

Economic Indicators

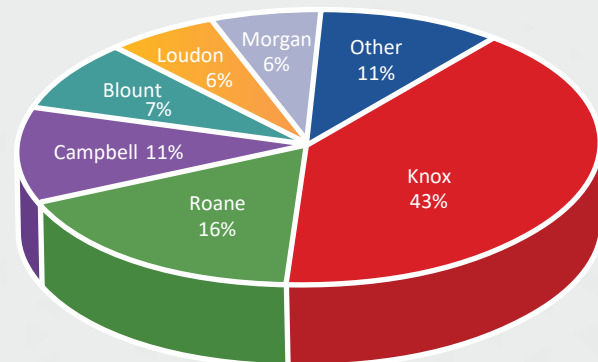
Anderson County Labor Force	35,910
Unemployment Rate - May 2022	3.2%
Labor Total / Surrounding Area	448,163
Per Capita Income	\$32,104
Median Household Income	\$53,801
Average Household Income	\$77,397
Education - High School Diploma or Higher	88.9%

Top Employers

Y-12 National Security Complex	7,000
Oak Ridge National Laboratory	5,922
UCOR	2,000
Anderson County Schools	1,050
Eagle Bend Manufacturing, Inc.	900
Methodist Medical Center of Oak Ridge	1,000
SL Tennessee, LLC	913
Aisin Automotive Casting TN, LLC	828
Oak Ridge Schools	680
Oak Ridge Associated Universities	833
3M	350

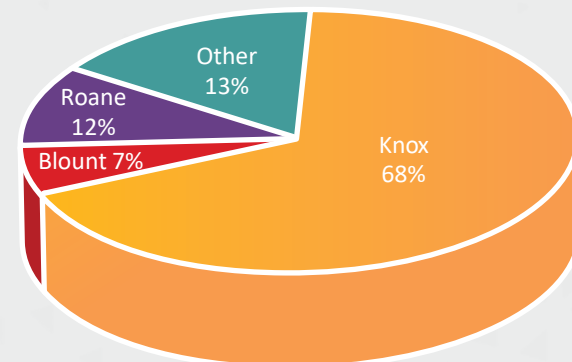
Source: TN Dept. of Labor, ETEDA, Esri Forecasts 2022

In-Commuting Workforce



In Commuting Workforce = 16,212

Out-Commuting Workforce



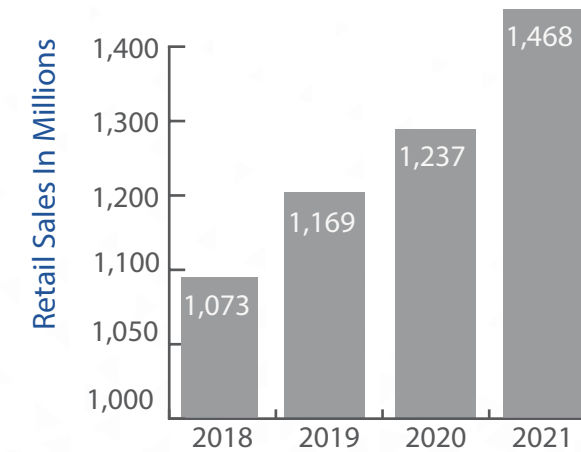
Out Commuting Workforce = 8,126

Anderson County's Workforce supports a nine-county region: Anderson, Blount, Campbell, Knox, Loudon, Morgan, Roane, Scott and Union. Of Anderson County's Workforce, 64% live and work in Anderson County.

Source: JobsEq, 2021 ETEDA

Retail Sales 2021

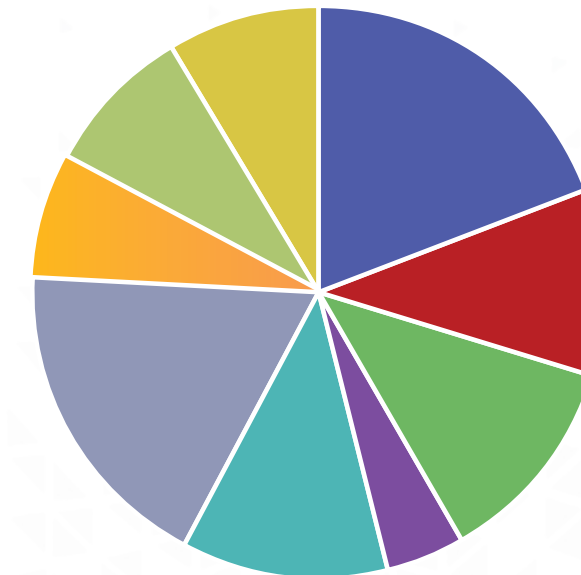
Building Materials	\$76,367,256
General Merchandise	\$240,529,230
Food Stores	\$225,504,298
Autos, Boats, Aircraft	\$397,859,731
Service Stations	\$65,970,805
Apparel & Accessories	\$23,608,775
Furniture & Home Decor	\$26,666,816
Eating & Drinking	\$167,014,502
Other Retail	\$215,748,612
TOTAL	\$1,468,270,036



