



## 9038 Cross Park Dr.

Knoxville, Tennessee 37923

### Property Features

- Single level building
- Offers mostly open floor plan
- Ample parking 4:1
- Large office layouts
- Floor to ceiling office windows offer an impressive view that is hard to beat!
- On-site property management
- Good signage visibility from street level

### Location Advantages

- Easy access to I-40/75 at the Cedar Bluff exit
- Close to many consumer services: banks, medical, retail, restaurants, etc.

Lease Rate

**\$14.00/sf,**

Full Service



For more information:

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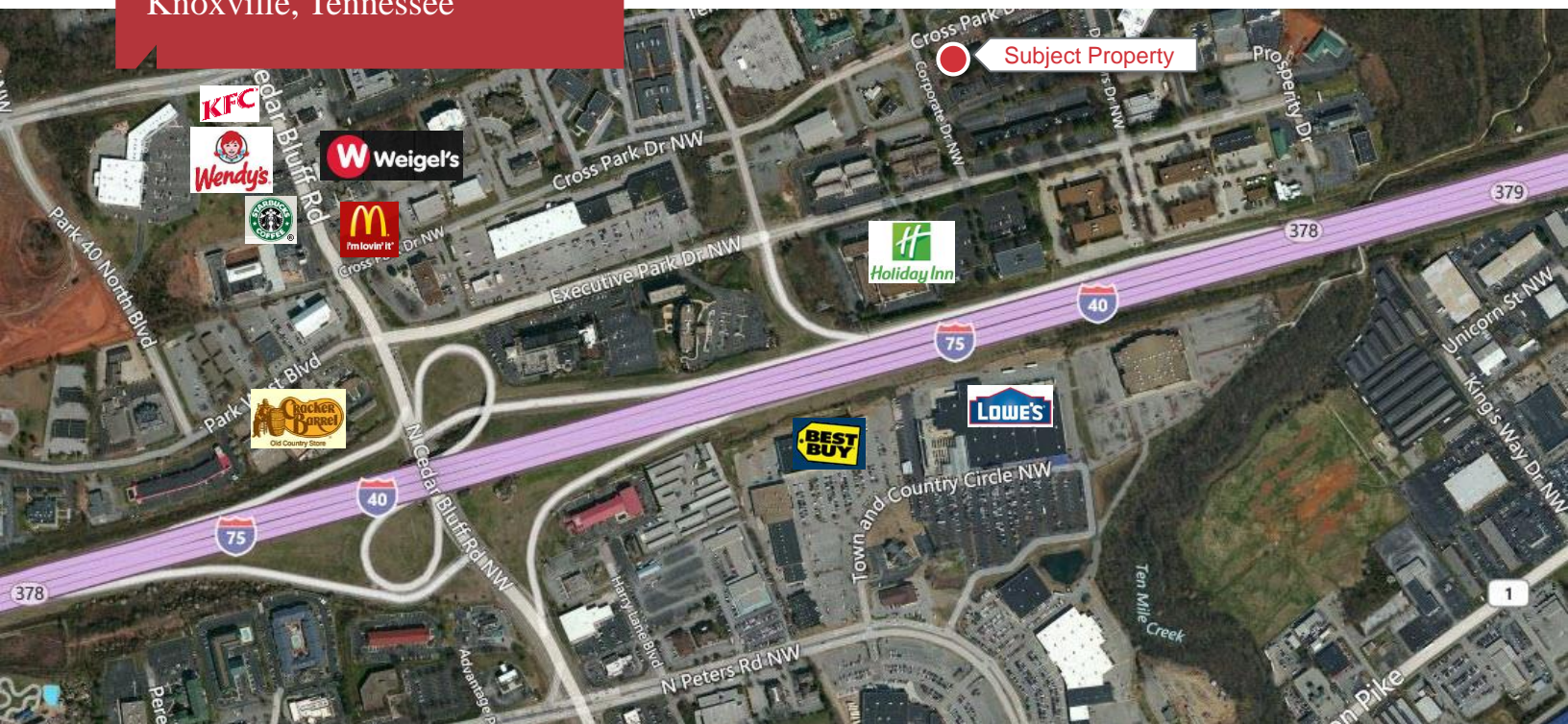
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For Lease  
9038 Cross Park Dr.  
Knoxville, Tennessee

