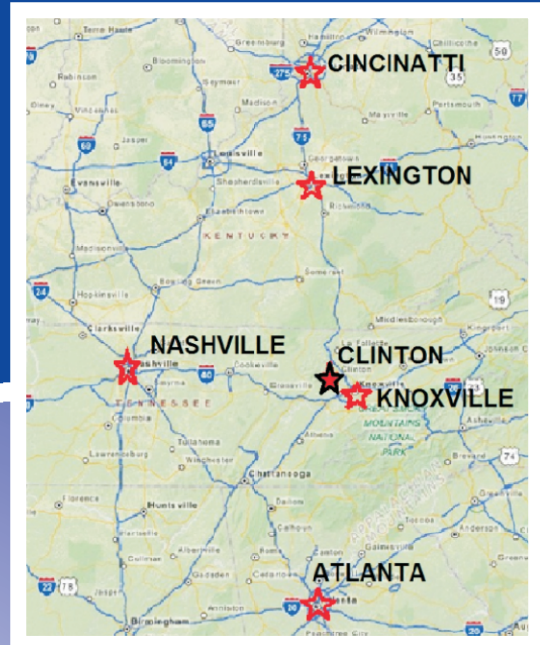
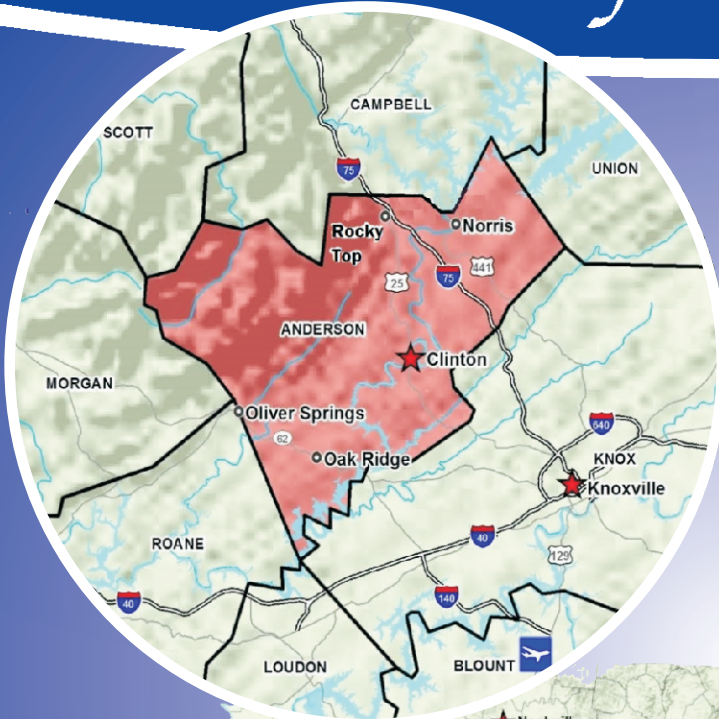


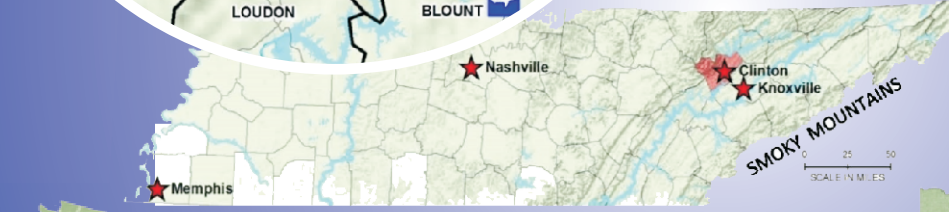
Anderson County Tennessee Retail Development

Anderson County Tennessee



DISTANCE FROM CLINTON TO:

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



- 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

Anderson County - Population: 76,048
 • 5 Unique Municipalities, rich in history and tradition

Clinton - (County Seat) - Population: 10,000
 • 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: 1,493
 • Tennessee Valley Authority Norris Dam / Norris Lake
 • Norris Dam State Park
 • Museum of Appalachia - Smithsonian Affiliate
 • National Registry of Historic Places

Oak Ridge - Population: 29,345
 • American Museum of Science & Energy
 • Future Home of Manhattan Project National Park
 • Y-12 National Security Complex
 • Uranium Processing Facility (UPF)

