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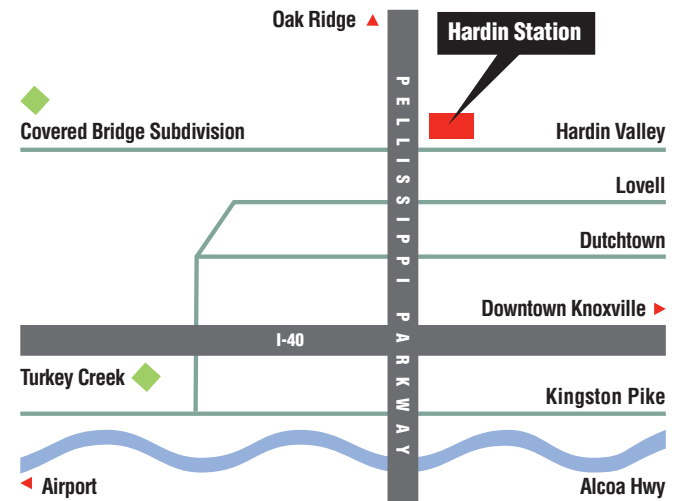
Hardin Station

Hardin Station is perfectly situated in the heart of Hardin Valley, one of Knoxville's fastest-growing suburbs, and is surrounded by Knox County's largest business parks and newest upscale apartment complexes.



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Hardin Station's proximity to an ever-growing number of new homes, and its convenience to West Knoxville, Turkey Creek, and Oak Ridge National Laboratories, makes it the ideal location for a wide variety of retail and commercial businesses.

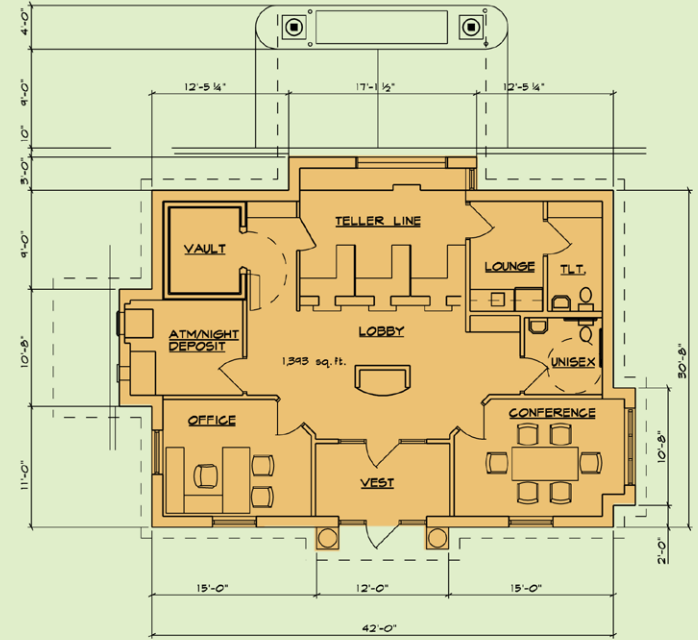
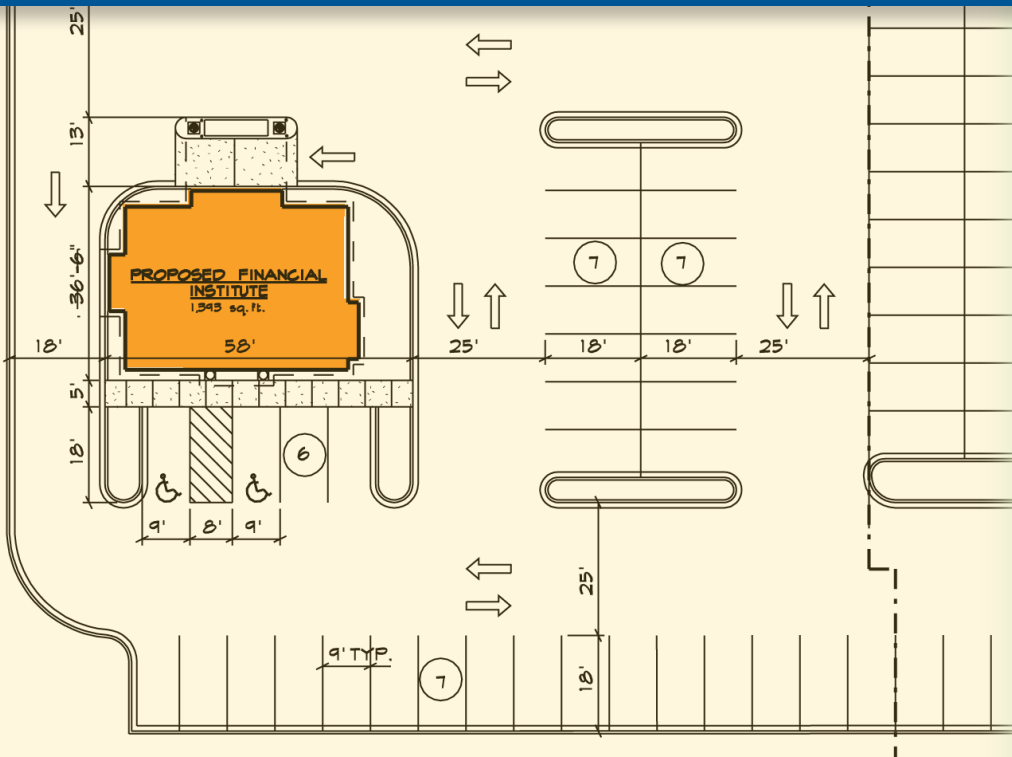
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Subject Property





