 MILE DEMOGRAPHIC PROFILE

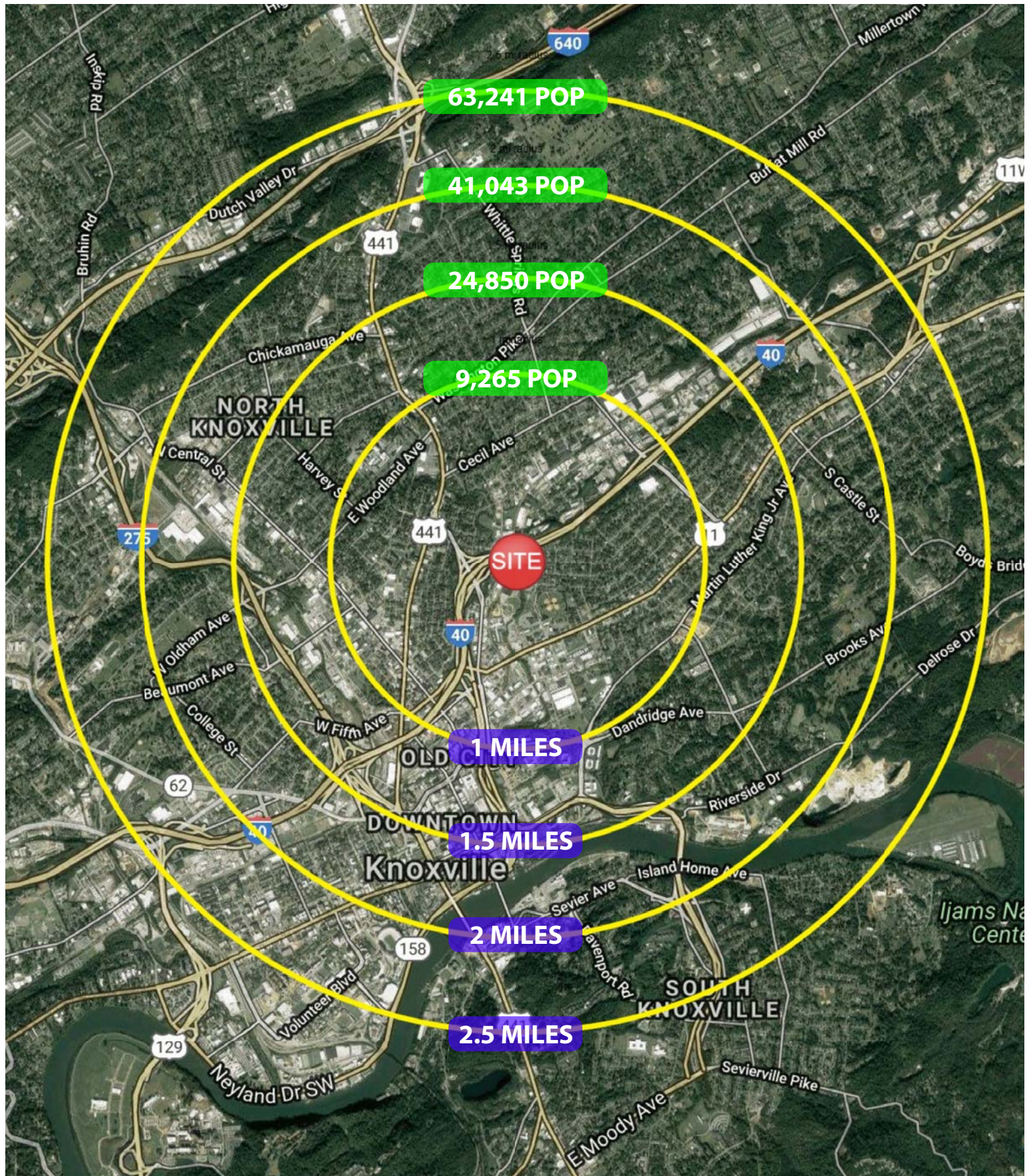
1400 Washington Ave

Knoxville, TN 37917

		1 mi radius	1.5 mi radius	2 mi radius	2.5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	7,805	20,618	34,080	53,232
	2020 Est. Civilian Employed	55.4%	58.0%	57.0%	54.5%
	2020 Est. Civilian Unemployed	3.3%	3.1%	2.9%	2.8%
	2020 Est. in Armed Forces	0.4%	0.2%	0.1%	0.1%
	2020 Est. not in Labor Force	40.9%	38.7%	39.9%	42.6%
	2020 Labor Force Males	49.3%	47.7%	48.0%	48.3%
	2020 Labor Force Females	50.7%	52.3%	52.0%	51.7%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	4,327	11,962	19,441	29,004
	2020 Mgmt, Business, & Financial Operations	10.7%	11.7%	11.3%	10.4%
	2020 Professional, Related	25.4%	25.1%	24.3%	21.8%
	2020 Service	22.2%	22.2%	22.3%	24.4%
	2020 Sales, Office	19.0%	21.4%	22.9%	24.1%
	2020 Farming, Fishing, Forestry	0.3%	0.3%	0.2%	0.1%
	2020 Construction, Extraction, Maintenance	6.7%	6.9%	7.1%	6.9%
	2020 Production, Transport, Material Moving	15.8%	12.4%	11.9%	12.3%
	2020 White Collar Workers	55.0%	58.2%	58.5%	56.3%
	2020 Blue Collar Workers	45.0%	41.8%	41.5%	43.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	70.5%	69.0%	71.2%	72.2%
	2020 Drive to Work in Carpool	9.9%	10.0%	9.6%	9.1%
	2020 Travel to Work by Public Transportation	4.9%	6.2%	4.9%	4.0%
	2020 Drive to Work on Motorcycle	0.1%	0.1%	-	-
	2020 Walk or Bicycle to Work	5.6%	7.1%	7.8%	7.8%
