



GOLDMAN
PARTNERS REALTY
APARTMENT & INVESTMENT BROKERAGE



FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

5611 MERCHANTS CENTER BLVD, KNOXVILLE, TN 37912

STEVE GOLDMAN

(865) 444-3241

sgoldman@gprknoxville.com

JOHN DEMPSTER

(865) 444-3244

jdempster@gprknoxville.com

GOLDMAN PARTNERS REALTY, LLC

(865) 444-3240

gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

CONFIDENTIALITY AND DISCLAIMER

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Goldman Partners Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Goldman Partners Realty, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Goldman Partners Realty, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Goldman Partners Realty, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Goldman Partners Realty, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Goldman Partners Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$499,999
Lease Price:	\$10 PSF/Per Year
Lease Type:	NNN
Price / SF:	\$115.96
Lot Size:	0.89 Acres
Year Built:	1980
Ceiling Height:	9' 2"
Building Size:	4,312 SF
Zoning:	C-3
Traffic Count:	23,000

PROPERTY OVERVIEW

Ideal location at I-75 and Merchant Dr. Commercial building with City of Knoxville C-3 General Commercial Zoning. This zone is for personal and business services and general retail business. Additional examples include Indoor commercial recreational, studios, clinics and laboratories, Indoor pet services and veterinary establishments and more.

Has 24 parking spaces. This is 5.5 parking spots per 1000 sf. Zoning allows for a wide range of uses including retail, office, indoor recreation, and service businesses. 23,000 ADT at Merchant Dr

44' x 98' CMU Building with Gable Roof
Clear Span (no posts)

Currently partitioned with walls which create a reception area, (3) offices, a very large (44' wide) conference room and other spaces.

LOCATION OVERVIEW

Located off Merchant Dr behind Econolodge.



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

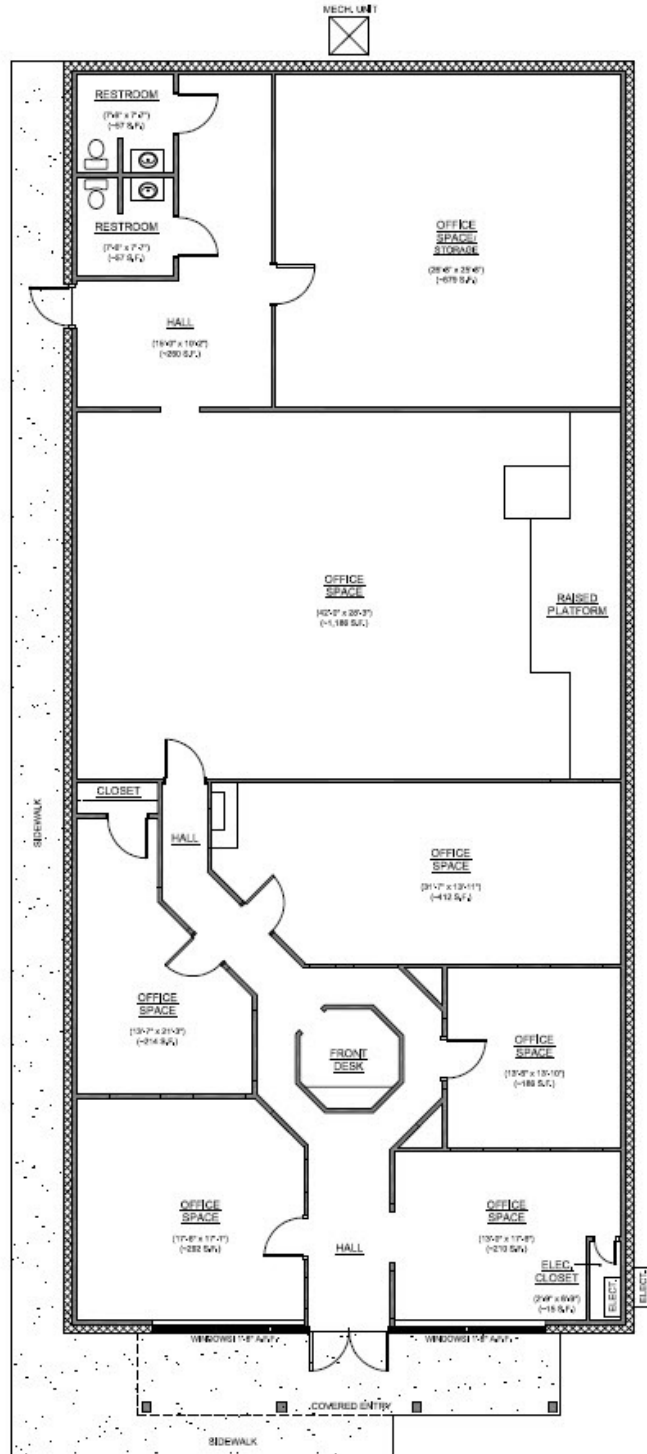
GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