Oliver Springs - Population: 3,143
 • Buffalo Mountain Wind Park
 • Windrock Park - 300 Miles Off Highway Vehicle Trails on 72,000 Acres

Rocky Top - Population: 1,749
 • Gateway to Anderson County from the North
 • Coal Miner's Museum
 • Exits 128, 129 off I-75

Source: 2015 Esri Forecasts



ANDERSON COUNTY CHAMBER OF COMMERCE

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



www.andersoncountychamber.org



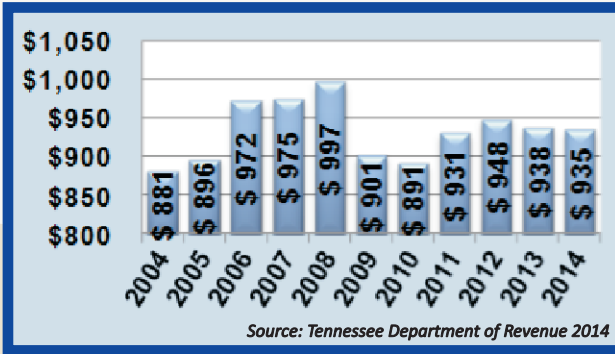
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RETAIL SALES

Retail Sales
In Millions

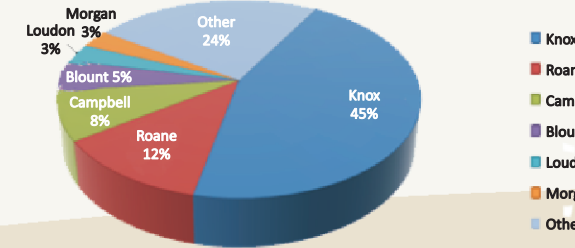


Retail Sales 2014

Building Materials	\$44,419,390
General Merchandise	\$188,489,211
Food Stores	\$188,778,520
Autos, Boats, Aircraft	\$163,631,989
Service Stations	\$41,631,494
Apparel & Accessories	\$5,119,507
Furniture & Home Decor	\$12,830,804
Eating & Drinking	\$113,665,269
Other Retail	\$176,637,967
TOTAL	\$935,204,148

In-Commuting Workforce

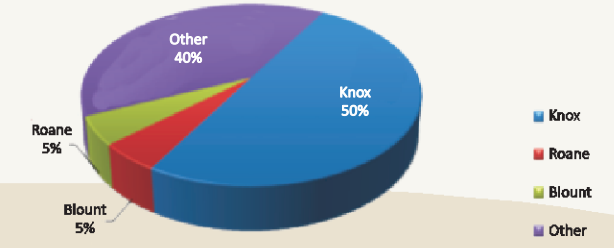
Source: Longitude Employer - Household Dynamics (LEHD) 2012 Flow Data
Compiled by Knoxville / Knox County Metropolitan Planning Commission July 7, 2015



In Commuting Workforce = 27,613

Out-Commuting Workforce

Source: Longitude Employer - Household Dynamics (LEHD) 2012 Flow Data
Compiled by Knoxville / Knox County Metropolitan Planning Commission July 7, 2015

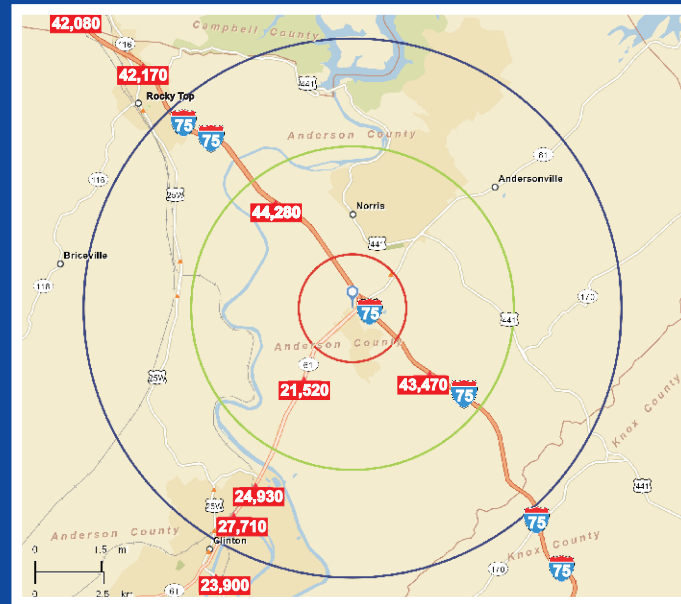


Out Commuting Workforce = 19,565

Anderson County's Workforce supports a nine-county region: Anderson, Blount, Campbell, Knox, Loudon, Morgan, Roane, Scott and Union. Of Anderson County's Workforce, 44% 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: 2012 Market Planning Solutions, Inc.