	2020 Other Means	3.2%	2.1%	1.6%	1.1%
	2020 Work at Home	5.8%	5.5%	4.9%	5.7%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	29.2%	31.1%	29.5%	29.6%
	2020 Travel to Work in 15 to 29 Minutes	37.7%	39.2%	40.5%	39.8%
	2020 Travel to Work in 30 to 59 Minutes	20.0%	18.1%	17.0%	15.9%
	2020 Travel to Work in 60 Minutes or More	2.2%	3.2%	3.2%	2.9%
	2020 Average Travel Time to Work	18.4	17.9	18.1	17.6
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$209.62 M	\$528.5 M	\$803.09 M	\$1.07 B
	2020 Est. Apparel	\$7.28 M	\$18.3 M	\$27.79 M	\$37.12 M
	2020 Est. Contributions, Gifts	\$11.11 M	\$27.96 M	\$42.27 M	\$56.22 M
	2020 Est. Education, Reading	\$6.44 M	\$16.07 M	\$24.3 M	\$32.41 M
	2020 Est. Entertainment	\$11.32 M	\$28.44 M	\$43.1 M	\$57.44 M
	2020 Est. Food, Beverages, Tobacco	\$33.03 M	\$83.34 M	\$126.82 M	\$169.62 M
	2020 Est. Furnishings, Equipment	\$7.02 M	\$17.64 M	\$26.75 M	\$35.65 M
	2020 Est. Health Care, Insurance	\$19.25 M	\$48.57 M	\$73.91 M	\$98.64 M
	2020 Est. Household Operations, Shelter, Utilities	\$70.38 M	\$177.73 M	\$270.17 M	\$361.03 M
	2020 Est. Miscellaneous Expenses	\$3.94 M	\$9.92 M	\$15.04 M	\$20.02 M
	2020 Est. Personal Care	\$2.8 M	\$7.06 M	\$10.73 M	\$14.32 M
	2020 Est. Transportation	\$37.05 M	\$93.45 M	\$142.22 M	\$190.21 M

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1, 1.5, 2 & 2.5 MILE DEMOGRAPHIC PROFILE