FLOOR PLAN



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

RETAIL MAP



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

TRAFFIC COUNTS



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

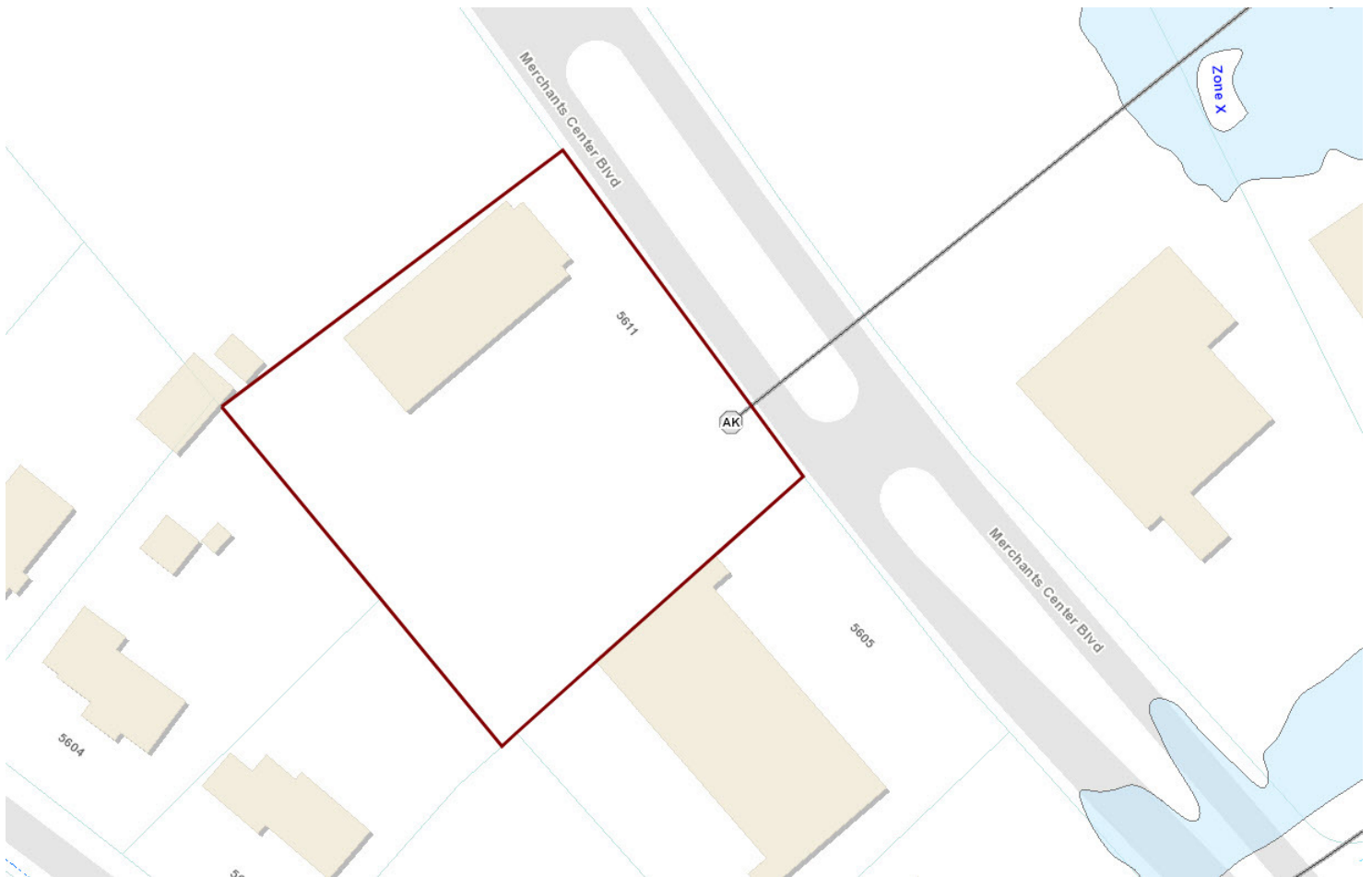
GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

