

1291 Oak Ridge Turnpike

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Oak Ridge, TN 37830



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ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location	1291 Oak Ridge Turnpike, Oak Ridge, TN, 37830
COUNTY	Anderson
APN	02-099L-A-099L-00500
Cross Street	E. Main Street
Traffic Count	27820
Square Feet	2,000

Notes +/- 2,000 SF available

HIGHLIGHTS

- Excellent ingress and egress at signalized intersection
- Ample parking
- High Visibility
- Located in front of traffic generating retail
- High traffic - 27,820 cars per day
- Space divisible - approximately 2,000 SF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,095	24,461	36,282



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$53,499	\$66,312	\$74,582



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,742	10,745	15,574

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	1
GLA (SF)	4,000
LAND SF	30,928
LAND ACRES	.71
YEAR BUILT	2011
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	38
PARKING RATIO	9.27/1000
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

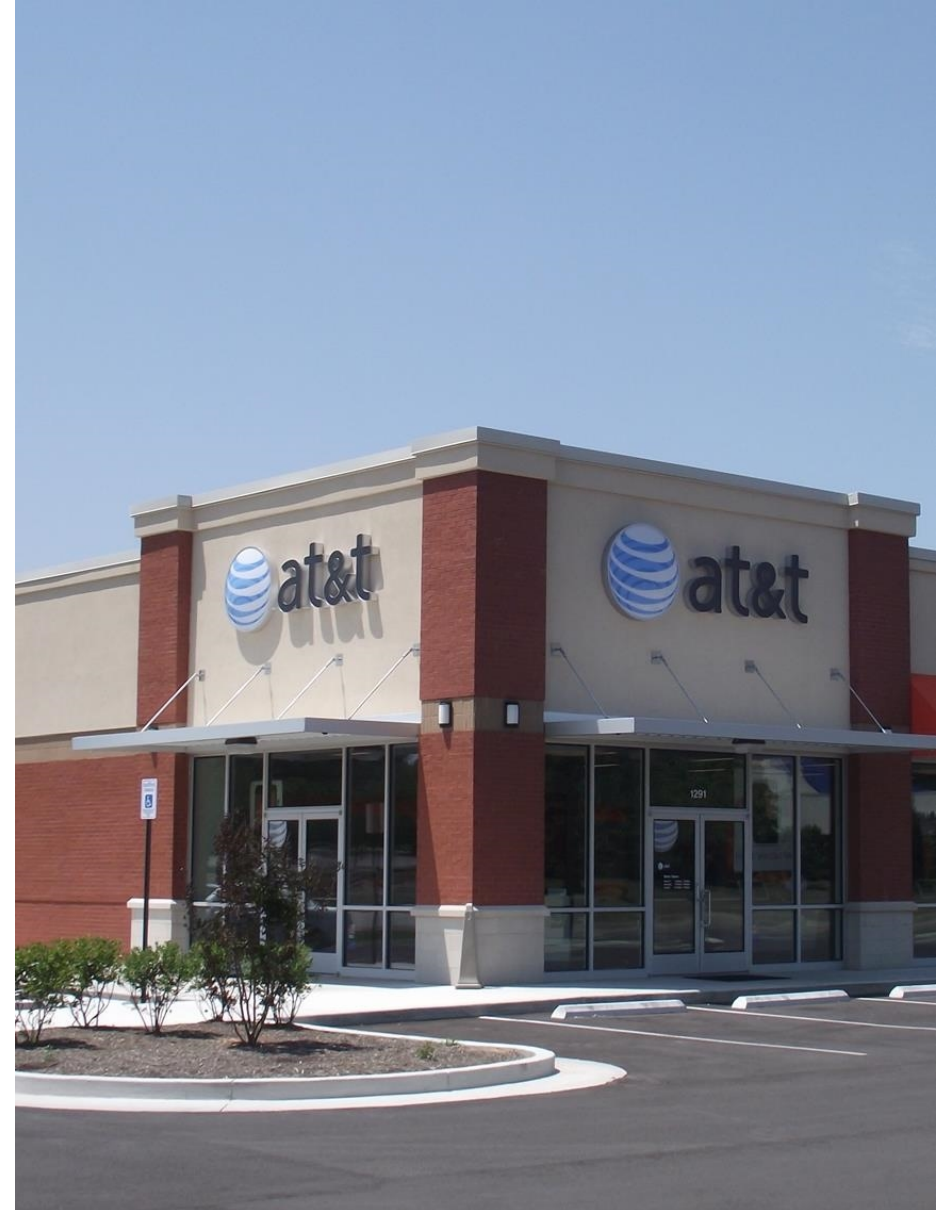
NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

