



OFFICE BUILDING FOR LEASE

PROPERTY OVERVIEW

NNN lease with \$12.00 SF base rent and \$2.10 NNN charges. Tenant is responsible for their own utilities.

229

EAST HOWE STREETALCOA, TN



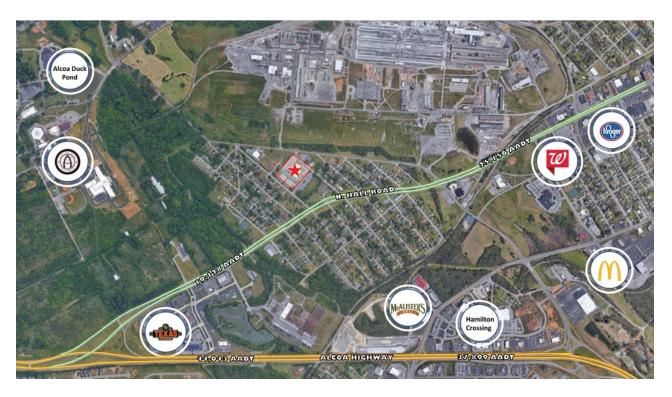
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Principal 865.450.8883 jim.holleman@avisonyoung.com





Office Building For Lease



OFFERING SUMMARY

Lot Size:

Available SF: 6,000 - 8,222 SF

PROPERTY OVERVIEW

Triple net lease with base rent \$12.00 SF and CAM \$2.10. Tenant is responsible for his own utilities.

AVAILABLE SPACES

Lease Rate: \$6.00 - 12.00 SF/yr (NNN)

 SPACE
 LEASE RATE
 SIZE (SF)

 Unfinished office suite
 \$12.00 SF/yr
 6,000 SF

 City Center Gym
 \$6.00 SF/yr
 8,222 SF

Building Size: 42,939

Zoning: E-General Business

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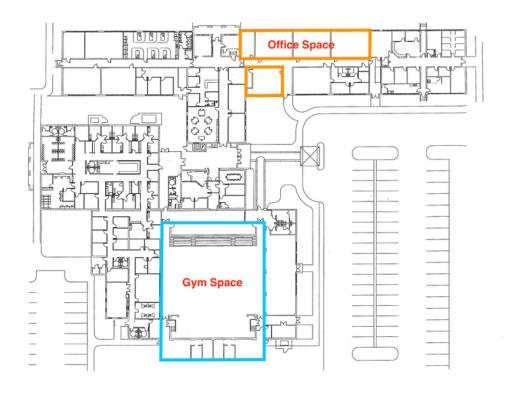
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7.98 Acres



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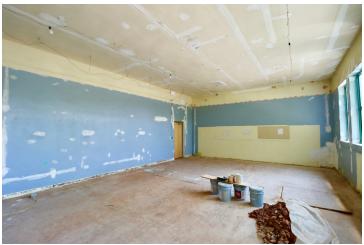


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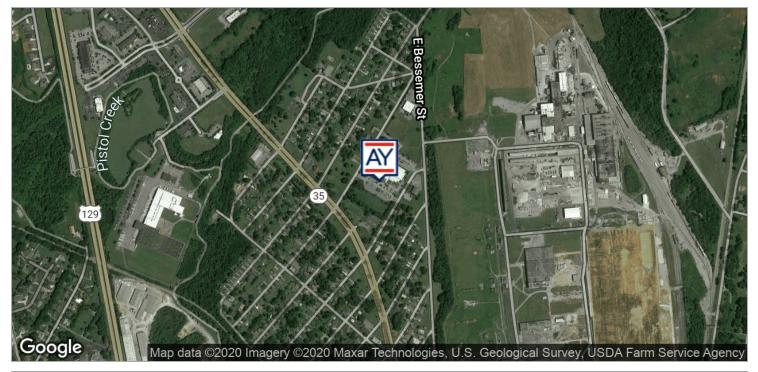
Andrew Wilmoth Senior Associate

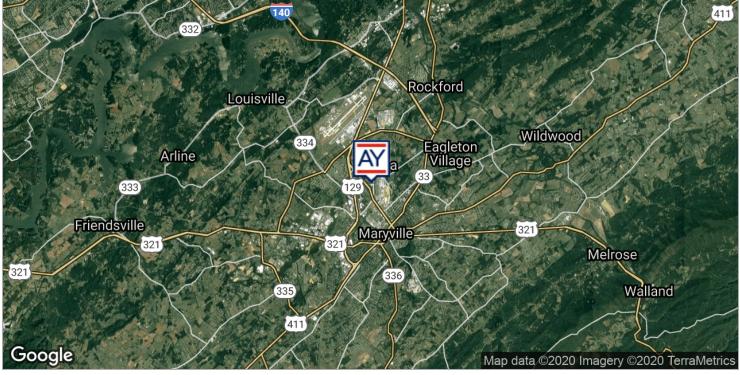
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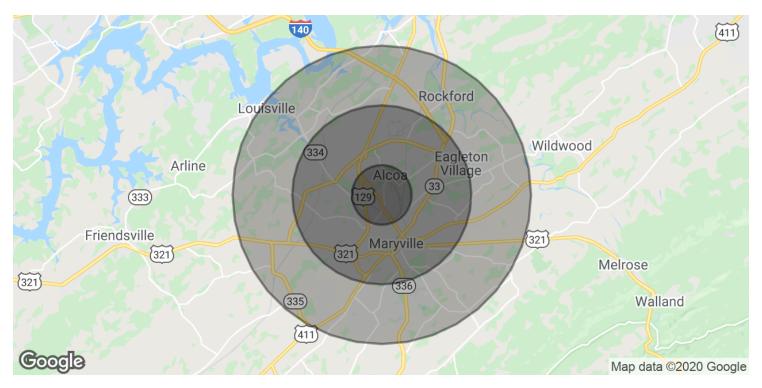
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Office Building For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,855	30,864	63,809
Average age	35.5	36.5	38.6
Average age (Male)	34.1	34.8	37.1
Average age (Female)	37.7	38.5	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,089	12,466	25,752
# of persons per HH	2.6	2.5	2.5
Average HH income	\$48,197	\$49,660	\$57,172
Average house value	\$160,426	\$156,801	\$166,385

^{*} Demographic data derived from 2010 US Census

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