



Anderson County Tennessee



Anderson County - Population: 77,156
 • 5 Unique Municipalities, rich in history and tradition

Clinton - (County Seat) - Population: 10,048
 • 2011 "One of the Best Places to Raise Kids" Ranked by Business Week
 • One of the Top 10 Antiquing Towns in the US from Fodor's Travel Guides
 • Green McAdoo Museum
 • Exit 122 off I-75

Norris - Population: 1,609
 • Tennessee Valley Authority Norris Dam / Norris Lake
 • Norris Dam State Park
 • Museum of Appalachia - Smithsonian Affiliate
 • National Registry of Historic Places

Oak Ridge - Population: 30,137
 • American Museum of Science & Energy
 • Manhattan Project National Park
 • Y-12 National Security Complex
 • Uranium Processing Facility (UPF)

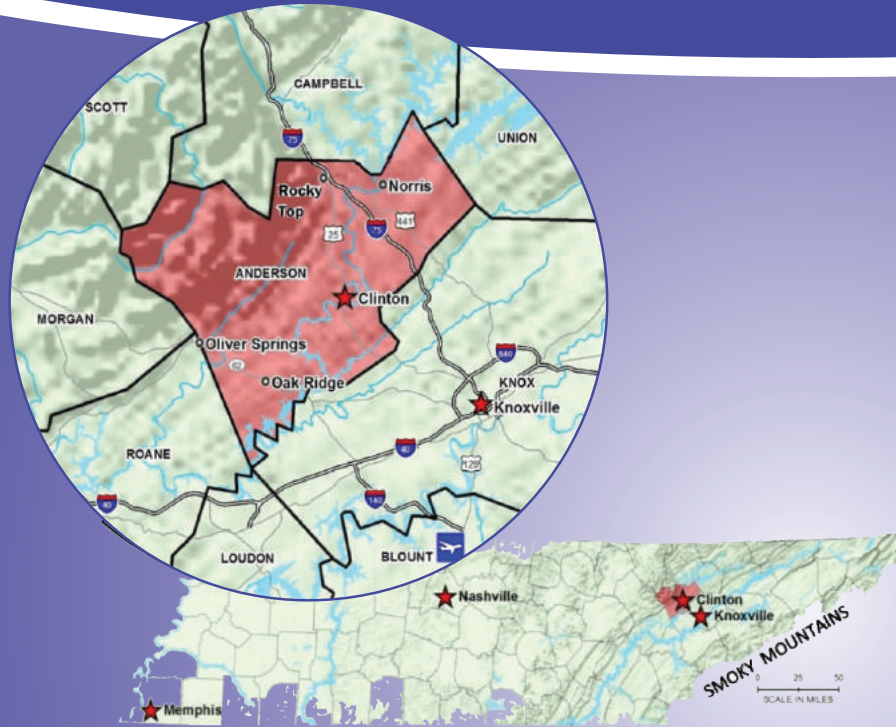
Oliver Springs - Population: 3,188
 • Buffalo Mountain Wind Park
 • Windrock Park - 300 Miles of Off-Highway Vehicle Trails on 72,000 Acres

Rocky Top - Population: 1,759
 • Gateway to Anderson County from the North
 • Coal Miner's Museum
 • Exits 128, 129 off I-75

Source: 2016 Esri Forecast

FAST FACTS

- One of the Top 10 Counties in Capital Investment and Job Creation
- 2,000 New Jobs Announced in 2015
- 8 Industrial Parks, 65 Companies, 20,000+ Employees, Low Unemployment
- Consistent Low Crime Rate
- Cost of Living Below the National Average
- No State Income Tax
- 3 Interstate 75 Exits (122, 128 & 129)
- High Occupancy Hotels
- Steady Pattern of Growth
- Exceptional Public Schools
- Great Location, Moderate Climate
- ATVing, Bicycling, Boating, Fishing, Greenways, Hiking, Horseback Riding, Hunting, Paddleboarding, Parks, Rowing, Wakeboarding



DISTANCE FROM CLINTON TO:

- ATLANTA 218 Miles
- CINCINNATI 234 Miles
- KNOXVILLE 24 Miles
- LEXINGTON 156 Miles
- NASHVILLE 173 Miles