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

151,094



**Estimated
Households**

67,344



**Average HH
Income**

\$54,064



**Median HH
Income**

\$39,434



**Total
Businesses**

8,175



**Total
Employees**

114,505



1, 2, 3 & 5 MILE DEMOGRAPHIC PROFILE

1400 Washington Ave

Knoxville, TN 37917

		1 mi radius	2 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	9,265	41,043	79,485	151,094
	2025 Projected Population	10,257	44,213	84,614	159,765
	2010 Census Population	8,724	37,814	73,802	142,611
	2000 Census Population	9,423	37,773	72,774	138,303
	Projected Annual Growth 2020 to 2025	2.1%	1.5%	1.3%	1.1%
	Historical Annual Growth 2000 to 2020	-	0.4%	0.5%	0.5%
HOUSEHOLDS	2020 Estimated Households	4,429	19,310	33,742	67,344
	2025 Projected Households	4,853	20,544	35,658	70,431
	2010 Census Households	3,991	16,804	29,605	60,803
	2000 Census Households	4,480	17,633	30,117	60,402
	Projected Annual Growth 2020 to 2025	1.9%	1.3%	1.1%	0.9%
	Historical Annual Growth 2000 to 2020	-	0.5%	0.6%	0.6%
AGE	2020 Est. Population Under 10 Years	10.5%	11.3%	10.8%	10.8%
	2020 Est. Population 10 to 19 Years	9.6%	11.2%	14.4%	12.4%
	2020 Est. Population 20 to 29 Years	18.6%	21.8%	24.7%	22.4%
	2020 Est. Population 30 to 44 Years	20.6%	18.8%	17.0%	17.9%
	2020 Est. Population 45 to 59 Years	19.5%	17.2%	15.1%	16.2%
	2020 Est. Population 60 to 74 Years	15.2%	13.4%	12.0%	13.6%
	2020 Est. Population 75 Years or Over	6.1%	6.2%	6.0%	6.8%
	2020 Est. Median Age	36.5	34.5	32.4	34.6
MARITAL STATUS & GENDER	2020 Est. Male Population	49.9%	48.7%	48.8%	48.6%
	2020 Est. Female Population	50.1%	51.3%	51.2%	51.4%
	2020 Est. Never Married	42.6%	48.9%	54.8%	46.2%
	2020 Est. Now Married	23.9%	23.8%	22.3%	30.8%
	2020 Est. Separated or Divorced	24.9%	20.8%	17.4%	17.1%
	2020 Est. Widowed	8.6%	6.6%	5.5%	5.9%
INCOME	2020 Est. HH Income \$200,000 or More	1.8%	1.3%	1.4%	2.4%
	2020 Est. HH Income \$150,000 to \$199,999	2.1%	1.5%	1.3%	2.3%
	2020 Est. HH Income \$100,000 to \$149,999	7.7%	5.6%	5.1%	7.1%
	2020 Est. HH Income \$75,000 to \$99,999	5.7%	6.2%	6.5%	8.6%
	2020 Est. HH Income \$50,000 to \$74,999	15.2%	15.1%	14.9%	17.1%
	2020 Est. HH Income \$35,000 to \$49,999	11.9%	12.5%	13.7%	14.6%
	2020 Est. HH Income \$25,000 to \$34,999	9.0%	11.4%	12.0%	12.3%
	2020 Est. HH Income \$15,000 to \$24,999	19.3%	19.6%	19.2%	15.7%
	2020 Est. HH Income Under \$15,000	27.2%	26.8%	25.9%	19.9%
	2020 Est. Average Household Income	\$56,853	\$46,726	\$44,898	\$54,064
	2020 Est. Median Household Income	\$30,892	\$29,958	\$30,670	\$39,434
	2020 Est. Per Capita Income	\$27,737	\$22,419	\$19,701	\$24,458
	2020 Est. Total Businesses	735	3,003	4,574	8,175
	2020 Est. Total Employees	8,175	49,605	76,148	114,505

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1, 2, 3 & 5 MILE DEMOGRAPHIC PROFILE

1400 Washington Ave

Knoxville, TN 37917

		1 mi radius	2 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	63.2%	61.4%	64.3%	72.2%
	2020 Est. Black	28.4%	30.9%	27.6%	19.9%
	2020 Est. Asian or Pacific Islander	0.5%	1.2%	1.5%	1.8%
	2020 Est. American Indian or Alaska Native	0.6%	0.5%	0.4%	0.4%
	2020 Est. Other Races	7.3%	5.9%	6.0%	5.7%
HISPANIC	2020 Est. Hispanic Population	590	2,428	4,804	8,713
	2020 Est. Hispanic Population	6.4%	5.9%	6.0%	5.8%
	2025 Proj. Hispanic Population	6.6%	6.1%	6.3%	6.0%
	2010 Hispanic Population	5.0%	4.6%	4.7%	4.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	6,612	26,686	46,954	96,038
	2020 Est. Elementary (Grade Level 0 to 8)	5.8%	4.8%	4.4%	3.7%
	2020 Est. Some High School (Grade Level 9 to 11)	10.3%	10.3%	9.8%	8.9%
	2020 Est. High School Graduate	30.8%	31.1%	31.2%	29.9%
	2020 Est. Some College	21.5%	21.8%	23.1%	22.1%
	2020 Est. Associate Degree Only	5.5%	6.2%	7.0%	7.7%
	2020 Est. Bachelor Degree Only	13.2%	14.8%	14.0%	16.3%
	2020 Est. Graduate Degree	12.9%	11.0%	10.5%	11.5%
HOUSING	2020 Est. Total Housing Units	4,922	20,895	36,235	71,645
	2020 Est. Owner-Occupied	31.5%	32.6%	34.2%	43.8%
	2020 Est. Renter-Occupied	58.5%	59.8%	58.9%	50.2%
	2020 Est. Vacant Housing	10.0%	7.6%	6.9%	6.0%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	4.2%	7.5%	7.6%	6.2%
	2020 Homes Built 2000 to 2009	4.4%	6.5%	8.8%	9.9%
	2020 Homes Built 1990 to 1999	4.2%	6.4%	8.4%	10.3%
	2020 Homes Built 1980 to 1989	6.3%	6.9%	8.8%	9.5%
	2020 Homes Built 1970 to 1979	10.1%	10.4%	9.9%	11.7%
	2020 Homes Built 1960 to 1969	11.8%	12.5%	12.0%	12.5%
	2020 Homes Built 1950 to 1959	10.8%	11.0%	12.1%	14.1%
	2020 Homes Built Before 1949	38.1%	31.1%	25.6%	19.8%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.4%	0.8%	0.6%	0.9%
	2020 Home Value \$500,000 to \$999,999	2.7%	2.8%	2.8%	4.0%
	2020 Home Value \$400,000 to \$499,999	2.2%	3.1%	2.8%	3.9%
	2020 Home Value \$300,000 to \$399,999	10.9%	6.9%	6.9%	6.5%
	2020 Home Value \$200,000 to \$299,999	14.8%	13.7%	13.7%	15.8%
	2020 Home Value \$150,000 to \$199,999	18.9%	14.6%	15.8%	19.1%
	2020 Home Value \$100,000 to \$149,999	14.6%	21.4%	23.6%	26.4%
	2020 Home Value \$50,000 to \$99,999	36.9%	36.2%	33.5%	24.9%
	2020 Home Value \$25,000 to \$49,999	3.5%	5.0%	5.1%	3.5%
	2020 Home Value Under \$25,000	1.5%	1.1%	0.9%	1.0%
	2020 Median Home Value	\$146,905	\$131,595	\$132,908	\$156,114
	2020 Median Rent	\$510	\$590	\$623	\$640