TENANT INFORMATION

MAJOR TENANT/S	AT&T
LEASE TYPE	NNN



High Visibility, Highly Accessible

- AT&T is located at 1291 Oak Ridge Turnpike, Oak Ridge, Tennessee. This 4,000 SF stand-alone building was constructed in 2011. The property is located on .71 acres of land and is located adjacent to Walgreen and CVS in the heart of Oak Ridge in close proximity to Walmart Supercenter, JC Penney, Belk, Starbucks, and many other national and regional retailers and restaurants.

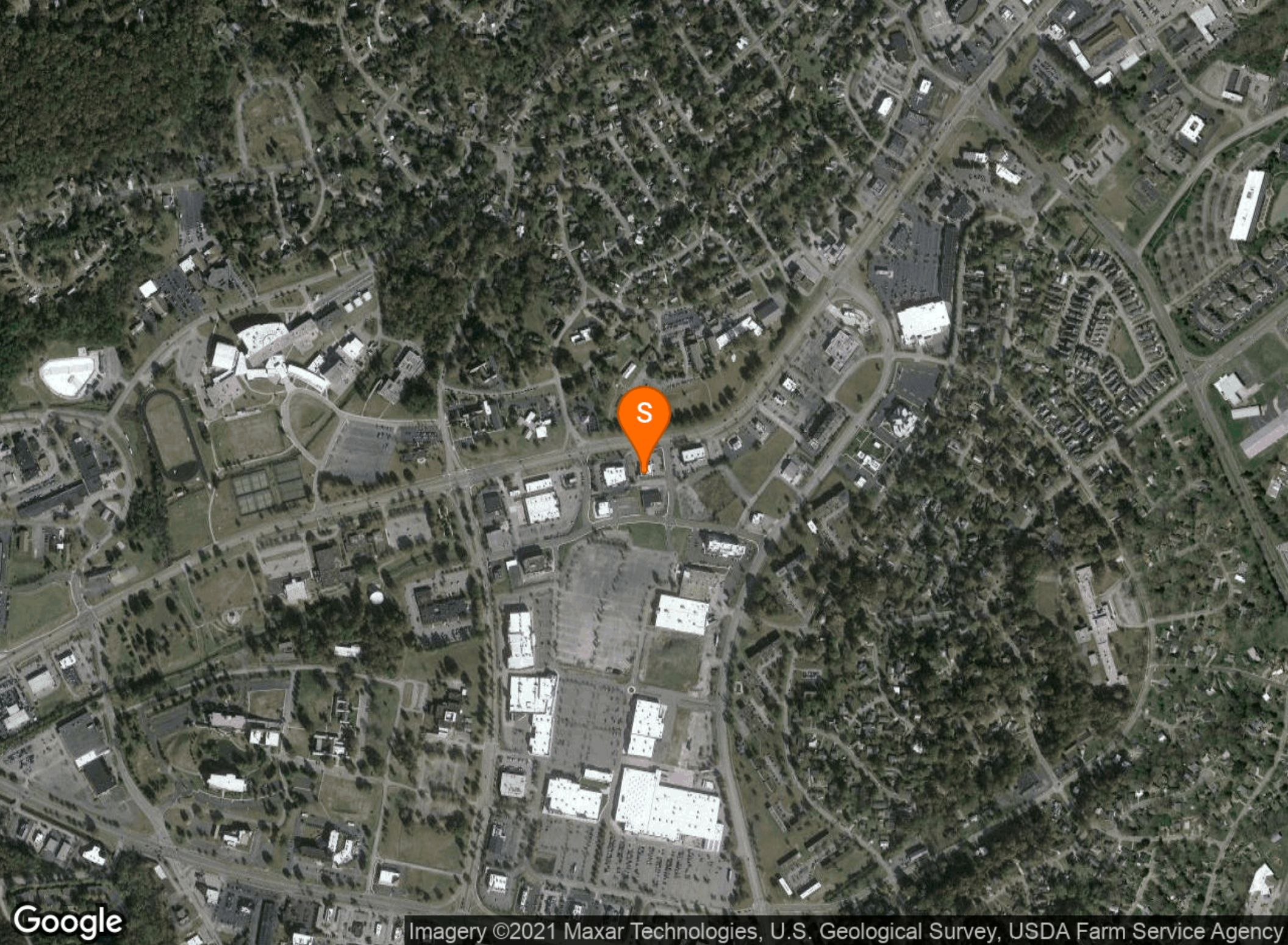
There is an opportunity to lease +/- 2,000 SF in this building.