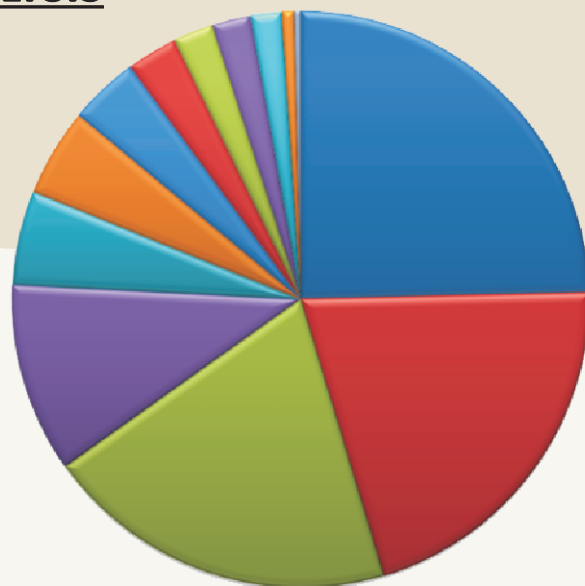
Economic Indicators

Anderson County Labor Force	34,440
Unemployment Rate-May 2015	5.9%
Labor Total / Surrounding Area	413,580
Per Capita Income	\$29,049
Median Household Income	\$50,623
Average Household Income	\$69,063
Education - High School Diploma or Higher	83.9%

Top Employers

Y-12 National Security Complex	7,000
Oak Ridge National Laboratory	4,374
Methodist Medical Center of Oak Ridge	1,080
Anderson County Schools	1,050
Oak Ridge Associated Universities	933
Eagle Bend Manufacturing, Inc.	801
SL Tennessee, LLC	800
SITEL	725
Aisin Automotive Casting, TN	686
Oak Ridge Schools	668

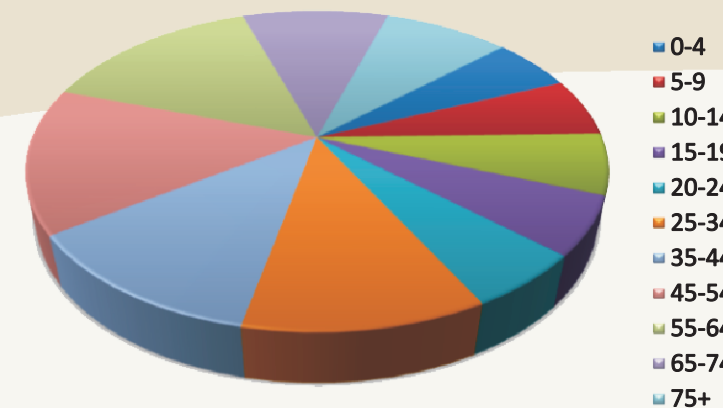
GAP ANALYSIS



Clothing & Clothing Accessories Stores	\$31,339,549
Clothing Stores	\$26,334,996
Department Stores Excluding Leased Depts.	\$25,207,627
Gasoline Stations	\$13,524,633
Electronics & Appliance Stores	\$6,725,646
Shoe Stores	\$6,290,641
Drinking Places - Alcoholic Beverages	\$4,978,247
Other Motor Vehicle Dealers	\$3,632,828
Furniture & Home Furnishings Stores	\$2,881,405
Sporting Goods / Hobby / Musical Instrument Stores	\$2,717,931
Building Materials, Garden Equipment & Supply Stores	\$2,217,949
Specialty Food Stores	\$878,749
Special Food Services	\$459,968

Source: 2015 Esri and Dun & Bradstreet

Population Density Graph By Age



Source: US Census Bureau 2010 & Esri 2015 Forecast

POPULATION

2010 Census	75,129
2015 Estimate	76,048
2018 Estimate	76,925
10-mi radius I-75 Exit 122	81,420
15-mi radius I-75 Exit 122	275,500
20-mi radius I-75 Exit 122	510,383
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 2010 Census	31,253

Source: US Census Bureau 2010 & Esri 2015 Forecast