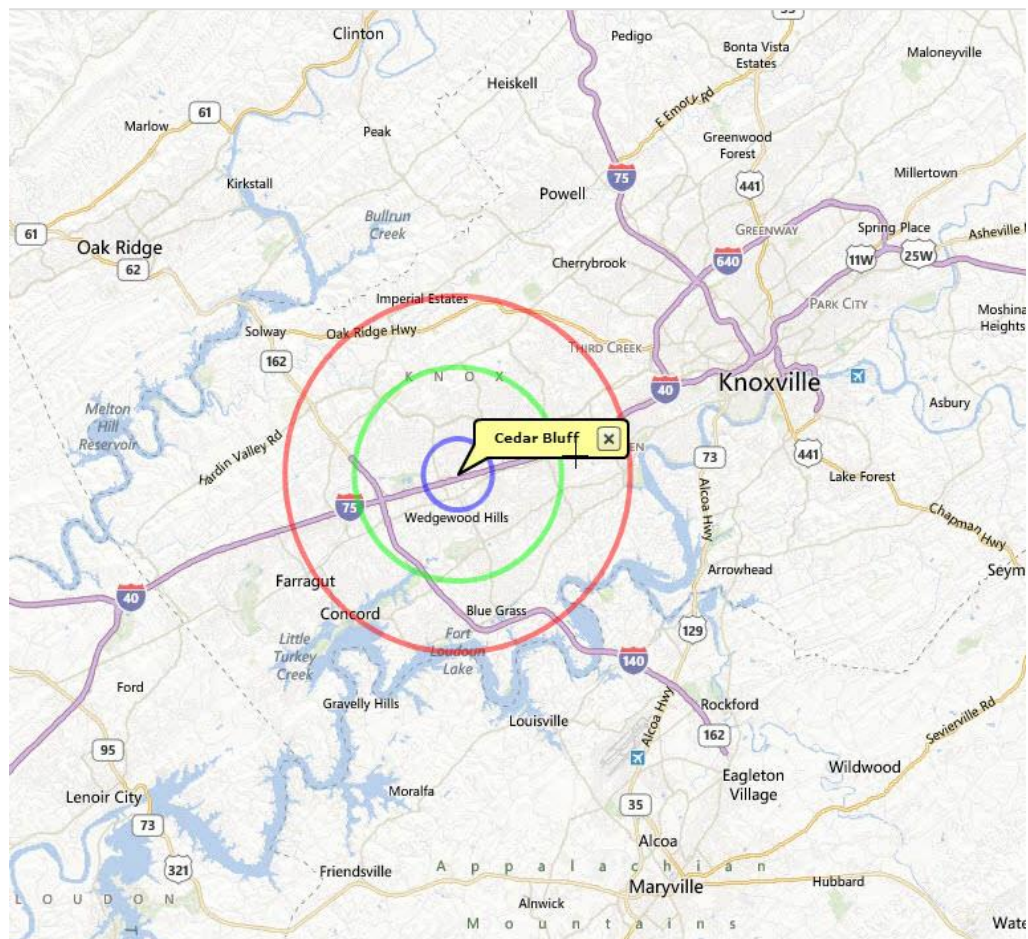


## Location

Cedar Bluff is booming with a multitude of businesses, office buildings, retail shops, restaurants, etc. It is one of the largest business hubs in West Knoxville. Cedar Bluff is west of West Hills, east of Farragut, north of Bluegrass and south of Karns. The area is surrounded by major roads and thoroughfares. Cedar Bluff is circled by Kingston Pike, Middlebrook Pike and Lovell Road.

