

OFFICE BUILDING FOR SALE

PROPERTY OVERVIEW

Vacant 3 story office building located between Cumberland Ave and Fort Sanders Hospital. The first floor has access from 19th Street and the second floor has access from White Ave. The property consists of two parcels, 702 19th Street has the building on the parcel and 704 19th Street has the parking lot with 7 parking places.

702 & 704

19TH ST.

KNOXVILLE, TN

John M. Adams, CCIM, SIOR
Principal
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Platinum member



OFFERING SUMMARY

Sale Price: \$975,000

Building Size: 6,600

Price / SF: \$147.73

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LOCATION OVERVIEW

Located near the Fort Sanders campus, this property offers easy access to Cumberland Ave. as well as the UT campus.

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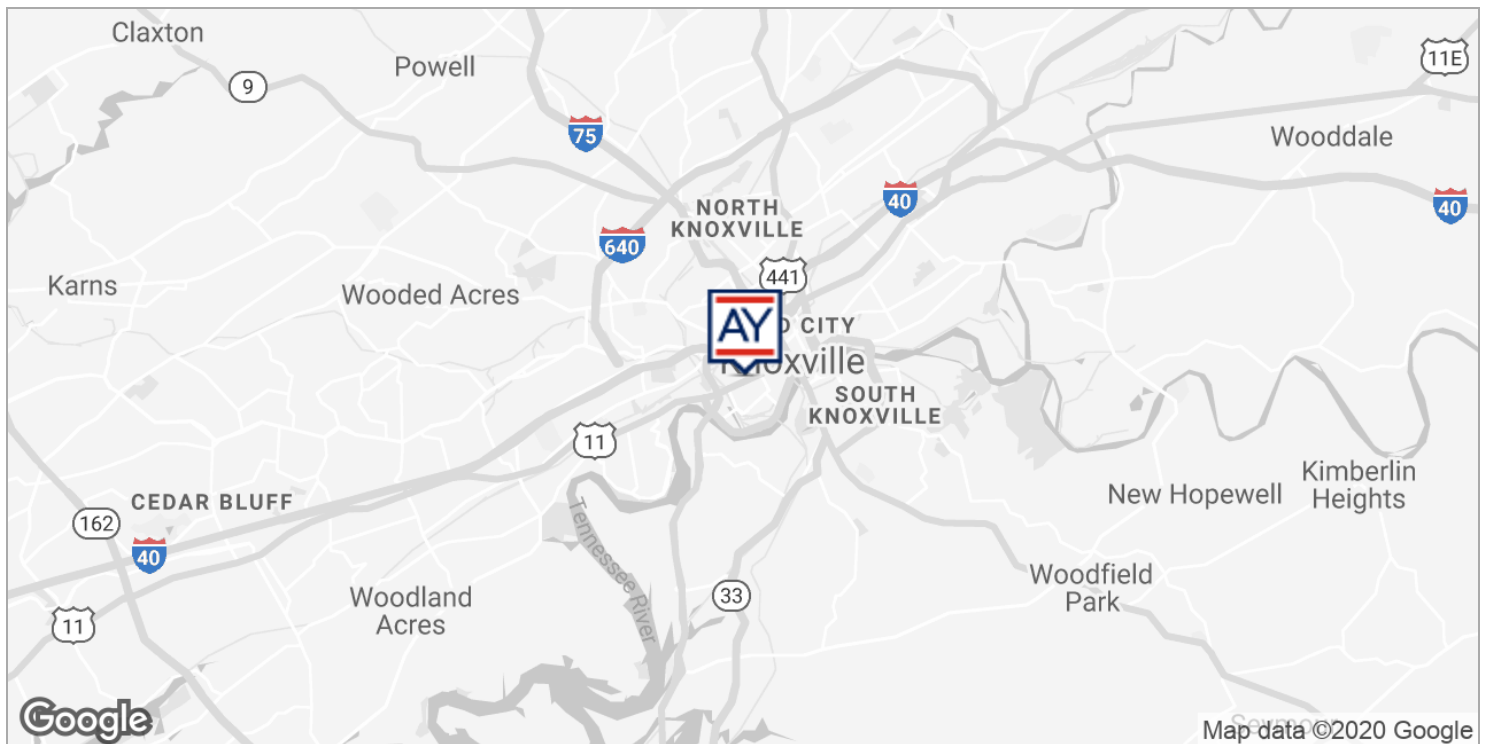
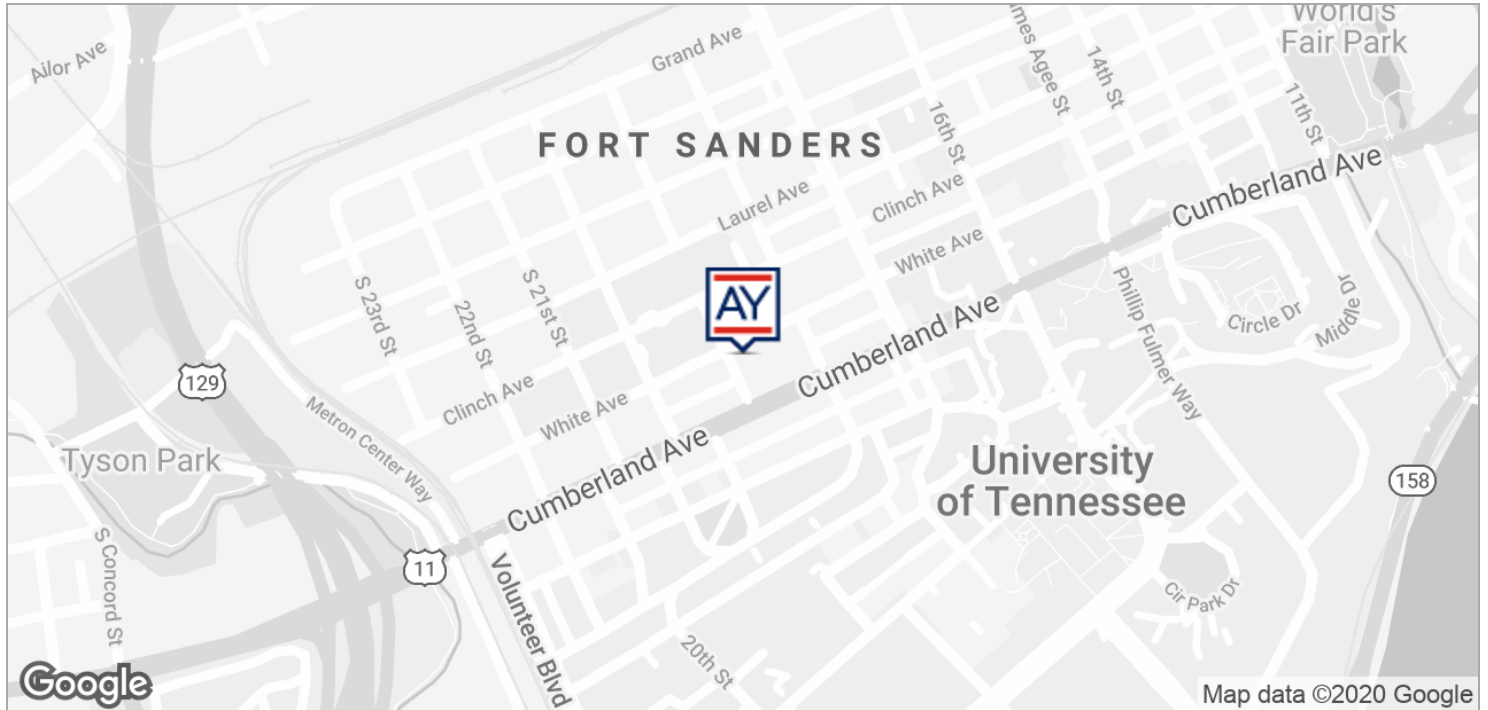