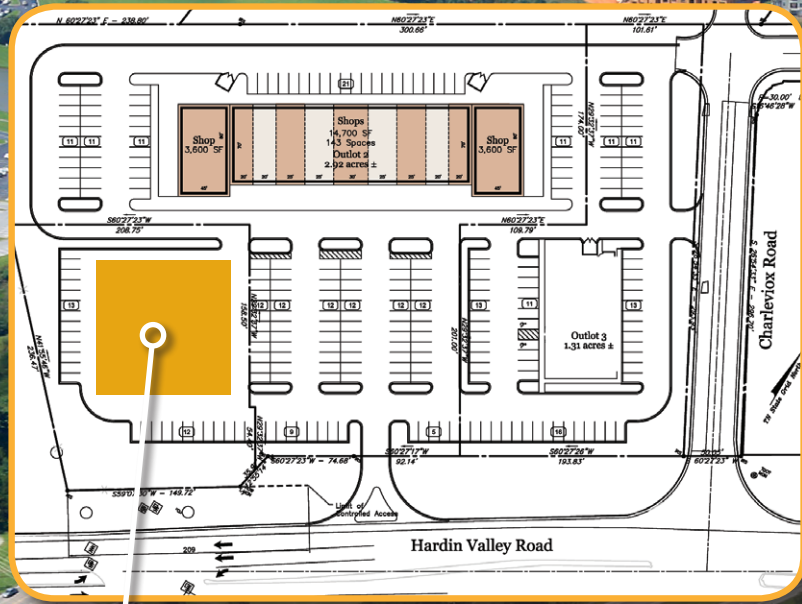
	1-Mile Radius	3-Mile Radius	5-Mile Radius
• Total Population	1,404	18,183	50,139
• % Population Ages 25-64	58.2%	57.1%	56.8%
• Households	507	10,155	24,857
• Owner Occupied Housing Units	80.6%	78.6%	70.8%
• Renter Occupied Housing Units	13.9%	13.0%	22.1%
• Median Household Income	\$75,313.00	\$63,410.00	\$64,230.00
• Median Home Value	\$169,153.00	\$152,694.00	\$163,076.00
• Total Consumer Spending	\$39,743,991.00	\$709,155,686.00	\$1,813,805,412.00

The average daily traffic for Hardin Valley Road is 18,720, and for Pellissippi Parkway it is 57,326.