## Driving Distances from Property

I-40	0.6 mile
Hwy 11 (Kingston Pike)	1 mile
Downtown Knoxville	14 miles
Oak Ridge	14 miles
McGhee Tyson	16 miles

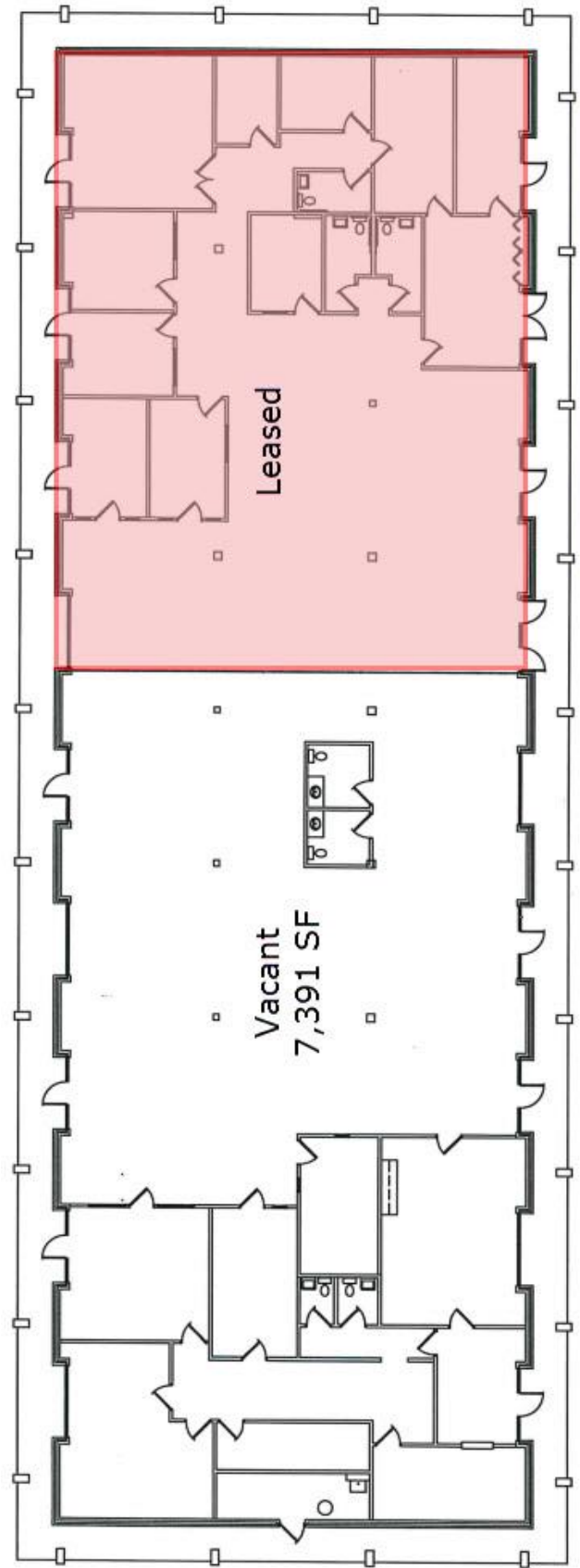


For Reference Only.

For Lease  
9038 Cross Park Dr.

