



OFFICE BUILDING FOR SALE

PROPERTY OVERVIEW

Rare opportunity to own a Commercial Parcel on Lyons View Pike. Currently used as storage, the 1,526 sf building can be expanded on the parcel. The current owner will consider allowing an access agreement to their entrance near Harley Drive and Lyons View Pike. Currently the parking lot has over 20 parking places paved, with the ability to add more parking.

The owner would consider a long term lease or built to suit.

5819

LYONS VIEW PIKE

KNOXVILLE, TN

John M. Adams, CCIM, SIOR
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Platinum member



OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.53 Acres
Year Built:	1960
Building Size:	1,526
Renovated:	1985
Zoning:	C-N
Price / SF:	\$393.18



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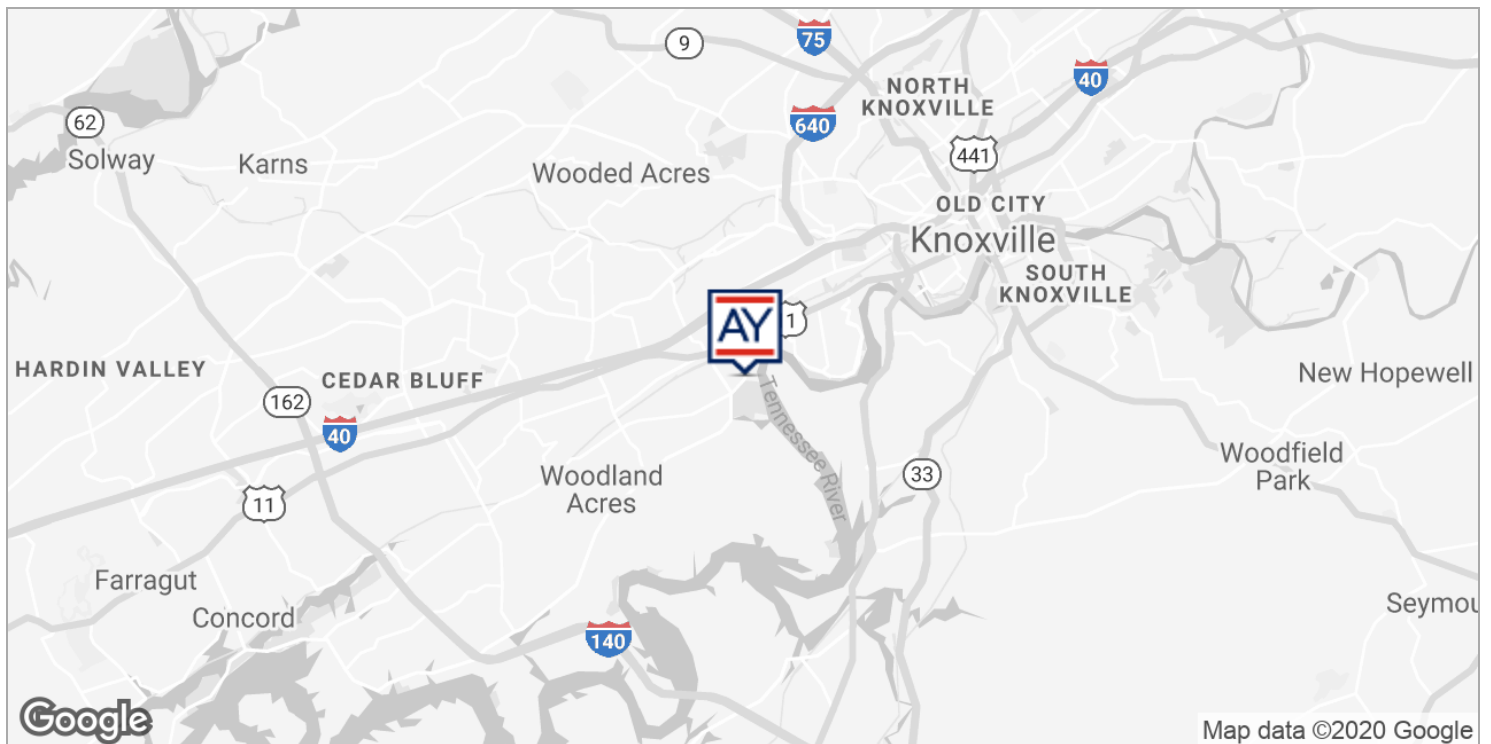
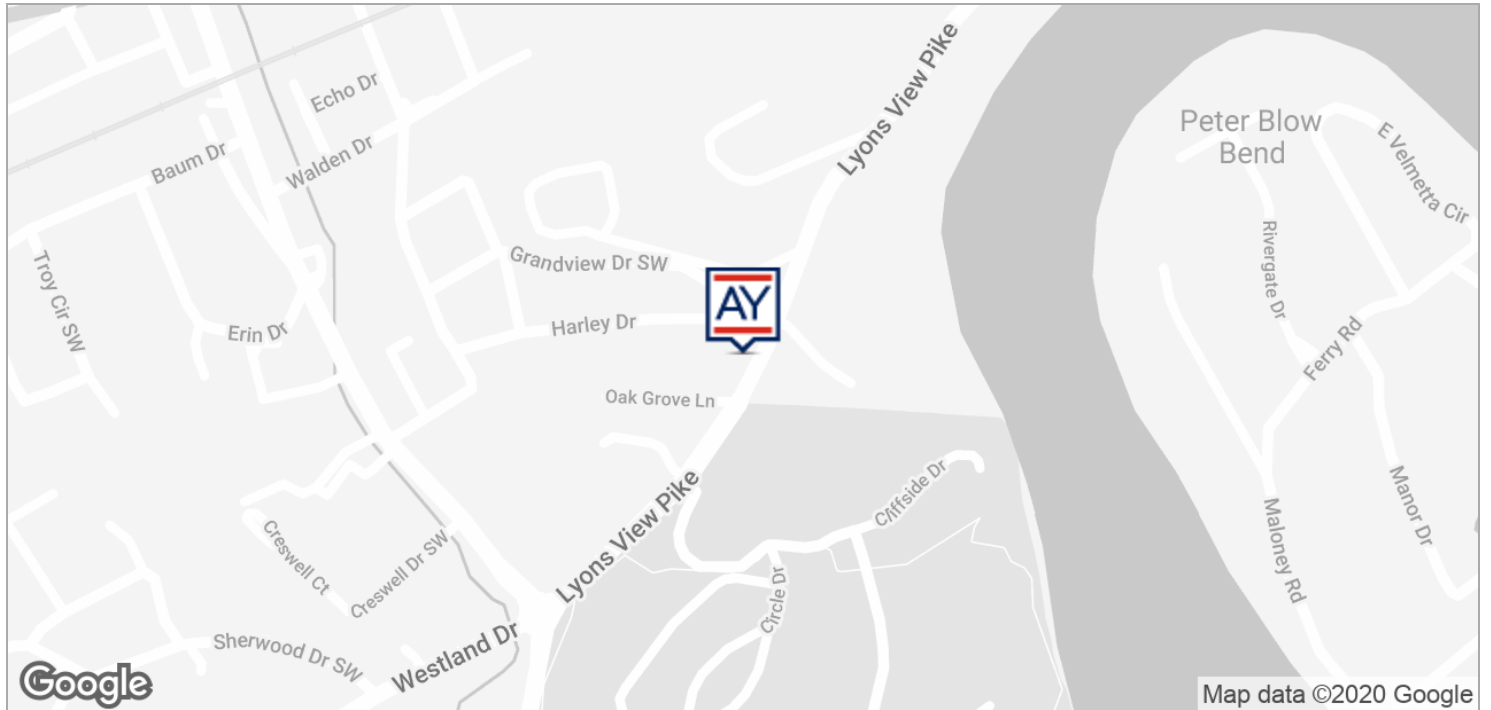