245 North Main Street
 Suite 200
 Clinton, TN 37716
 Phone: 865-457-2559
 Fax: 865-463-7480



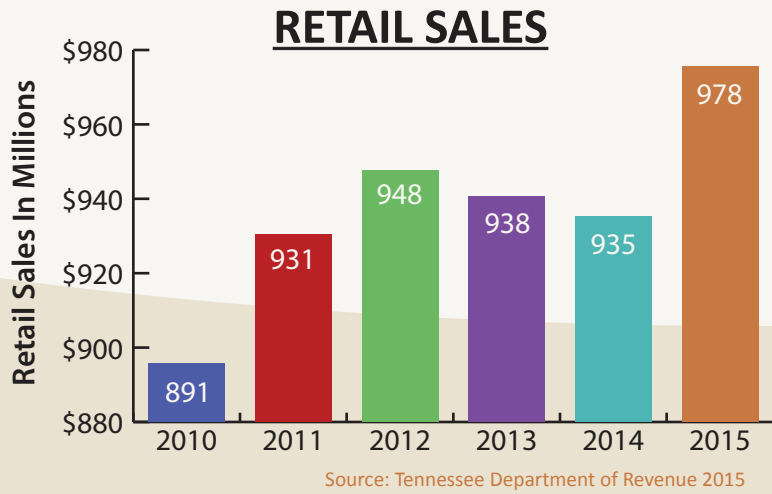
www.andersoncountyretaildevelopment.com



ANDERSON COUNTY
CHAMBER
 OF COMMERCE

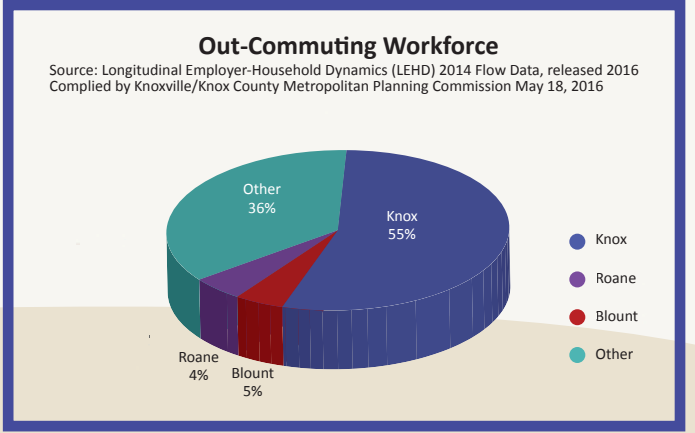
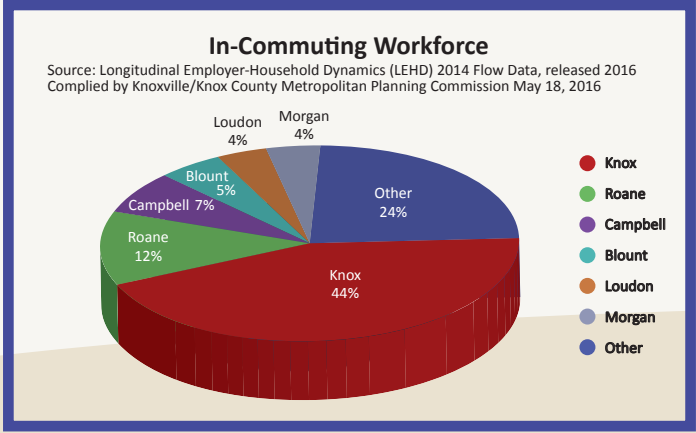
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Retail Sales 2015

Building Materials	\$45,739,767
General Merchandise	\$193,037,777
Food Stores	\$189,291,680
Autos, Boats, Aircraft	\$197,860,949
Service Stations	\$40,617,036
Apparel & Accessories	\$4,048,877
Furniture & Home Decor	\$13,684,665
Eating & Drinking	\$117,840,496
Other Retail	\$176,637,967
TOTAL	\$977,936,991



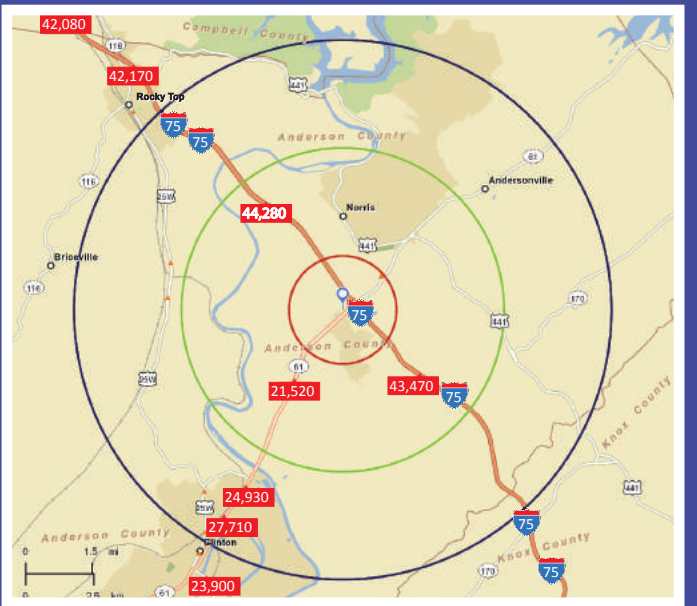
In Commuting Workforce = 32,980

Out Commuting Workforce = 18,506

Anderson County's Workforce supports a nine-county region: Anderson, Blount, Campbell, Knox, Loudon, Morgan, Roane, Scott and Union. Of Anderson County's Workforce, 41% live and work in Anderson County.