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1, 2, 3 & 5 MILE DEMOGRAPHIC PROFILE

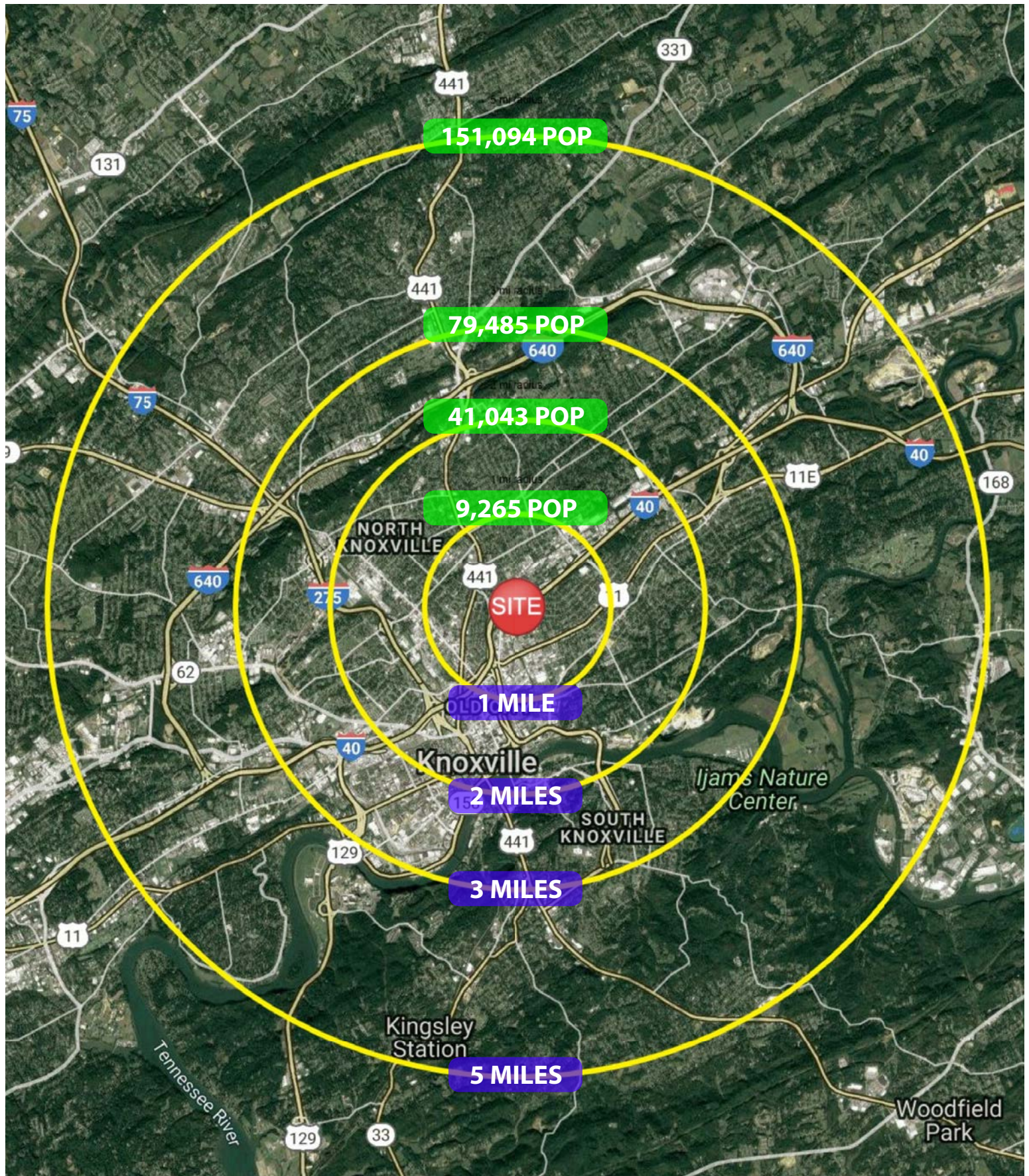
1400 Washington Ave

Knoxville, TN 37917

		1 mi radius	2 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	7,805	34,080	66,609	126,507
	2020 Est. Civilian Employed	55.4%	57.0%	55.3%	59.8%
	2020 Est. Civilian Unemployed	3.3%	2.9%	2.6%	2.2%
	2020 Est. in Armed Forces	0.4%	0.1%	0.1%	-
	2020 Est. not in Labor Force	40.9%	39.9%	41.9%	37.9%
	2020 Labor Force Males	49.3%	48.0%	48.2%	47.9%
	2020 Labor Force Females	50.7%	52.0%	51.8%	52.1%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	4,327	19,441	36,842	75,705
	2020 Mgmt, Business, & Financial Operations	10.7%	11.3%	10.4%	11.8%
	2020 Professional, Related	25.4%	24.3%	21.7%	23.9%
	2020 Service	22.2%	22.3%	24.0%	20.1%
	2020 Sales, Office	19.0%	22.9%	23.9%	24.0%
	2020 Farming, Fishing, Forestry	0.3%	0.2%	0.1%	0.2%
	2020 Construction, Extraction, Maintenance	6.7%	7.1%	7.2%	7.2%
	2020 Production, Transport, Material Moving	15.8%	11.9%	12.7%	12.9%
	2020 White Collar Workers	55.0%	58.5%	56.0%	59.6%
	2020 Blue Collar Workers	45.0%	41.5%	44.0%	40.4%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	70.5%	71.2%	73.5%	78.3%
	2020 Drive to Work in Carpool	9.9%	9.6%	9.5%	9.0%
	2020 Travel to Work by Public Transportation	4.9%	4.9%	3.6%	2.6%