Source: Tennessee Department of Revenue 2022

Retail Demand

Clothing & Clothing Accessories Stores	Furniture & Home Furnishings Stores
\$40,812,432	\$22,984,420
General Merchandise Stores	Sporting Goods/Hobby/Musical Instrument Stores
\$136,563,780	\$14,795,280
Electronics & Appliance Stores	Building Materials, Garden Equipment & Supply Stores
\$14,060,345	\$83,861,354
Food & Beverage Stores	Food Services & Beverage Places
\$156,994,790	\$6,749,134
Miscellaneous Store Retailers	
\$23,811,618	



Source: 2021 infoUSA, Claritas, Nielsen, ISCS, Economy.com, and others



RETAIL OPPORTUNITIES

Fast Facts

DEVELOPMENTS: One of the Top 10 Tennessee Counties in Capital Investment and Job Creation

FOUNDATIONS: 9 Industrial Parks, 65 Companies, 8,000+ Employees, Low Unemployment

SAFETY: Consistent Low Crime Rate

EXPENSES: Cost of Living Below the National Average

TAXES: No State Income Tax

TRANSPORTATION: 3 Interstate 75 Exits (122, 128 & 129)

TOURISM: High Occupancy Hotels

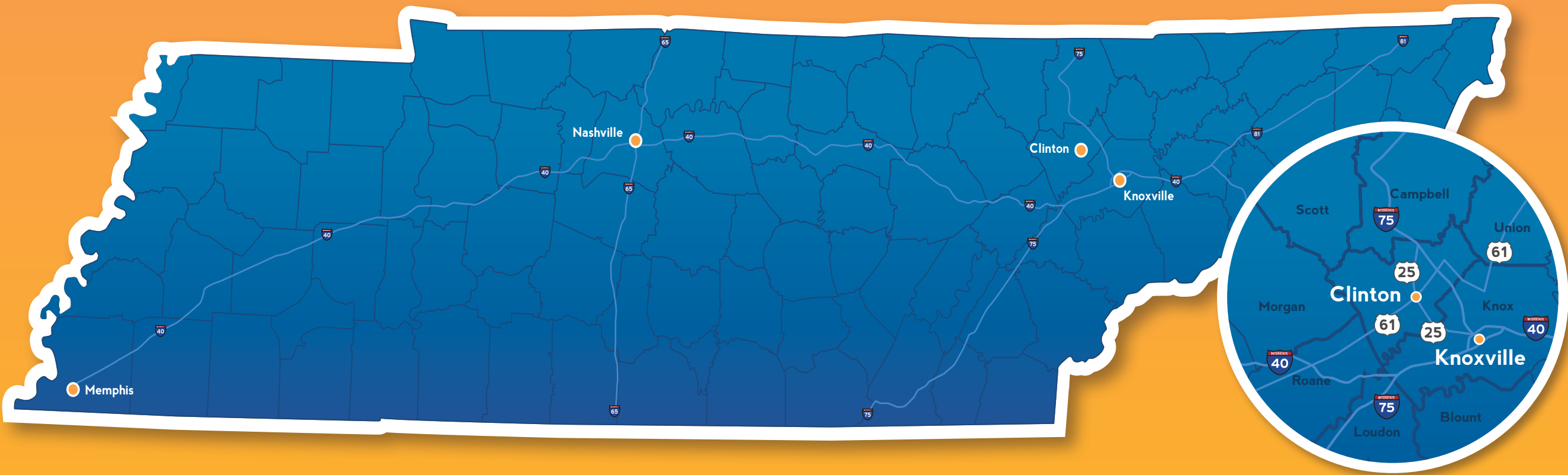
FUTURE: Steady Pattern of Growth

EDUCATION: Exceptional Public Schools
Roane State Community College
Tennessee College of Applied Technology

LIFESTYLE: Great Quality of Life, great location, beautiful scenery, moderate climate, fly-fish on a world class river, hunt, boat, water ski, kayak, paddle board, wake board, bicycle (on road or off), ride horseback, camp, ride ATVs, antique shopping, farmer's market, learn about Appalachian life, outdoor festivals, employment opportunities, quality healthcare, and affordable housing.