Locator Map



Regional Map







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,456	22,270	32,976
2010 Population	6,041	24,020	35,142
2021 Population	6,095	24,461	36,282
2026 Population	6,117	24,747	36,883
2021 African American	650	2,309	2,683
2021 American Indian	34	138	175
2021 Asian	142	751	1,071
2021 Hispanic	622	1,715	2,080
2021 Other Race	346	813	892
2021 White	4,659	19,410	30,135
2021 Multiracial	255	1,013	1,295
2021-2026: Population: Growth Rate	0.35 %	1.15 %	1.65 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	627	1,461	1,862
\$15,000-\$24,999	362	1,210	1,569
\$25,000-\$34,999	291	1,095	1,396
\$35,000-\$49,999	457	1,949	2,510
\$50,000-\$74,999	465	2,004	2,896
\$75,000-\$99,999	192	1,125	1,826
\$100,000-\$149,999	207	1,057	1,915
\$150,000-\$199,999	76	463	892
\$200,000 or greater	65	380	708
Median HH Income	\$37,207	\$46,534	\$52,699
Average HH Income	\$53,499	\$66,312	\$74,582

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,067	11,280	15,838
2010 Total Households	2,759	10,639	15,187
2021 Total Households	2,742	10,745	15,574
2026 Total Households	2,748	10,854	15,810
2021 Average Household Size	2.15	2.23	2.30
2000 Owner Occupied Housing	1,532	6,560	10,165
2000 Renter Occupied Housing	1,096	3,496	4,199
2021 Owner Occupied Housing	1,366	6,148	10,054
2021 Renter Occupied Housing	1,376	4,597	5,519
2021 Vacant Housing	602	1,653	2,086
2021 Total Housing	3,344	12,398	17,660
2026 Owner Occupied Housing	1,384	6,324	10,362
2026 Renter Occupied Housing	1,364	4,529	5,448
2026 Vacant Housing	625	1,702	2,147
2026 Total Housing	3,373	12,556	17,957
2021-2026: Households: Growth Rate	0.20 %	1.00 %	1.50 %