	2020 Drive to Work on Motorcycle	0.1%	-	-	-
	2020 Walk or Bicycle to Work	5.6%	7.8%	7.1%	4.4%
	2020 Other Means	3.2%	1.6%	1.0%	0.8%
	2020 Work at Home	5.8%	4.9%	5.3%	4.9%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	29.2%	29.5%	28.4%	27.5%
	2020 Travel to Work in 15 to 29 Minutes	37.7%	40.5%	41.5%	48.2%
	2020 Travel to Work in 30 to 59 Minutes	20.0%	17.0%	16.7%	18.5%
	2020 Travel to Work in 60 Minutes or More	2.2%	3.2%	2.8%	2.9%
	2020 Average Travel Time to Work	18.4	18.1	17.9	18.7
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$209.62 M	\$803.09 M	\$1.37 B	\$3.07 B
	2020 Est. Apparel	\$7.28 M	\$27.79 M	\$47.31 M	\$106.34 M
	2020 Est. Contributions, Gifts	\$11.11 M	\$42.27 M	\$71.94 M	\$166.14 M
	2020 Est. Education, Reading	\$6.44 M	\$24.3 M	\$41.06 M	\$92.31 M
	2020 Est. Entertainment	\$11.32 M	\$43.1 M	\$73.42 M	\$167.46 M
	2020 Est. Food, Beverages, Tobacco	\$33.03 M	\$126.82 M	\$216.18 M	\$480.82 M
	2020 Est. Furnishings, Equipment	\$7.02 M	\$26.75 M	\$45.58 M	\$104.09 M
	2020 Est. Health Care, Insurance	\$19.25 M	\$73.91 M	\$126.24 M	\$284.86 M
	2020 Est. Household Operations, Shelter, Utilities	\$70.38 M	\$270.17 M	\$459.69 M	\$1.02 B
	2020 Est. Miscellaneous Expenses	\$3.94 M	\$15.04 M	\$25.55 M	\$57.67 M
	2020 Est. Personal Care	\$2.8 M	\$10.73 M	\$18.27 M	\$41.08 M
	2020 Est. Transportation	\$37.05 M	\$142.22 M	\$243.34 M	\$552.22 M

