

Economic Indicators

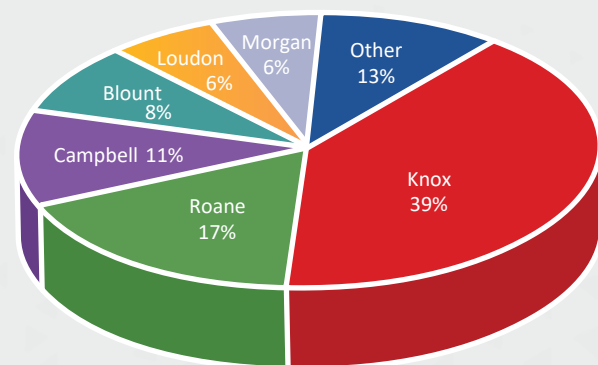
Anderson County Labor Force	35,100
Unemployment Rate - Feb. 2020	3.8%
Labor Total / Surrounding Area	566,000
Per Capita Income	\$27,913
Median Household Income	\$50,060
Average Household Income	\$70,606
Education - High School Diploma or Higher	87%

Top Employers

Y-12 National Security Complex	4,700
Oak Ridge National Laboratory	4,600
UCOR	1,640
Oak Ridge Schools	1,323
Methodist Medical Center of Oak Ridge	1,200
SL Tennessee	1,150
Anderson County Schools	1,050
Oak Ridge Associated Universities	900
Aisin Automotive Casting TN, LLC	882
Eagle Bend Manufacturing, Inc.	810

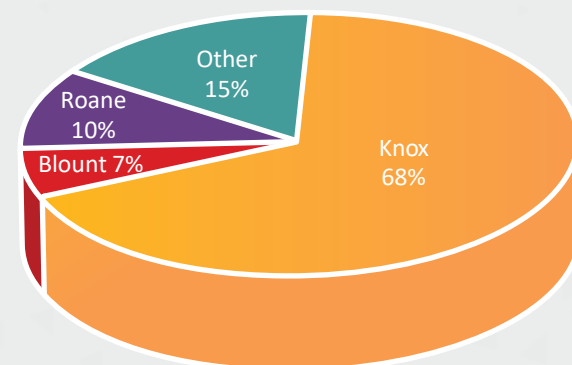
Source: TN Dept. of Labor, ETEDA, Esri Forecasts 2019

In-Commuting Workforce



In Commuting Workforce = 15,358

Out-Commuting Workforce



Out Commuting Workforce = 8,938

Anderson County's Workforce supports a nine-county region: Anderson, Blount, Campbell, Knox, Loudon, Morgan, Roane, Scott and Union. Of Anderson County's Workforce, 68% live and work in Anderson County.

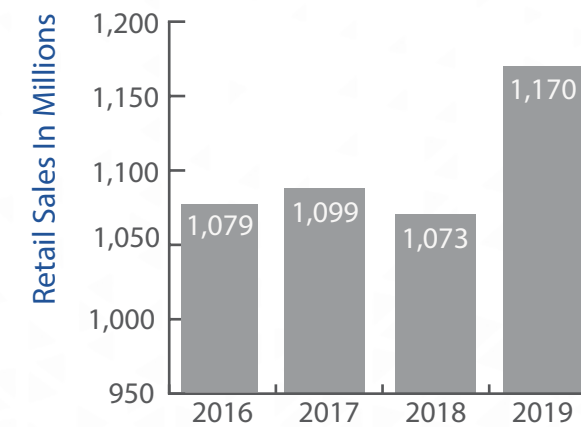
Source: JobsEq, 2019, ETEDA

Retail Sales 2019

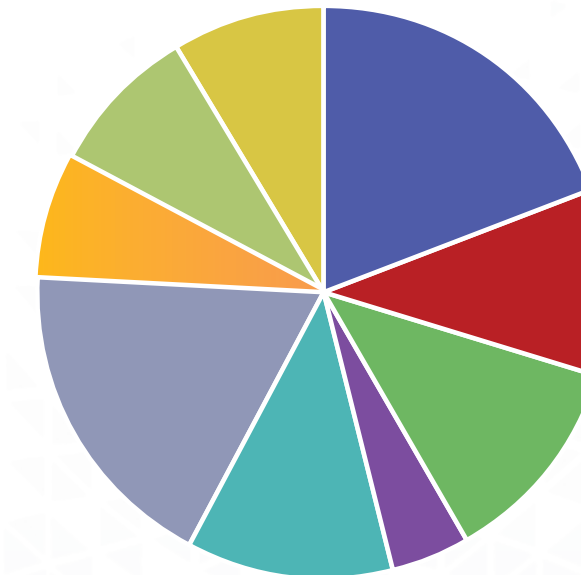
Building Materials	\$54,287,131
General Merchandise	\$211,733,757
Food Stores	\$219,588,230
Autos, Boats, Aircraft	\$286,403,283
Service Stations	\$59,394,545
Apparel & Accessories	\$15,495,669
Furniture & Home Decor	\$20,634,085
Eating & Drinking	\$140,296,641
Other Retail	\$162,116,247
TOTAL	\$1,169,949,585

Retail Potential

Clothing & Clothing Accessories Stores	Furniture & Home Furnishings Stores
\$27,415,175	\$25,492,818
General Merchandise Stores	Sporting Goods/Hobby/Musical Instrument Stores
\$15,310,163	\$9,863,083
Electronics & Appliance Stores	Building Materials, Garden Equipment & Supply Stores
\$16,868,194	\$12,281,078
Shoe Stores	Food Specialty Stores
\$6,536,766	\$6,749,134
Miscellaneous Store Retailers	
\$16,631,962	



