



OFFERING MEMORANDUM

1501 Linden Avenue

KNOXVILLE, TENNESSEE 37917

PRESENTED BY:

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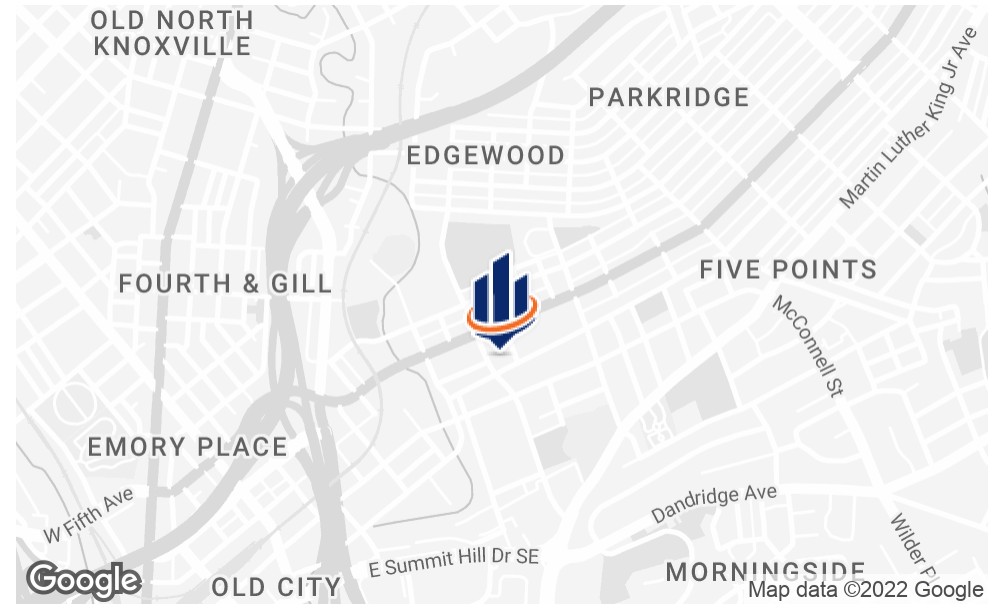
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SECTION 1
**Property
Information**



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.50 SF/yr (NNN)
BUILDING SIZE:	17,000 SF
OFFICE SIZE:	8,000 SF
LOT SIZE:	0.83 Acres
YEAR BUILT:	2013
RENOVATED:	2021
ZONING:	I-MU

PROPERTY OVERVIEW

The subject property consists of approximately 17,000 square feet of flex/industrial space situated on 0.83-acres within the Magnolia Warehouse District in Downtown Knoxville, Tennessee. Although it was built in 1977, it underwent a significant renovation in 2021. It consists of 8,000 square feet of high-end office space among two floors, including a reception area, open-concept working space, three large private offices, a state-of-the-art conference room, cubicle area (currently situated with eight cubicles), two restrooms, and kitchenette on the first floor, with two more restrooms, another kitchenette, private office, and two training/conference rooms on the second floor. In addition, the property consists of a 9,000-square foot clear span warehouse with 26' eave heights. The warehouse portion also includes one roll-up door (10 x 12), one dock high door (10 x 10), and one drive-in door (14 x 12). The warehouse is heated only and includes a separate restroom. There are 23 parking spots plus two handicap spaces, in addition to a fenced in lay-down yard where the drive-in door is located.

The Magnolia Warehouse District is a historic industrial area known for its convenient highway access. It is also conveniently located within a mile of the new highly anticipated Smokies Stadium mixed-use development.