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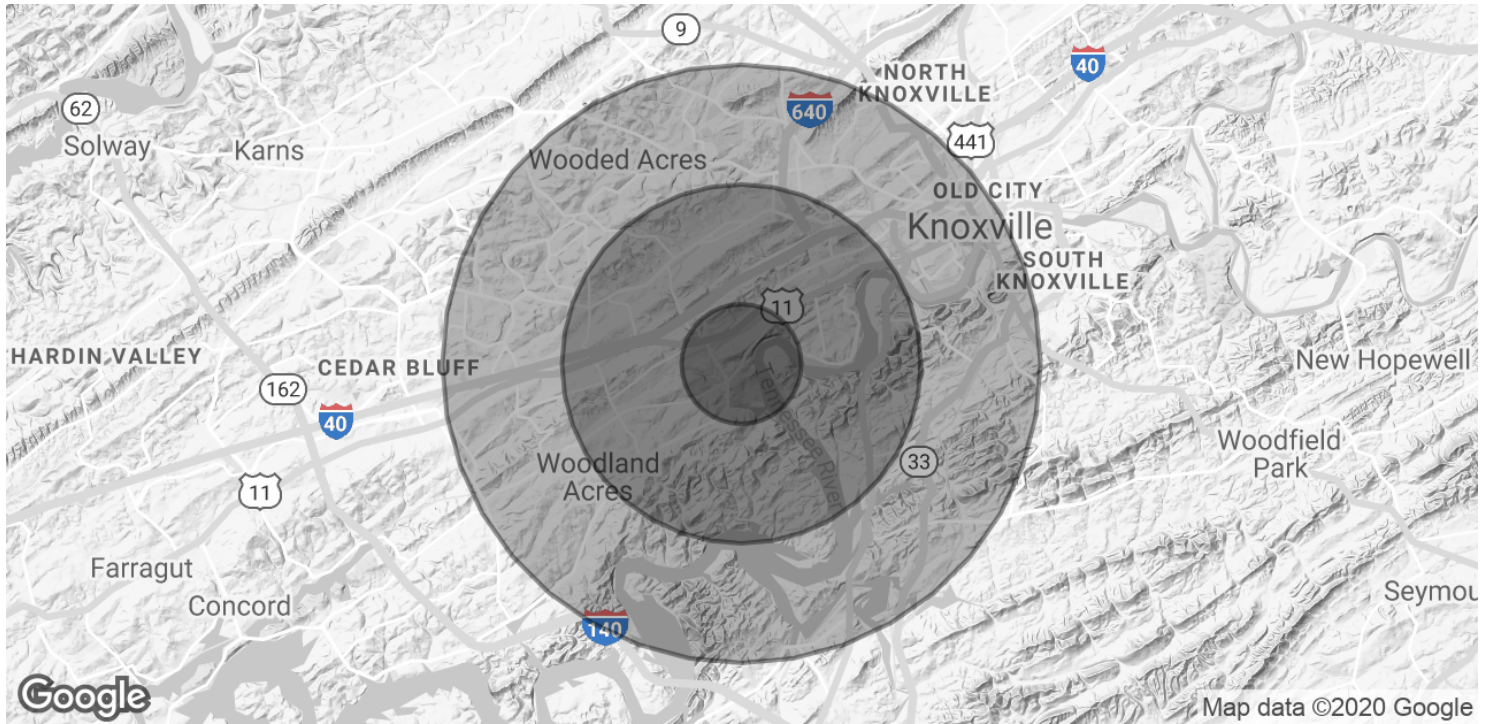


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,648	37,237	120,486
Average age	38.0	35.1	33.5
Average age (Male)	36.9	34.4	33.0
Average age (Female)	38.3	36.0	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,190	17,099	51,130
# of persons per HH	2.1	2.2	2.4
Average HH income	\$95,961	\$80,834	\$64,531
Average house value	\$318,697	\$251,843	\$193,935

*Demographic data derived from 2010 US Census

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