Source: esri

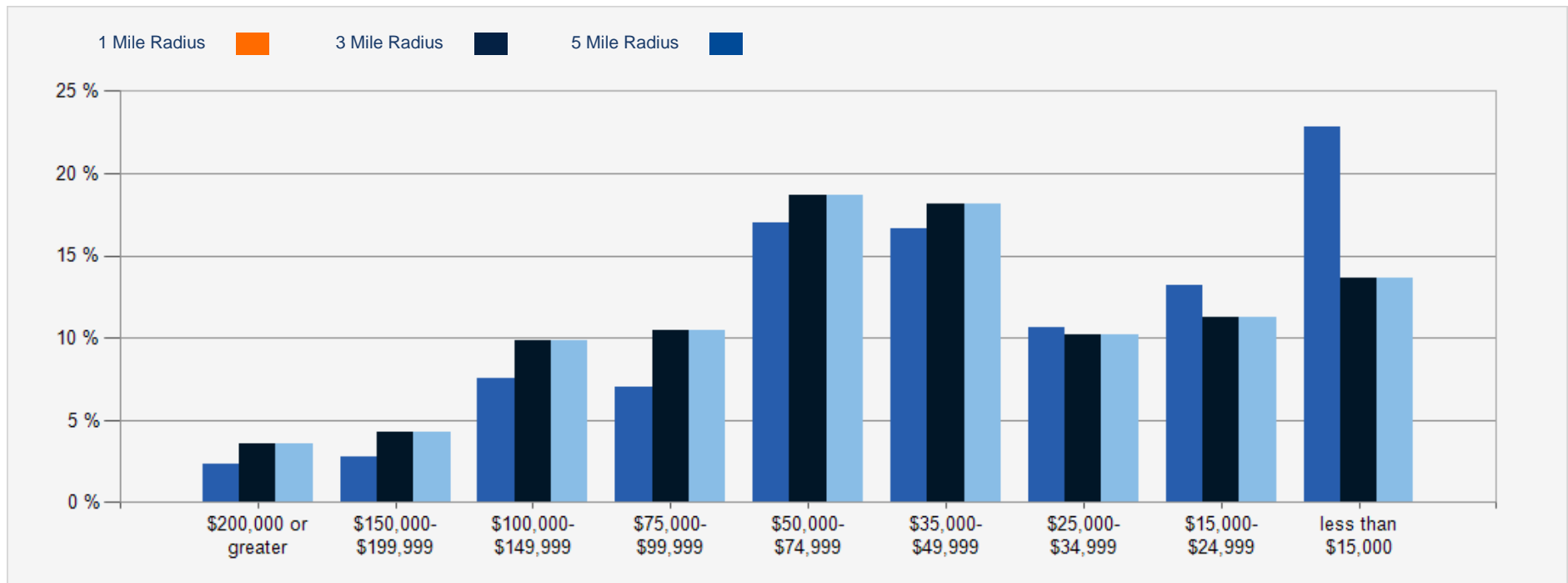
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	367	1,503	2,017
2021 Population Age 35-39	409	1,514	2,158
2021 Population Age 40-44	369	1,417	2,080
2021 Population Age 45-49	352	1,446	2,211
2021 Population Age 50-54	365	1,468	2,276
2021 Population Age 55-59	376	1,653	2,629
2021 Population Age 60-64	419	1,726	2,751
2021 Population Age 65-69	357	1,541	2,493
2021 Population Age 70-74	267	1,232	1,993
2021 Population Age 75-79	220	866	1,372
2021 Population Age 80-84	166	672	1,037
2021 Population Age 85+	318	1,096	1,411
2021 Population Age 18+	4,837	19,521	29,057
2021 Median Age	42	43	45

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,358	\$48,488	\$51,603
Average Household Income 25-34	\$51,650	\$61,255	\$65,767
Median Household Income 35-44	\$42,942	\$52,012	\$57,765
Average Household Income 35-44	\$59,879	\$69,069	\$77,368
Median Household Income 45-54	\$41,841	\$52,858	\$60,872
Average Household Income 45-54	\$64,415	\$76,967	\$86,031
Median Household Income 55-64	\$39,810	\$53,780	\$62,266
Average Household Income 55-64	\$53,856	\$76,725	\$86,821
Median Household Income 65-74	\$36,428	\$45,469	\$52,162
Average Household Income 65-74	\$48,843	\$66,301	\$75,246
Average Household Income 75+	\$47,547	\$52,378	\$58,442

