

Gibbs, Corryton & Plainville Fast Growing Tazewell Pike

Within the Immediate Gibbs Corridor

**Over
\$357 Million**
2008 Total Retail Demand

21,491
2008 Population

6.1 %
*Population Growth
2008-2013*

28.2%
*Retail Demand Growth
2008-2013*

\$49,855
*Average Family Household
Income
2008*

83.8 %
*Percent of Owner-Occupied
Housing
2008*

???
*New Residential Building
Permits in
Harbison Corner
January 2005 – June 2008*

Tazewell Pike Wants You

- ✓ Fast growing residential and commercial corridor for the Gibbs, Corryton and Plainview area
- ✓ 17,000 vehicles per day on Tazewell Pike
- ✓ One mile from the new Gibbs High School and elementary school
- ✓ Fast growing residential area
- ✓ Brand new doctors' office
- ✓ Strong tenant base, including pharmacy, sporting goods store and IGA
- ✓ Three prime 1,250 square foot units available for immediate occupancy – units can be combined
- ✓ \$15.50 lease price includes local property taxes
- ✓ One outparcel available
- ✓ All utilities are available
- ✓ Large, paved parking lot
- ✓ Fire Station on site

Retail Store Type	Opportunity Gap
Total Retail Sales & Eating, Drinking Places	\$267,421,017
Building Materials & Supply Dealers	30,278,758
General Merchandise Stores	39,408,036
Food Service & Drinking Places	25,451,623
Clothing & Accessories	13,386,701
Furniture & Home Furnishing Stores	7,002,179
Electronics & Appliance Stores	5,864,398
Automotive Parts, Accessories & Tire Stores	4,666,136

Source: 2008 Claritas

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