FLOOD MAP



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

PARCEL MAP



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

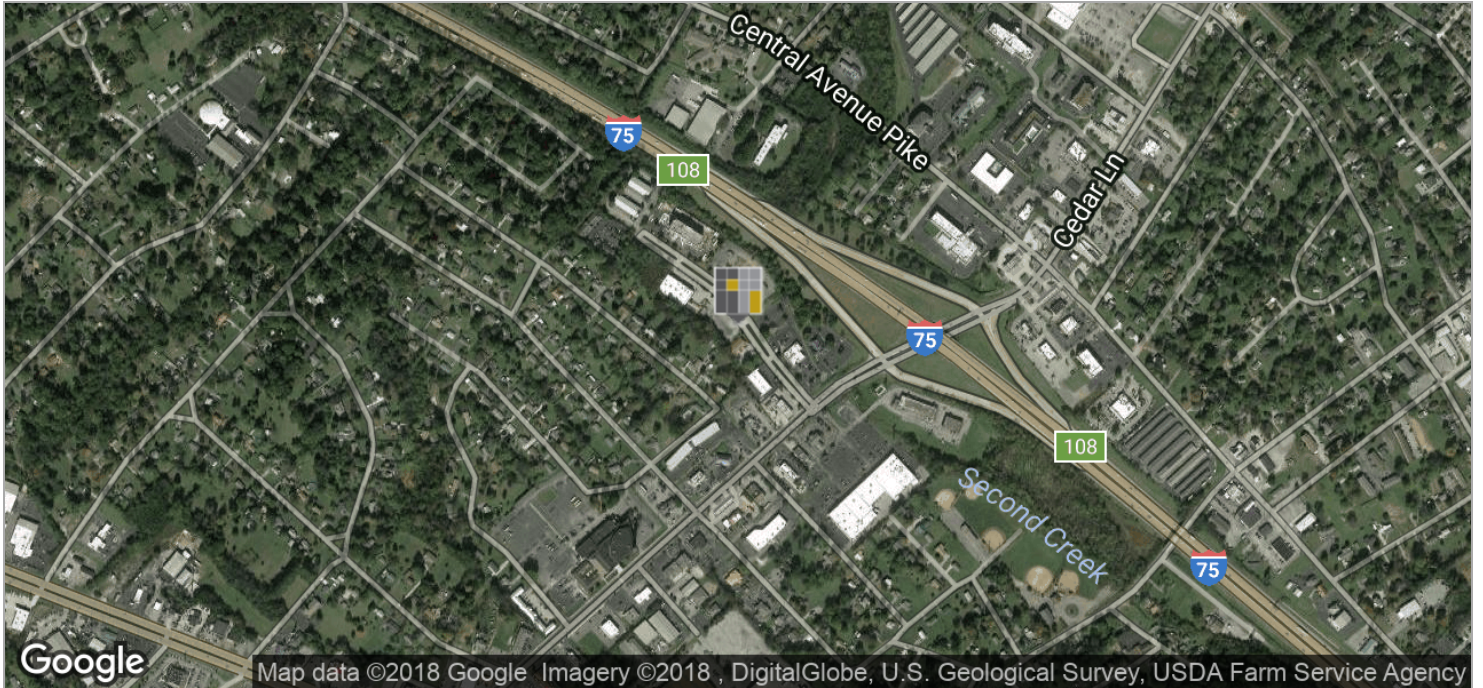
GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