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1, 2, 3 & 5 MILE DEMOGRAPHIC PROFILE



TRADE AREA DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

1,218,120



**Estimated
Households**

514,448



**Average HH
Income**

\$70,552



**Median HH
Income**

\$55,517



**Total
Businesses**

46,541



**Total
Employees**

554,153



TRADE AREA DEMOGRAPHIC PROFILE

1400 Washington Ave

Knoxville, TN 37917

15 mi radius 30 mi radius 45 mi radius

POPULATION	2020 Estimated Population	522,542	927,973	1,218,120
	2025 Projected Population	544,985	966,082	1,262,921
	2010 Census Population	486,409	863,449	1,149,983
	2000 Census Population	432,909	758,060	1,021,320
	Projected Annual Growth 2020 to 2025	0.9%	0.8%	0.7%
	Historical Annual Growth 2000 to 2020	1.0%	1.1%	1.0%
HOUSEHOLDS	2020 Estimated Households	223,652	392,767	514,448
	2025 Projected Households	230,278	402,617	523,850
	2010 Census Households	199,793	349,732	464,141
	2000 Census Households	179,314	309,213	414,455
	Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.4%
	Historical Annual Growth 2000 to 2020	1.2%	1.4%	1.2%
AGE	2020 Est. Population Under 10 Years	11.2%	11.0%	10.9%
	2020 Est. Population 10 to 19 Years	12.2%	12.0%	11.9%
	2020 Est. Population 20 to 29 Years	15.8%	13.8%	13.3%
	2020 Est. Population 30 to 44 Years	19.2%	18.1%	17.8%
	2020 Est. Population 45 to 59 Years	18.6%	19.6%	19.8%
	2020 Est. Population 60 to 74 Years	16.1%	17.7%	18.2%
	2020 Est. Population 75 Years or Over	6.9%	7.8%	8.0%
	2020 Est. Median Age	38.0	40.4	41.0
MARITAL STATUS & GENDER	2020 Est. Male Population	48.6%	48.7%	48.9%
	2020 Est. Female Population	51.4%	51.3%	51.1%
	2020 Est. Never Married	32.1%	28.6%	27.5%
	2020 Est. Now Married	47.0%	49.6%	49.3%
	2020 Est. Separated or Divorced	14.9%	15.3%	16.3%
	2020 Est. Widowed	6.1%	6.6%	7.0%
INCOME	2020 Est. HH Income \$200,000 or More	4.4%	4.5%	3.9%
	2020 Est. HH Income \$150,000 to \$199,999	4.8%	4.8%	4.3%
	2020 Est. HH Income \$100,000 to \$149,999	13.6%	13.6%	12.6%
	2020 Est. HH Income \$75,000 to \$99,999	12.9%	12.8%	12.2%
	2020 Est. HH Income \$50,000 to \$74,999	18.2%	18.7%	18.8%
	2020 Est. HH Income \$35,000 to \$49,999	14.2%	14.3%	14.6%
	2020 Est. HH Income \$25,000 to \$34,999	9.4%	9.5%	9.9%
	2020 Est. HH Income \$15,000 to \$24,999	11.1%	11.0%	11.7%
	2020 Est. HH Income Under \$15,000	11.4%	10.7%	12.0%
	2020 Est. Average Household Income	\$74,608	\$74,701	\$70,552
	2020 Est. Median Household Income	\$58,927	\$59,024	\$55,517
	2020 Est. Per Capita Income	\$32,095	\$31,771	\$29,972
	2020 Est. Total Businesses	22,605	37,576	46,541
	2020 Est. Total Employees	278,830	448,778	554,153

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TRADE AREA DEMOGRAPHIC PROFILE

