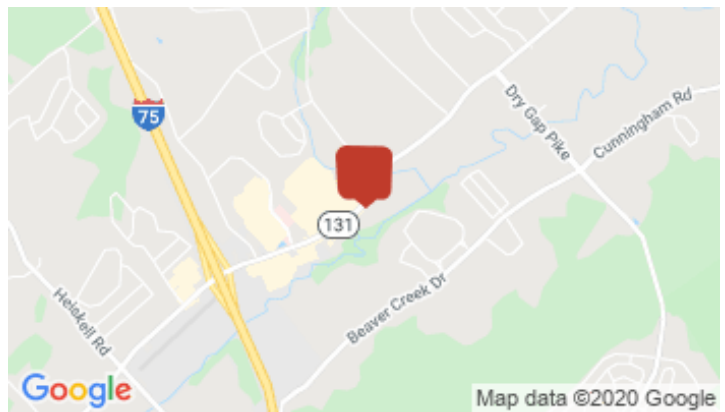


Income Producing Property on Emory Road

712 E Emory Rd, Knoxville, TN 37938



Listing ID:	30572235
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Day Care Facility
Gross Land Area:	1.18 Acres
Sale Price:	\$795,000
Unit Price:	\$154.22 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	047 09703
Zoning:	CB
Property Use Type:	Investment
Building/Unit Size (RSF):	5,155 SF
Tenancy:	Single Tenant
Year Built:	1979
Parking Ratio:	6.1 (per 1000 SF)



Overview/Comments

Single tenant net lease property on Emory Road. This is a main on main site with a great tenant. La Petite has been a landmark on Emory Road for over 25 years and operates over 450 daycare locations across the United States and is part of the Learning Care Group, which is the second largest child-care provider in the United States. La Petite has been at this location since 1995. This location is thriving and a "go to" for daycare in the community. Neighboring retailers include Burger King, Zaxby's, Mayo Garden Center, Chick Fil A, UT Federal Credit Union, Regions Bank and Ruby Tuesday to name a few. Traffic Count of 27,383. 7 classrooms, 3 bathrooms, 31 parks, dumpster pad, electric heat with 3 HVAC units. For more information, please call Listing Agent.

DO NOT GO ON THE PROPERTY WITHOUT THE LISTING AGENT