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www.andersoncountyretaildevelopment.com
7-15-22



Distance From Clinton To:

Atlanta:	218 Miles	Lexington:	156 Miles
Cincinnati:	234 Miles	Nashville:	173 Miles
Knoxville:	24 Miles	McGhee Tyson Airport:	30 Miles

Traffic Counts

I-75 at Exit 122:	53,108	Hwy. 61 E Exit 122:	27,023
I-75 at Exit 129:	41,884	Hwy. 25W S Clinton:	20,398
Hwy. 61 W Exit 122:	32,052		

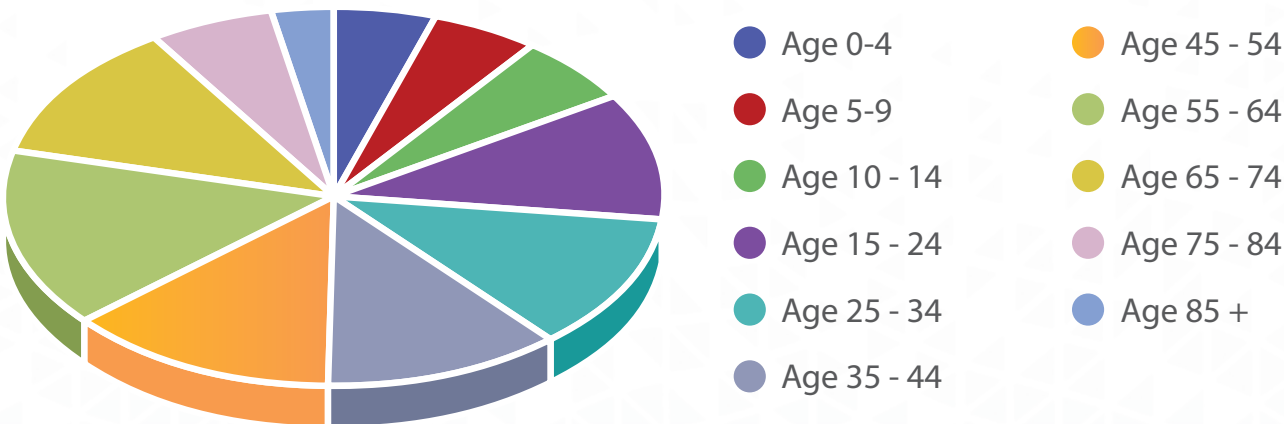
Source: 2020-2021 TDOT Transportation Data Management System

Population

2020 Census: 77,123	20-mi radius I-75 Exit 122:	259,510
2022 Estimate: 77,567	10-mi radius I-75 Exit 129:	49,048
2027 Estimate: 78,060	15-mi radius I-75 Exit 129:	65,472
10-mi radius I-75 Exit 122:	20-mi radius I-75 Exit 129:	196,842
15-mi radius I-75 Exit 122: 202,806	Number of Households 2022 Esri:	32,149

Source: US Census Bureau 2020, Esri Forecast 2022 & 2027

Population Density By Age



Source: U.S. Census Bureau, Census 2020, Esri Forecast for 2022

Anderson County

Population: 77,567
5 Unique Municipalities, Rich in History and Tradition

Clinton - (County Seat)

Population: 10,008
Aspire Park
“One of the Best Places to Raise Kids” Business Week 2011
Top 10 Antiquing Town in the US - Fodor’s Travel Guides
Green McDoo - State Museum
Clinton Higher Education Center - Tennessee College of Applied Technology & Roane State Community College
TN Main Street Designation/Tree City USA
Exit 122, I-75

Norris

Population: 1,596
Tennessee Valley Authority Norris Dam / Norris Lake
Norris Dam State Park
Museum of Appalachia - Smithsonian Affiliate
National Registry of Historic Places/Tree City USA
Norris Museum

Oak Ridge

Population: 31,583
Manhattan Project National Historic Park
Y-12 National Security Complex
Uranium Processing Facility (UPF)
Melton Hill Lake - World Class Rowing Venue
Roane State Community College

Oliver Springs

Population: 3,278
Windrock Park - 300 miles of Off-Highway Vehicle Trails on 72,000 Acres - 100,000 visitors annually

Rocky Top

Population: 1,619
Gateway to National Scenic Byway (US 441)
Devils Triangle Scenic Route (TN 116, TN 62)
Coal Creek Miner’s Museum
Exits 128, 129 off I-75

Source: 2022Esri Forecast