## Floor Plan

**3,500-7,391 SF**

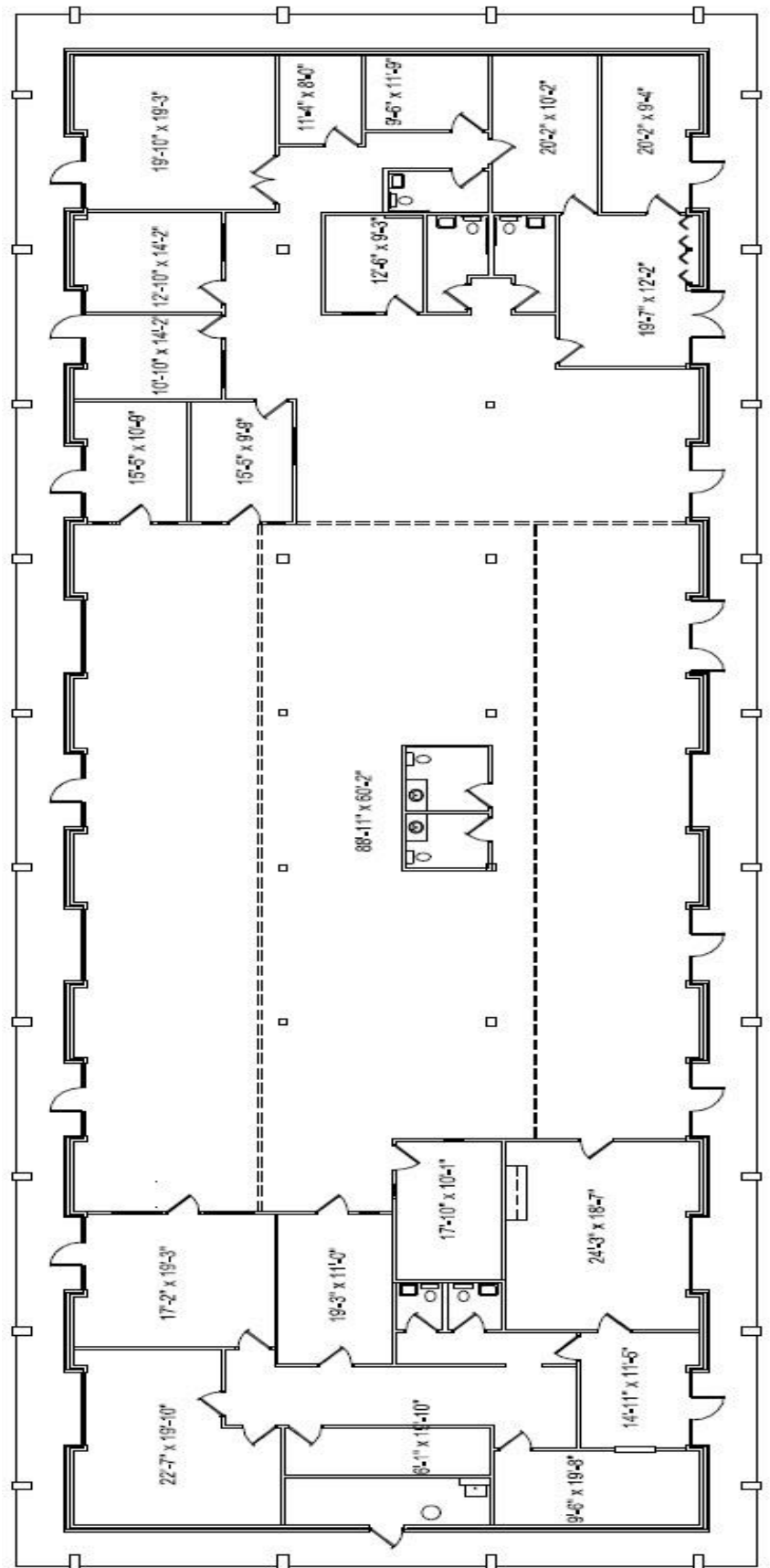




For Lease  
9038 Cross Park Dr.

# Floor Plan

12,688 SF



For Lease  
9038 Cross Park Dr.  
Photos





For Lease  
9038 Cross Park Dr.