1400 Washington Ave

Knoxville, TN 37917

15 mi radius 30 mi radius 45 mi radius

RACE	2020 Est. White	84.8%	87.8%	88.6%
	2020 Est. Black	8.6%	5.9%	5.2%
	2020 Est. Asian or Pacific Islander	2.0%	1.9%	1.6%
	2020 Est. American Indian or Alaska Native	0.3%	0.3%	0.4%
	2020 Est. Other Races	4.2%	4.0%	4.2%
HISPANIC	2020 Est. Hispanic Population	23,813	42,499	57,754
	2020 Est. Hispanic Population	4.6%	4.6%	4.7%
	2025 Proj. Hispanic Population	4.8%	4.9%	5.1%
	2010 Hispanic Population	3.4%	3.4%	3.6%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	358,367	650,737	859,154
	2020 Est. Elementary (Grade Level 0 to 8)	3.0%	3.8%	4.8%
	2020 Est. Some High School (Grade Level 9 to 11)	6.5%	7.2%	8.0%
	2020 Est. High School Graduate	28.3%	30.5%	32.9%
	2020 Est. Some College	21.3%	21.1%	20.6%
	2020 Est. Associate Degree Only	8.4%	8.0%	8.0%
	2020 Est. Bachelor Degree Only	19.7%	17.7%	15.6%
	2020 Est. Graduate Degree	12.9%	11.6%	10.2%
HOUSING	2020 Est. Total Housing Units	234,399	428,796	567,492
	2020 Est. Owner-Occupied	62.7%	63.7%	63.8%
	2020 Est. Renter-Occupied	32.7%	27.9%	26.9%
	2020 Est. Vacant Housing	4.6%	8.4%	9.3%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	7.0%	6.6%	5.8%
	2020 Homes Built 2000 to 2009	14.3%	15.3%	14.9%
	2020 Homes Built 1990 to 1999	17.2%	17.7%	17.7%
	2020 Homes Built 1980 to 1989	13.2%	13.3%	13.2%
	2020 Homes Built 1970 to 1979	13.5%	13.0%	13.5%
	2020 Homes Built 1960 to 1969	10.9%	9.0%	9.0%
	2020 Homes Built 1950 to 1959	9.0%	7.3%	7.3%
	2020 Homes Built Before 1949	10.4%	9.4%	9.3%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.9%	0.9%	0.8%
	2020 Home Value \$500,000 to \$999,999	4.9%	5.9%	5.4%
	2020 Home Value \$400,000 to \$499,999	5.1%	5.7%	4.8%
	2020 Home Value \$300,000 to \$399,999	10.0%	11.8%	10.2%
	2020 Home Value \$200,000 to \$299,999	26.8%	25.4%	22.4%
	2020 Home Value \$150,000 to \$199,999	24.0%	21.7%	20.4%
	2020 Home Value \$100,000 to \$149,999	22.0%	20.4%	21.1%
	2020 Home Value \$50,000 to \$99,999	12.7%	13.8%	17.1%
	2020 Home Value \$25,000 to \$49,999	2.4%	3.1%	4.1%
	2020 Home Value Under \$25,000	1.8%	2.8%	3.8%
	2020 Median Home Value	\$194,076	\$196,155	\$179,523
	2020 Median Rent	\$705	\$671	\$628

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TRADE AREA DEMOGRAPHIC PROFILE