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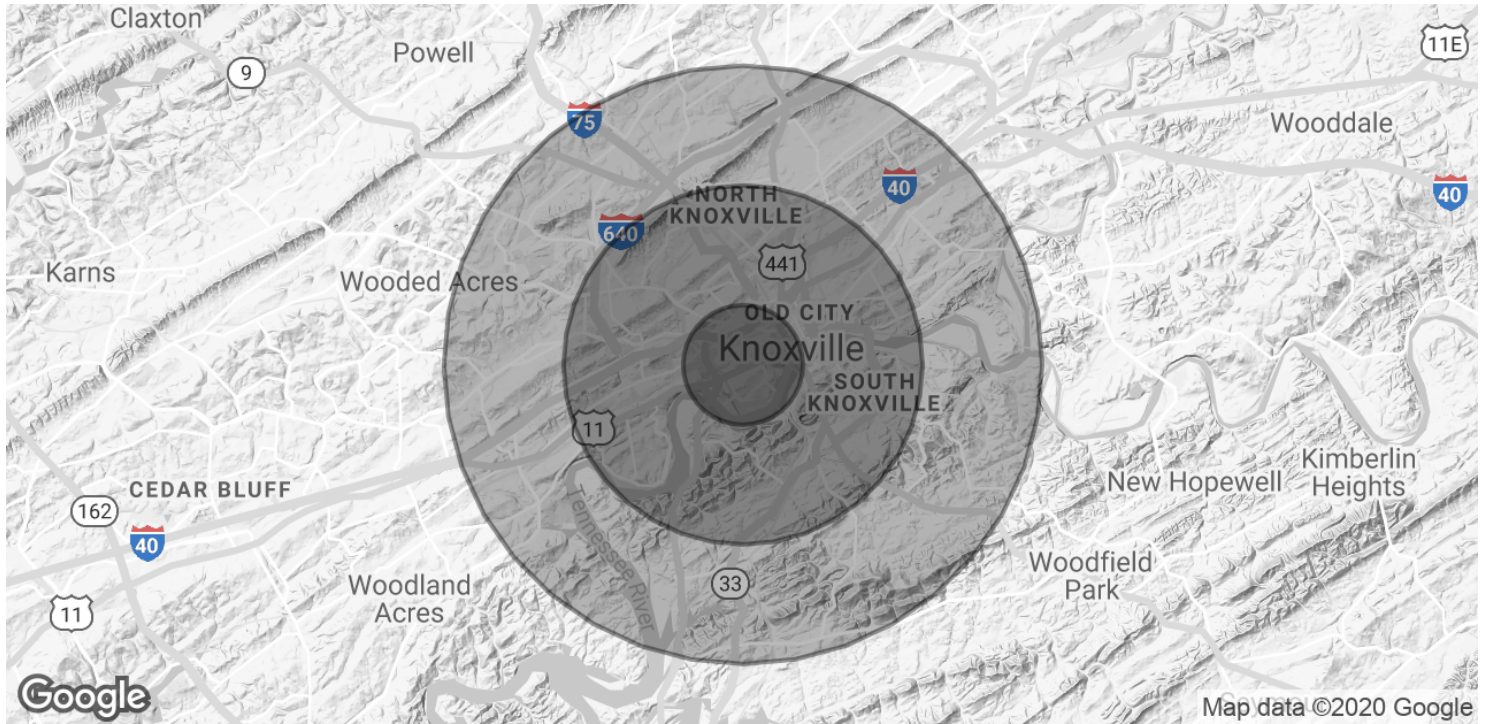


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,726	67,828	144,541
Average age	21.9	30.5	34.0
Average age (Male)	22.1	29.8	32.9
Average age (Female)	21.5	31.2	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,777	28,647	65,724
# of persons per HH	3.7	2.4	2.2
Average HH income	\$20,797	\$36,006	\$41,350
Average house value	\$233,453	\$137,412	\$138,191

*Demographic data derived from 2010 US Census

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