## Photos





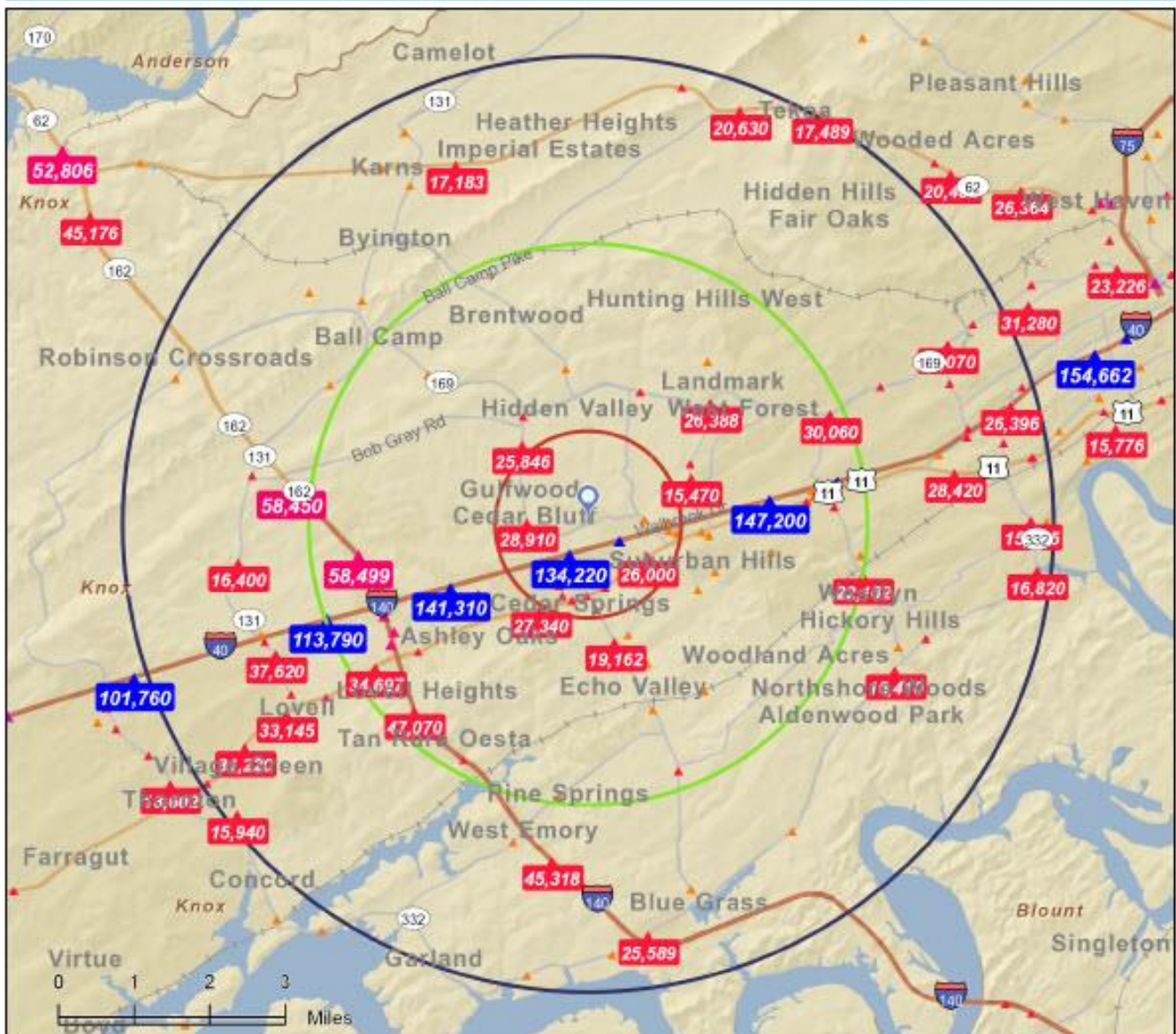
For Lease  
9038 Cross Park Dr.  
**Traffic Map**



