



OFFERING SUMMARY

Available SF: 2,700 SF

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 1.08 Acres

Year Built: 2008

Building Size: 9,580

Zoning: BT

PROPERTY OVERVIEW

Suite 101 is built out as a medical office with 3 exam rooms each with a sink inside the room, 2 additional exam rooms without a sink, 2 patient restrooms one located by the exam rooms, the other in the waiting area, 1 private employee restroom, X-Ray room, lab area, employee kitchen & break room, 2 private offices, nurses station and plenty of storage.

LOCATION OVERVIEW

Beautiful Strip Center located on the South West corner of the Walmart property. Center enjoys two access points, Fairview Dr., Hwy 411 S red light and directly off Hwy 411 S.

One of the busiest intersections in Blount Co. registering 38,021 cars per day with perfect visibility to building frontage and pylon signage.

Troy Zawadzki

Senior Associate

865.474.8786

troy.zawadzki@avisonyoung.com

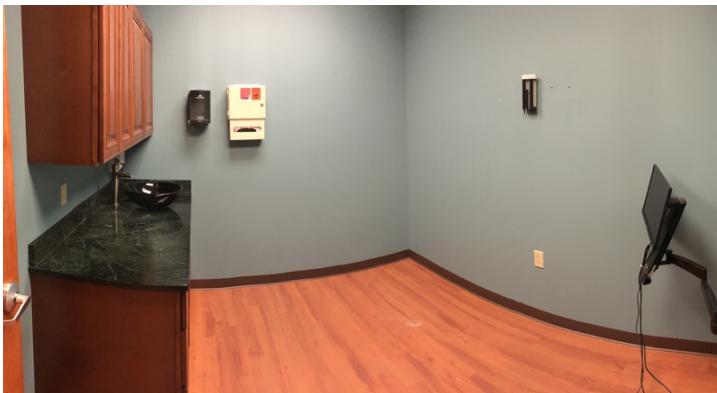


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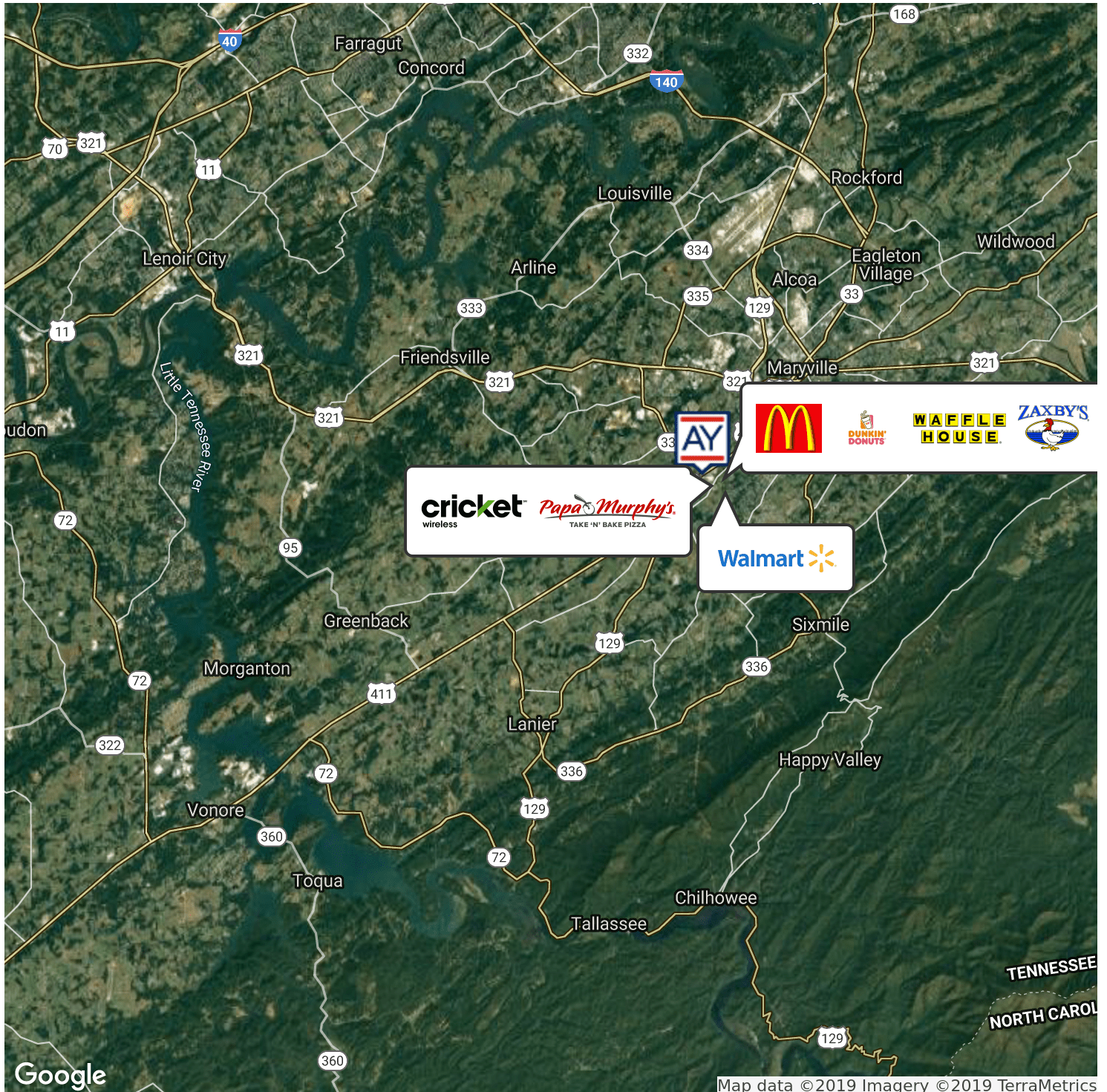