Source: Tennessee Department of Revenue 2019



Source: 2019 Esri and Infogroup



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

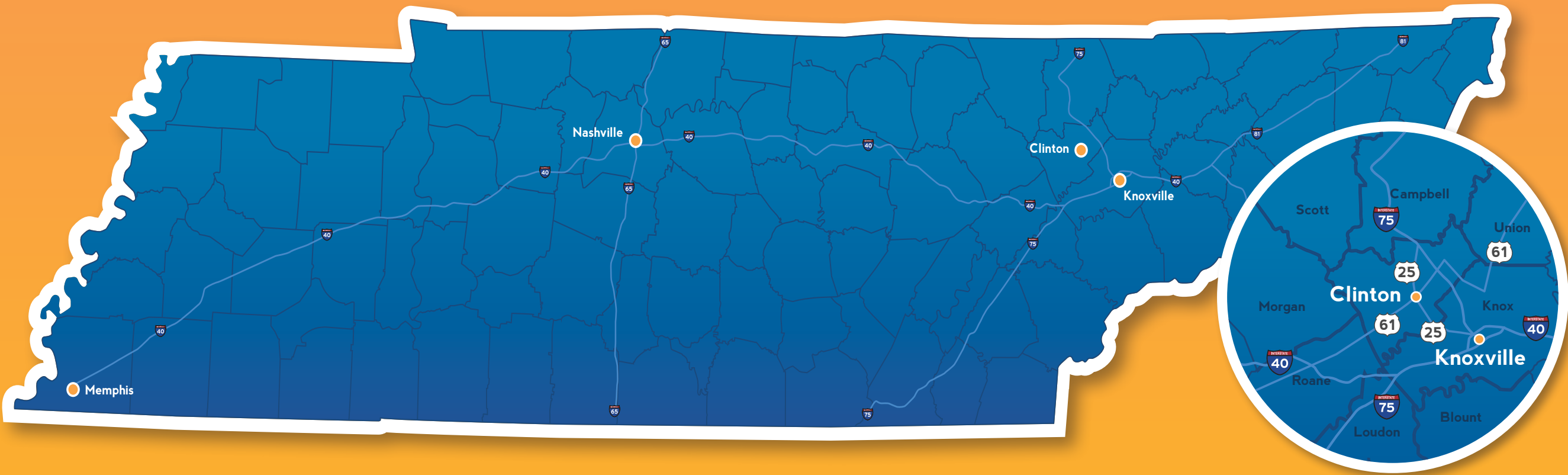
EDUCATION: Exceptional Public Schools
Roane State Community College
Tennessee College of Applied Technology

SECTION TITLE: Great Location, Moderate Climate

LIFESTYLE: A major river runs through the county, and, along with two lakes, there are multi-faceted recreational opportunities including: Antiquing, ATVing, Bicycling, Blue Grass Music, Boating, Fishing, Fly-Fishing, Greenways, Hiking, Horseback Riding, Hunting, Kayaking, Mountain Biking, Paddle Boarding, Parks, Rowing, Wakeboarding.



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5-1-2020



Distance From Clinton To:

- Atlanta: 218 Miles
- Lexington: 156 Miles
- Cincinnati: 234 Miles
- Nashville: 173 Miles
- Knoxville: 24 Miles

Traffic Counts

- I-75 at Exit 122: 52,396
- Hwy. 61 E Exit 122: 20,871
- I-75 at Exit 129: 52,514
- Hwy. 25W S Clinton: 21,763
- Hwy. 61 W Exit 122: 26,266

Source: 2018 Kalibrate Technologies, 2018 Esri

Population

- 2010 Census: 75,129
- 2019 Estimate: 77,448
- 2024 Estimate: 78,776
- 10-mi radius I-75 Exit 122: 82,421
- 15-mi radius I-75 Exit 122: 282,840
- 20-mi radius I-75 Exit 122: 529,445
- 10-mi radius I-75 Exit 129: 48,419
- 15-mi radius I-75 Exit 129: 107,482
- 20-mi radius I-75 Exit 129: 294,591
- Number of Households 2019 Esri: 32,041

Source: US Census Bureau 2010, Esri Forecast 2019 & 2024

Population Density By Age



- Age 0-4
- Age 5-9
- Age 10 - 14
- Age 15 - 24
- Age 25 - 34
- Age 35 - 44
- Age 45 - 54
- Age 55 - 64
- Age 65 - 74
- Age 75 - 84
- Age 85 +

Source: U.S. Census Bureau, Census 2010, Esri Forecast for 2019

Anderson County

Population: 77,448

5 Unique Municipalities, rich in history and tradition

Clinton - (County Seat)

Population: 10,129

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 - State Museum

New Location for Tennessee College of Applied
Technology & Roane State Community College

Exit 122 off I-75

Norris

Population: 1,942

Tennessee Valley Authority Norris Dam / Norris Lake

Norris Dam State Park

Museum of Appalachia - Smithsonian Affiliate

National Registry of Historic Places

Oak Ridge

Population: 30,209

Manhattan Project National Historic Park

Y-12 National Security Complex

Uranium Processing Facility (UPF)

Oliver Springs

Population: 3,370

TVA Buffalo Mountain Wind Farm

Windrock Park - 300 Miles of Off-Highway Vehicle
Trails on 72,000 Acres

Rocky Top

Population: 1,655

Gateway to Anderson County from the North

Coal Miner's Museum

Exits 128, 129 off I-75

Source: 2019 Esri Forecast