Traffic Counts

I-75 Exit 122	44,280
I-75 Exit 129	42,170
Hwy. 61 Exit 122	21,520
Hwy. 61 Clinton	27,710
Hwy. 25W Clinton	23,900



Source: 2016 Kalibrate Technologies, 2016 Esri

Economic Indicators

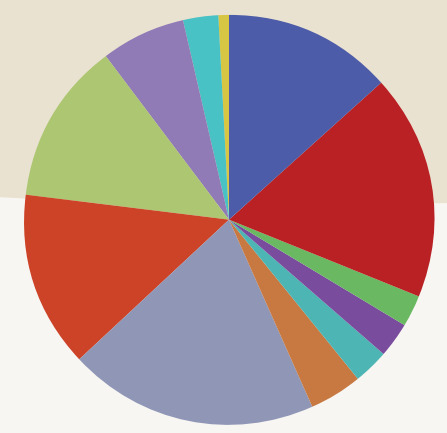
Anderson County Labor Force	34,080
Unemployment Rate-April 2016	3.9%
Labor Total / Surrounding Area	507,084
Per Capita Income	\$25,412
Median Household Income	\$43,863
Average Household Income	\$60,568
Education - High School Diploma or Higher	86.9%

Source: TN Dept. of Labor, ETEDA, Esri Forecasts 2016

Top Employers

Y-12 National Security Complex	7,000
Oak Ridge National Laboratory	4,600
UCOR	1,400
SL Tennessee, LLC	1,250
Anderson County Schools	1,050
Methodist Medical Center of Oak Ridge	1,026
Oak Ridge Associated Universities	1,017
SITEL	1,001
Eagle Bend Manufacturing, Inc.	850
Oak Ridge Schools	838

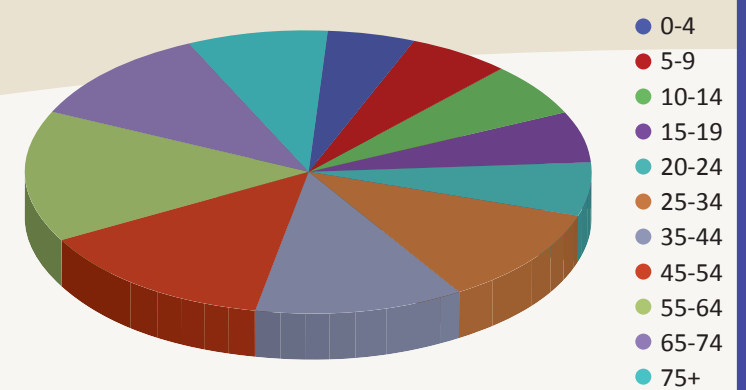
GAP ANALYSIS



- Clothing & Clothing Accessories Stores
\$15,266,145
- General Merchandise Stores
\$20,397,514
- Full Service Restaurants
\$2,977,060
- Electronics & Appliance Stores
\$3,019,126
- Shoe Stores
\$3,977,526
- Drinking Places - Alcoholic Beverages
\$4,830,966
- Other Motor Vehicle Dealers
\$22,553,976
- Furniture & Home Furnishings Stores
\$15,734,555
- Sporting Goods/Hobby/Musical Instrument Stores
\$14,391,648
- Building Materials, Garden Equipment & Supply Stores
\$7,482,930
- Specialty Food Stores
\$3,294,789
- Special Food Services
\$645,460

Source: 2016 Esri and Infogroup

Population Density Graph By Age



Source: U.S. Census Bureau, Census 2010, Esri Forecast for 2016

POPULATION

2010 Census	75,129
2016 Estimate	77,156
2021 Estimate	78,646
10-mi radius I-75 Exit 122	82,030
15-mi radius I-75 Exit 122	279,247
20-mi radius I-75 Exit 122	517,804
10-mi radius I-75 Exit 129	48,335
15-mi radius I-75 Exit 129	108,550
20-mi radius I-75 Exit 129	290,167
Number of Households 2016 Esri	31,774

Source: US Census Bureau 2010 & Esri 2016 & 2021 Forecast