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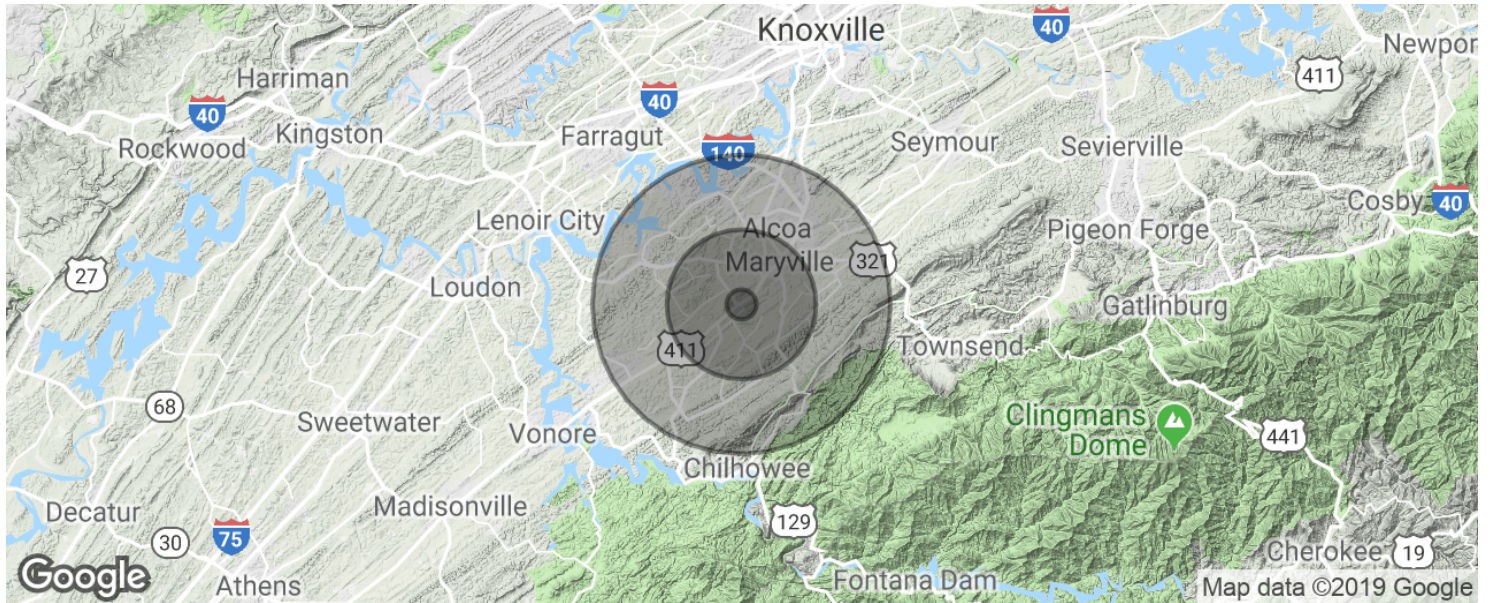
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,237	49,178	114,916
Median age	39.8	39.2	40.2
Median age (Male)	38.1	37.9	39.0
Median age (Female)	41.1	40.7	41.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	895	19,417	45,732
# of persons per HH	2.5	2.5	2.5
Average HH income	\$63,533	\$61,986	\$60,861
Average house value	\$201,521	\$183,429	\$196,024

* Demographic data derived from 2010 US Census

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