1400 Washington Ave

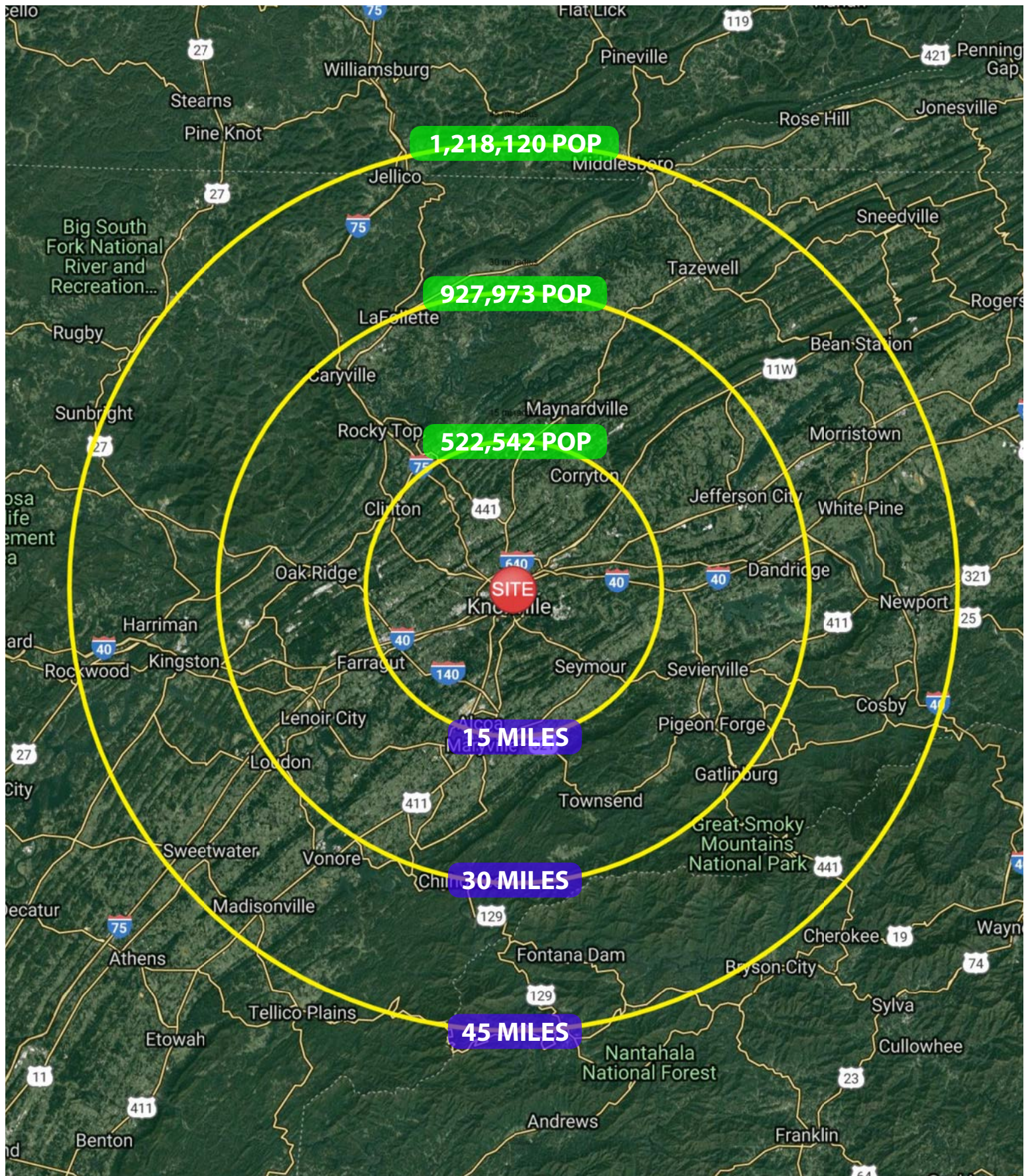
Knoxville, TN 37917

15 mi radius 30 mi radius 45 mi radius

LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	428,400	761,732	1,000,264
	2020 Est. Civilian Employed	62.4%	59.5%	57.1%
	2020 Est. Civilian Unemployed	1.6%	1.6%	1.7%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	35.9%	38.8%	41.1%
	2020 Labor Force Males	48.0%	48.2%	48.3%
	2020 Labor Force Females	52.0%	51.8%	51.7%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	267,302	453,269	571,453
	2020 Mgmt, Business, & Financial Operations	14.6%	14.0%	13.1%
	2020 Professional, Related	24.9%	22.7%	21.5%
	2020 Service	16.8%	17.8%	18.2%
	2020 Sales, Office	24.5%	23.8%	23.2%
	2020 Farming, Fishing, Forestry	0.2%	0.2%	0.3%
	2020 Construction, Extraction, Maintenance	7.3%	8.2%	8.6%
	2020 Production, Transport, Material Moving	11.7%	13.2%	15.1%
	2020 White Collar Workers	64.1%	60.5%	57.9%
	2020 Blue Collar Workers	35.9%	39.5%	42.1%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	83.2%	83.3%	83.4%
	2020 Drive to Work in Carpool	7.7%	8.5%	8.9%
	2020 Travel to Work by Public Transportation	1.0%	0.7%	0.6%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	1.9%	1.5%	1.4%
	2020 Other Means	0.7%	0.6%	0.7%
	2020 Work at Home	5.5%	5.4%	5.0%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	22.6%	23.3%	24.4%
	2020 Travel to Work in 15 to 29 Minutes	50.1%	44.8%	42.4%
	2020 Travel to Work in 30 to 59 Minutes	24.9%	28.2%	28.2%
	2020 Travel to Work in 60 Minutes or More	3.4%	4.1%	5.0%
	2020 Average Travel Time to Work	21.3	22.0	22.1
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$12.72 B	\$22.38 B	\$28.18 B
	2020 Est. Apparel	\$443.38 M	\$777.97 M	\$976.74 M
	2020 Est. Contributions, Gifts	\$712.57 M	\$1.26 B	\$1.57 B
	2020 Est. Education, Reading	\$391.33 M	\$683.89 M	\$851.05 M
	2020 Est. Entertainment	\$712.45 M	\$1.25 B	\$1.57 B
	2020 Est. Food, Beverages, Tobacco	\$1.96 B	\$3.45 B	\$4.36 B
	2020 Est. Furnishings, Equipment	\$442.83 M	\$779.76 M	\$978.68 M
	2020 Est. Health Care, Insurance	\$1.18 B	\$2.09 B	\$2.64 B
	2020 Est. Household Operations, Shelter, Utilities	\$4.15 B	\$7.28 B	\$9.19 B
	2020 Est. Miscellaneous Expenses	\$240.29 M	\$422.97 M	\$532.26 M
	2020 Est. Personal Care	\$170.51 M	\$299.85 M	\$377.44 M
	2020 Est. Transportation	\$2.32 B	\$4.08 B	\$5.14 B

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TRADE AREA DEMOGRAPHIC PROFILE







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