### Traffic Count Map

9038 Cross Park Drive  
9038 Cross Park Dr, Knoxville, Tennessee, 37923  
Ring: 1, 3, 5 Miles

Latitude: 35.923792  
Longitude: -84.082177



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



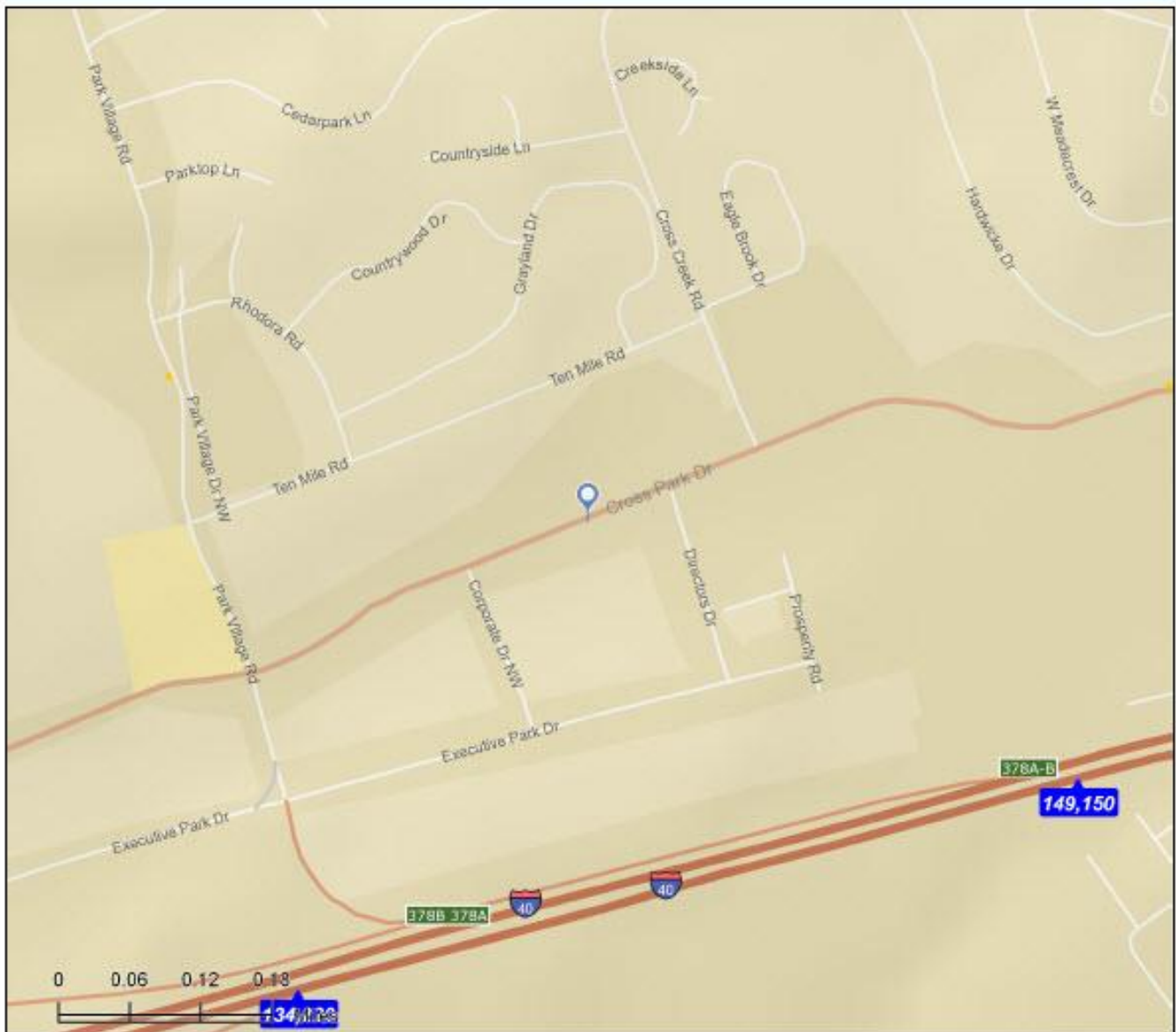
For Lease  
9038 Cross Park Dr.  
Traffic (close)



## Traffic Count Map - Close Up

9038 Cross Park Drive  
9038 Cross Park Dr, Knoxville, Tennessee, 37923  
Ring: 1, 3, 5 Miles

Latitude: 35.923792  
Longitude: -84.082177



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
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## Executive Summary

