

# 4.01 Acres FOR SALE

Great location on S Northshore Drive

600 S Northshore Drive  
Knoxville, TN 37919

Market: West Knoxville, Bearden/Papermill  
Price: \$1,250,000  
Acreage: 4.01 acres  
Price Per Acre: \$311,721

- Prime land in Bearden District
- Approved for Climate Storage
- 19,000+ cars per day on S Northshore
- Easy accessibility to Kingston Pike and I-40/I-75
- 1 mile Average HHI is \$103,913
- Zoned O-3 Office Park District
- Excellent Office or Medical Potential



Mixture of higher end residential and quality commercial featured in Knoxville's desirable Bearden District. Projects such as Brookview Town Centre mixed use and new retail tenants such as Lululemon and Anthropologie show the area is highly sought after. Site was previously being developed for multi-building office park.