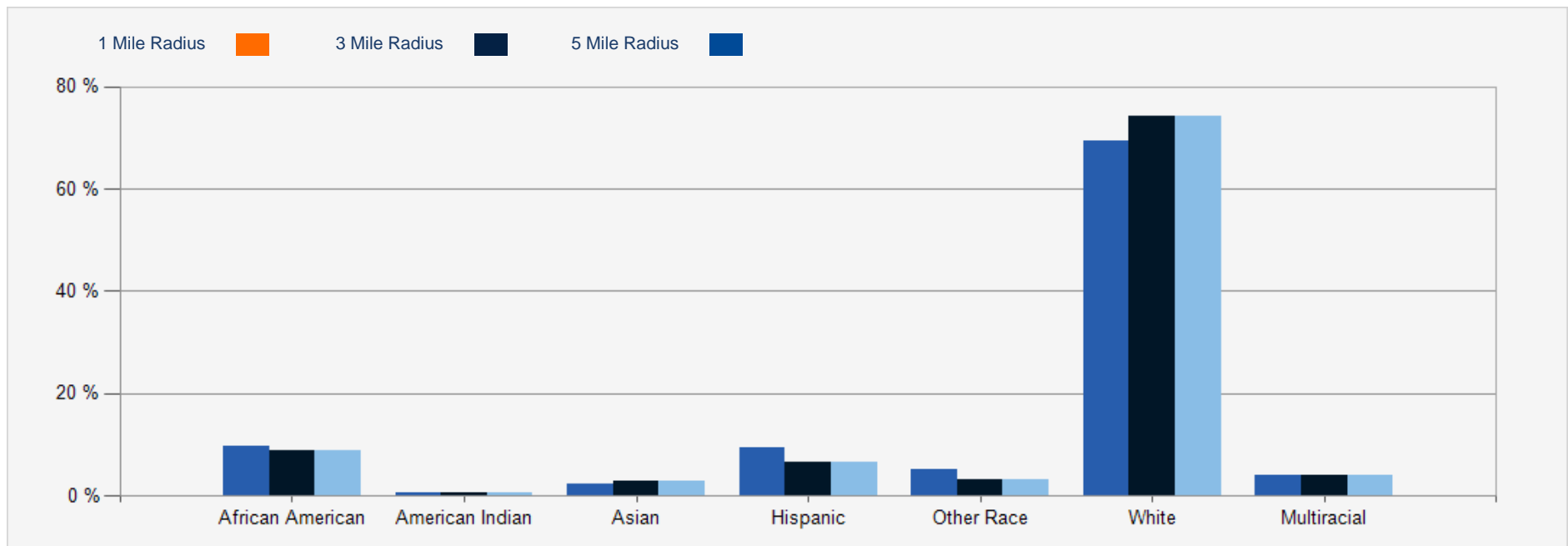
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	351	1,566	2,168
2026 Population Age 35-39	347	1,492	2,096
2026 Population Age 40-44	375	1,478	2,235
2026 Population Age 45-49	386	1,499	2,260
2026 Population Age 50-54	346	1,448	2,257
2026 Population Age 55-59	369	1,480	2,366
2026 Population Age 60-64	355	1,614	2,607
2026 Population Age 65-69	405	1,623	2,623
2026 Population Age 70-74	314	1,384	2,242
2026 Population Age 75-79	259	1,137	1,794
2026 Population Age 80-84	203	777	1,189
2026 Population Age 85+	291	1,042	1,416
2026 Population Age 18+	4,870	19,789	29,630
2026 Median Age	43	44	46

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,571	\$52,279	\$55,659
Average Household Income 25-34	\$58,419	\$67,632	\$73,188
Median Household Income 35-44	\$49,666	\$55,768	\$62,469
Average Household Income 35-44	\$68,524	\$77,811	\$87,068
Median Household Income 45-54	\$47,486	\$57,703	\$67,721
Average Household Income 45-54	\$76,423	\$87,556	\$97,458
Median Household Income 55-64	\$45,403	\$58,194	\$68,966
Average Household Income 55-64	\$60,996	\$87,158	\$98,933
Median Household Income 65-74	\$39,164	\$48,700	\$56,539
Average Household Income 65-74	\$55,974	\$72,888	\$84,096
Average Household Income 75+	\$56,507	\$61,110	\$67,724