LOCATION MAPS



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

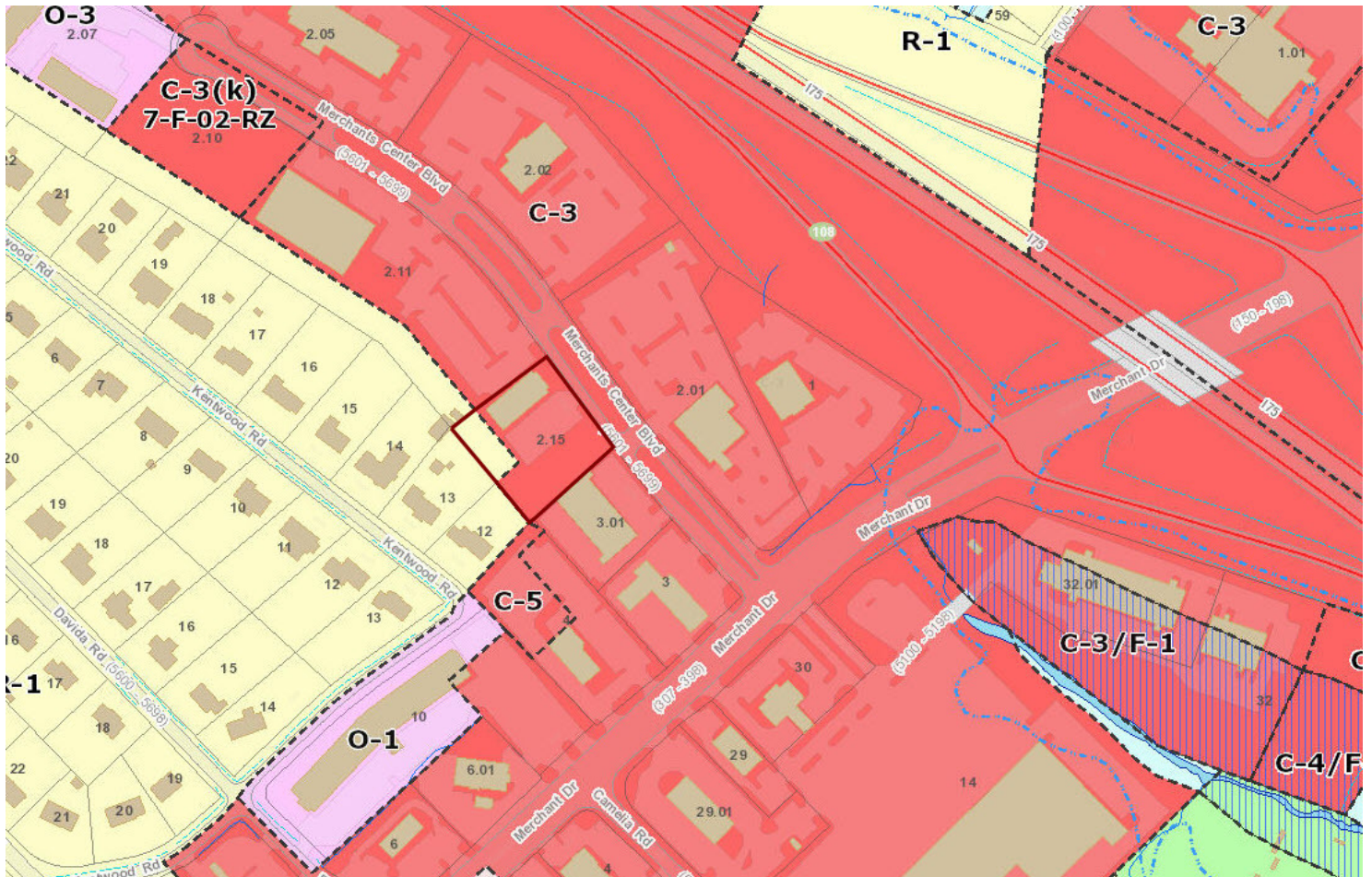
GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE

SMALL COMMERCIAL BUILDING AT MERCHANT DRIVE & I-75

ZONING MAP



STEVE GOLDMAN
(865) 444-3241
sgoldman@gprknoxville.com

JOHN DEMPSTER
(865) 444-3244
jdempster@gprknoxville.com

GOLDMAN PARTNERS REALTY, LLC
(865) 444-3240
gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Executive Summary