COMPLETE HIGHLIGHTS



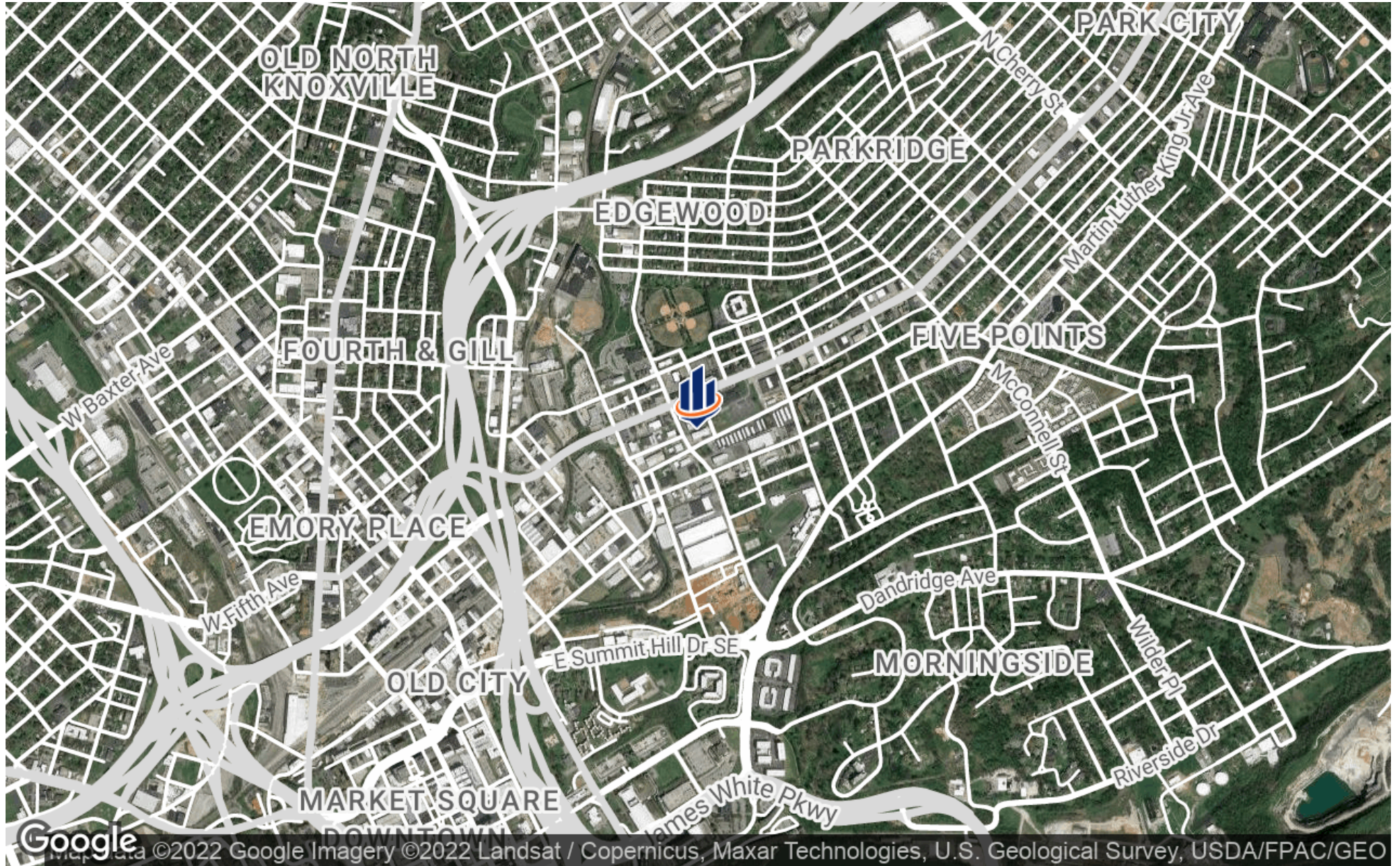
PROPERTY HIGHLIGHTS

- RARE 17,000 SF FLEX SPACE IN CONVENIENT
- STATE-OF-THE-ART OFFICE SPACE
- AMPLE PARKING
- LARGE DOCKS/ROLL-UPS/DRIVE-INS
- 3-PHASE POWER
- 26' EAVE HEIGHT
- MULTIPLE SETS OF RESTROOMS
- SIGNAGE ON TWO SIDES OF THE BUILDING
- FLEXIBLE ZONING
- FENCED IN LAY-DOWN YARD
- BRAND NEW SECURITY SYSTEM
- EXISTING FURNITURE AVAILABLE = TURNKEY
- TIGHT LEASING MARKET

SECTION 2
Location
Information



REGIONAL MAP





SECTION 3

Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,875	74,011	141,456
AVERAGE AGE	37.5	32.9	35.2
AVERAGE AGE (MALE)	38.7	31.3	33.7
AVERAGE AGE (FEMALE)	36.2	34.0	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,775	35,778	70,417
# OF PERSONS PER HH	1.5	2.1	2.0
AVERAGE HH INCOME	\$35,605	\$39,088	\$45,937
AVERAGE HOUSE VALUE	\$137,652	\$110,132	\$129,252

* Demographic data derived from 2020 ACS - US Census