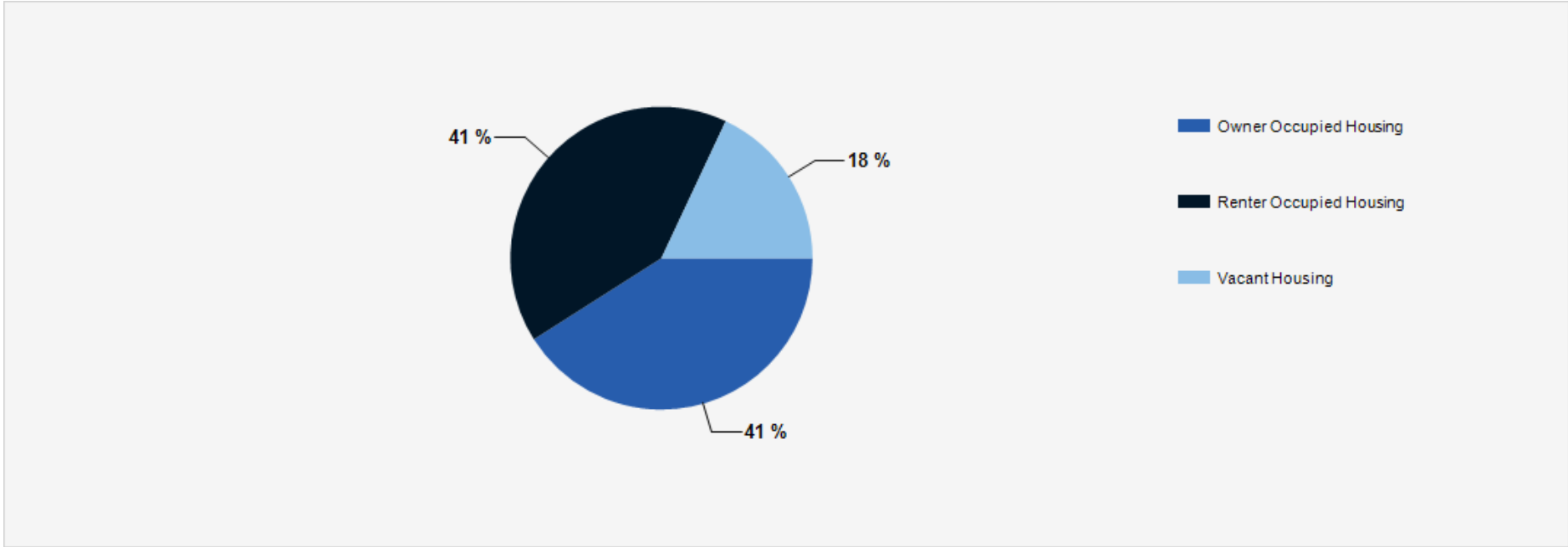
2021 Household Income



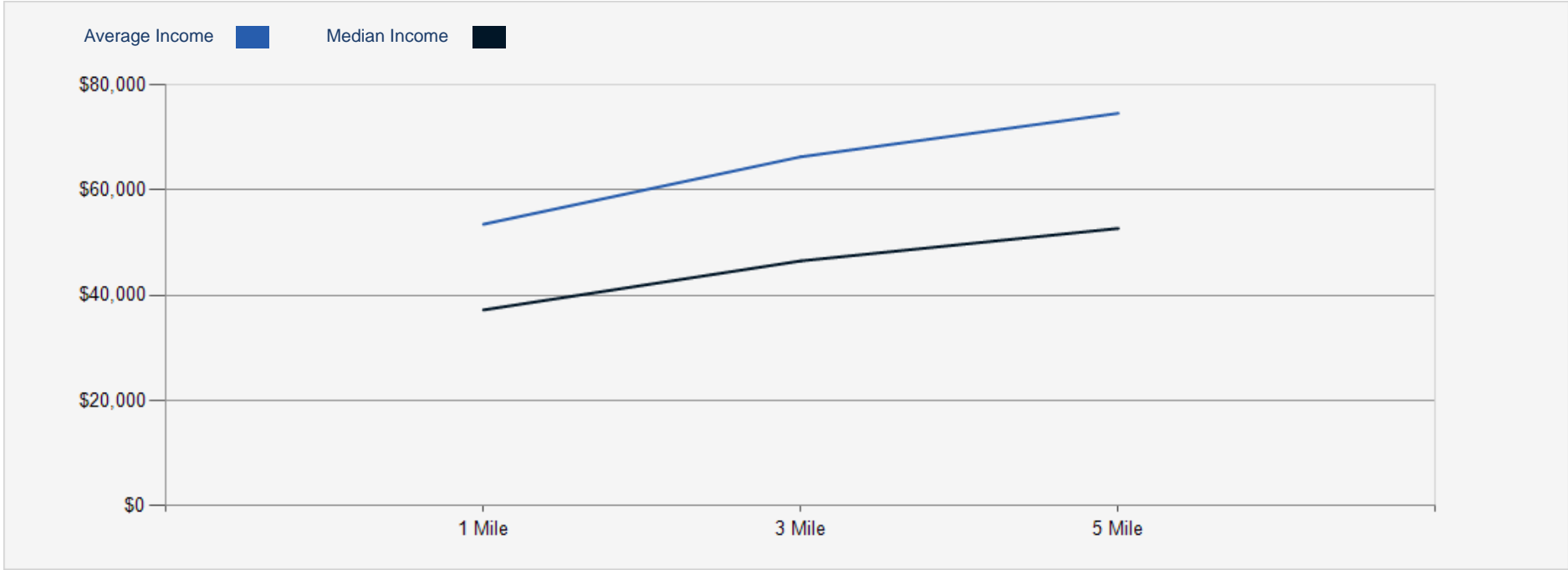
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

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