5611 Merchants Center Blvd NW, Knoxville, Tennessee, 37912
 Rings: 1, 3, 5 mile radii

Prepared by Steve Goldman, CCIM

Latitude: 36.01010
 Longitude: -83.97557

	1 mile	3 miles	5 miles
Population			
2000 Population	5,652	49,083	137,826
2010 Population	6,320	53,069	146,638
2017 Population	6,764	56,114	154,478
2022 Population	7,082	58,348	160,328
2000-2010 Annual Rate	1.12%	0.78%	0.62%
2010-2017 Annual Rate	0.94%	0.77%	0.72%
2017-2022 Annual Rate	0.92%	0.78%	0.75%
2017 Male Population	48.3%	47.6%	48.7%
2017 Female Population	51.7%	52.4%	51.3%
2017 Median Age	38.3	36.4	34.6

In the identified area, the current year population is 154,478. In 2010, the Census count in the area was 146,638. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 160,328 representing a change of 0.75% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	81.6%	78.0%	79.4%
2017 Black Alone	7.8%	13.0%	12.7%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2017 Asian Alone	1.4%	1.3%	1.7%
2017 Pacific Islander Alone	0.2%	0.2%	0.1%
2017 Other Race	5.6%	3.7%	2.7%
2017 Two or More Races	2.9%	3.4%	3.0%
2017 Hispanic Origin (Any Race)	9.0%	6.8%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 42.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,664	21,465	58,464
2010 Households	2,969	22,946	60,956
2017 Total Households	3,131	23,997	63,766
2022 Total Households	3,262	24,862	66,051
2000-2010 Annual Rate	1.09%	0.67%	0.42%
2010-2017 Annual Rate	0.74%	0.62%	0.62%
2017-2022 Annual Rate	0.82%	0.71%	0.71%
2017 Average Household Size	2.16	2.32	2.28

The household count in this area has changed from 60,956 in 2010 to 63,766 in the current year, a change of 0.62% annually. The five-year projection of households is 66,051, a change of 0.71% annually from the current year total. Average household size is currently 2.28, compared to 2.25 in the year 2010. The number of families in the current year is 34,142 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

Executive Summary

5611 Merchants Center Blvd NW, Knoxville, Tennessee, 37912
 Rings: 1, 3, 5 mile radii

Prepared by Steve Goldman, CCIM

Latitude: 36.01010
 Longitude: -83.97557

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$38,356	\$36,503	\$37,669
2022 Median Household Income	\$41,363	\$38,903	\$40,855
2017-2022 Annual Rate	1.52%	1.28%	1.64%
Average Household Income			
2017 Average Household Income	\$50,352	\$47,857	\$52,395
2022 Average Household Income	\$56,535	\$54,032	\$59,562
2017-2022 Annual Rate	2.34%	2.46%	2.60%
Per Capita Income			
2017 Per Capita Income	\$22,488	\$20,767	\$22,373
2022 Per Capita Income	\$25,093	\$23,324	\$25,270
2017-2022 Annual Rate	2.22%	2.35%	2.47%

Current median household income is \$37,669 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$40,855 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$52,395 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$59,562 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,373 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,270 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,908	23,306	64,166
2000 Owner Occupied Housing Units	1,420	12,451	32,344
2000 Renter Occupied Housing Units	1,245	9,014	26,120
2000 Vacant Housing Units	243	1,841	5,702
2010 Total Housing Units	3,282	25,392	67,798
2010 Owner Occupied Housing Units	1,633	12,880	33,421
2010 Renter Occupied Housing Units	1,336	10,066	27,535
2010 Vacant Housing Units	313	2,446	6,842
2017 Total Housing Units	3,386	26,409	70,945
2017 Owner Occupied Housing Units	1,593	12,610	32,822
2017 Renter Occupied Housing Units	1,538	11,387	30,944
2017 Vacant Housing Units	255	2,412	7,179
2022 Total Housing Units	3,505	27,318	73,509
2022 Owner Occupied Housing Units	1,656	13,071	33,931
2022 Renter Occupied Housing Units	1,606	11,792	32,120
2022 Vacant Housing Units	243	2,456	7,458

Currently, 46.3% of the 70,945 housing units in the area are owner occupied; 43.6%, renter occupied; and 10.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 67,798 housing units in the area - 49.3% owner occupied, 40.6% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 2.04%. Median home value in the area is \$136,602, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.37% annually to \$153,601.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.