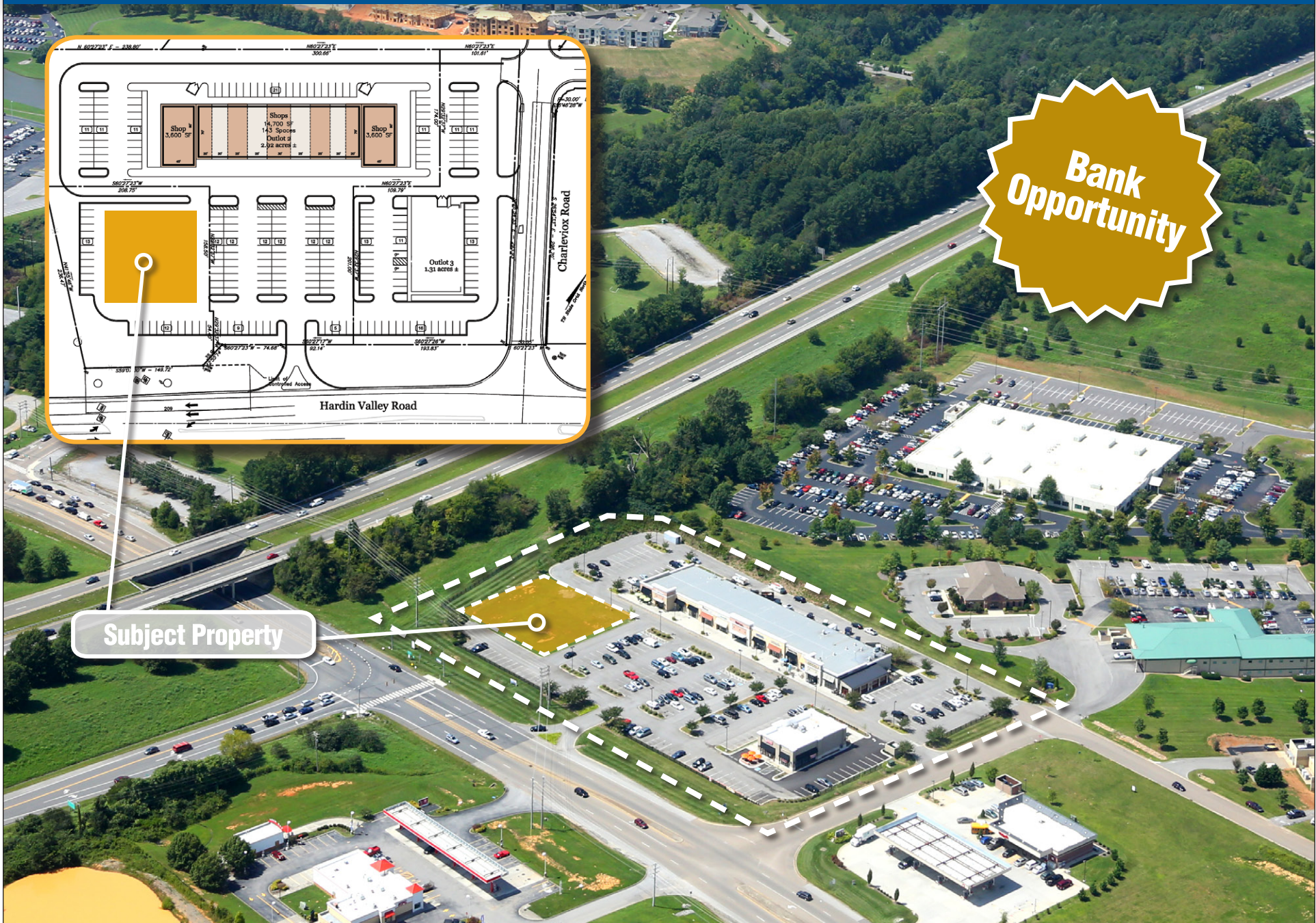
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Bank Opportunity

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Farragut



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Subject Property