9038 Cross Park Drive  
9038 Cross Park Dr, Knoxville, Tennessee, 37923,  
Rings: 1, 3, 5 mile radii

Latitude: 35.923791744  
Longitude: -84.08217652

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,693	49,547	106,721
2010 Population	6,194	56,506	125,176
2013 Population	6,430	57,768	127,738
2018 Population	6,826	60,249	132,972
2000-2010 Annual Rate	0.85%	1.32%	1.61%
2010-2013 Annual Rate	1.16%	0.68%	0.63%
2013-2018 Annual Rate	1.20%	0.84%	0.81%
2013 Male Population	51.0%	48.5%	48.5%
2013 Female Population	49.0%	51.5%	51.5%
2013 Median Age	31.4	37.7	38.0

In the identified area, the current year population is 127,738. In 2010, the Census count in the area was 125,176. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 132,972 representing a change of 0.81% annually from 2013 to 2018. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 38.0, compared to U.S. median age of 37.3.

### Race and Ethnicity

2013 White Alone	76.5%	85.2%	86.8%
2013 Black Alone	9.2%	5.7%	5.2%
2013 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2013 Asian Alone	5.8%	3.8%	3.4%
2013 Pacific Islander Alone	0.0%	0.1%	0.1%
2013 Other Race	4.8%	2.6%	2.2%
2013 Two or More Races	3.1%	2.2%	2.0%
2013 Hispanic Origin (Any Race)	9.2%	6.2%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.7 in the identified area, compared to 62.1 for the U.S. as a whole.

### Households

2000 Households	2,736	21,956	44,088
2010 Households	2,956	25,258	52,316
2013 Total Households	3,063	25,809	53,384
2018 Total Households	3,242	26,883	55,528
2000-2010 Annual Rate	0.77%	1.41%	1.73%
2010-2013 Annual Rate	1.10%	0.67%	0.62%
2013-2018 Annual Rate	1.14%	0.82%	0.79%
2013 Average Household Size	2.10	2.23	2.37

The household count in this area has changed from 52,316 in 2010 to 53,384 in the current year, a change of 0.62% annually. The five-year projection of households is 55,528, a change of 0.79% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2010. The number of families in the current year is 33,645 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



## Executive Summary

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Latitude: 35.923791744  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$35,725	\$56,405	\$60,311
2018 Median Household Income	\$41,019	\$64,736	\$69,924
2013-2018 Annual Rate	2.80%	2.79%	3.00%
<b>Average Household Income</b>			
2013 Average Household Income	\$46,607	\$76,564	\$83,774
2018 Average Household Income	\$54,049	\$89,514	\$99,635
2013-2018 Annual Rate	3.01%	3.17%	3.53%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$23,414	\$34,204	\$35,161
2018 Per Capita Income	\$27,155	\$39,909	\$41,741
2013-2018 Annual Rate	3.01%	3.13%	3.49%

### Households by Income

Current median household income is \$60,311 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$69,924 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$83,774 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$99,635 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$35,161 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$41,741 in five years, compared to \$32,073 for all U.S. households

### Housing

2000 Total Housing Units	2,997	23,609	46,951
2000 Owner Occupied Housing Units	613	13,520	30,590
2000 Owner Occupied Housing Units	2,124	8,435	13,498
2000 Vacant Housing Units	260	1,654	2,863
2010 Total Housing Units	3,364	27,421	56,263
2010 Owner Occupied Housing Units	605	15,140	35,549
2010 Renter Occupied Housing Units	2,351	10,118	16,767
2010 Vacant Housing Units	408	2,163	3,947
2013 Total Housing Units	3,413	28,116	57,602
2013 Owner Occupied Housing Units	570	14,711	34,805
2013 Renter Occupied Housing Units	2,493	11,097	18,579
2013 Vacant Housing Units	350	2,307	4,218
2018 Total Housing Units	3,554	29,377	59,863
2018 Owner Occupied Housing Units	620	15,490	36,439
2018 Renter Occupied Housing Units	2,621	11,393	19,089
2018 Vacant Housing Units	312	2,494	4,335

Currently, 60.4% of the 57,602 housing units in the area are owner occupied; 32.3%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 56,263 housing units in the area - 63.2% owner occupied, 29.8% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 1.05%. Median home value in the area is \$189,346, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.17% annually to \$221,312.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.