

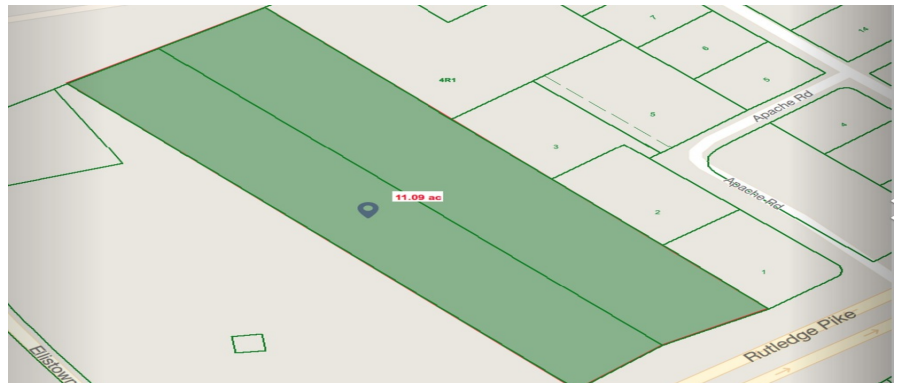
11+ Acres Industrial Land For Sale

8013 & 8017 Rutledge Pike, Knoxville, TN 37924



OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	11.08 Acres
Building Size:	4,444 SF
Price / SF:	\$118.14
Zoning:	Industrial
Lot Frontage:	400'
Lot Depth:	1,240'
Sale Terms:	Cash to Seller



PROPERTY OVERVIEW

The property is an 11.08 acre industrial site located on Rutledge Pike just east of the I-40/I-640 interchange. The property is ready for development and includes two structures that could be used as office and shop space to support any number of uses.

11+ Acres Industrial Land For Sale

8013 & 8017 Rutledge Pike, Knoxville, TN 37924

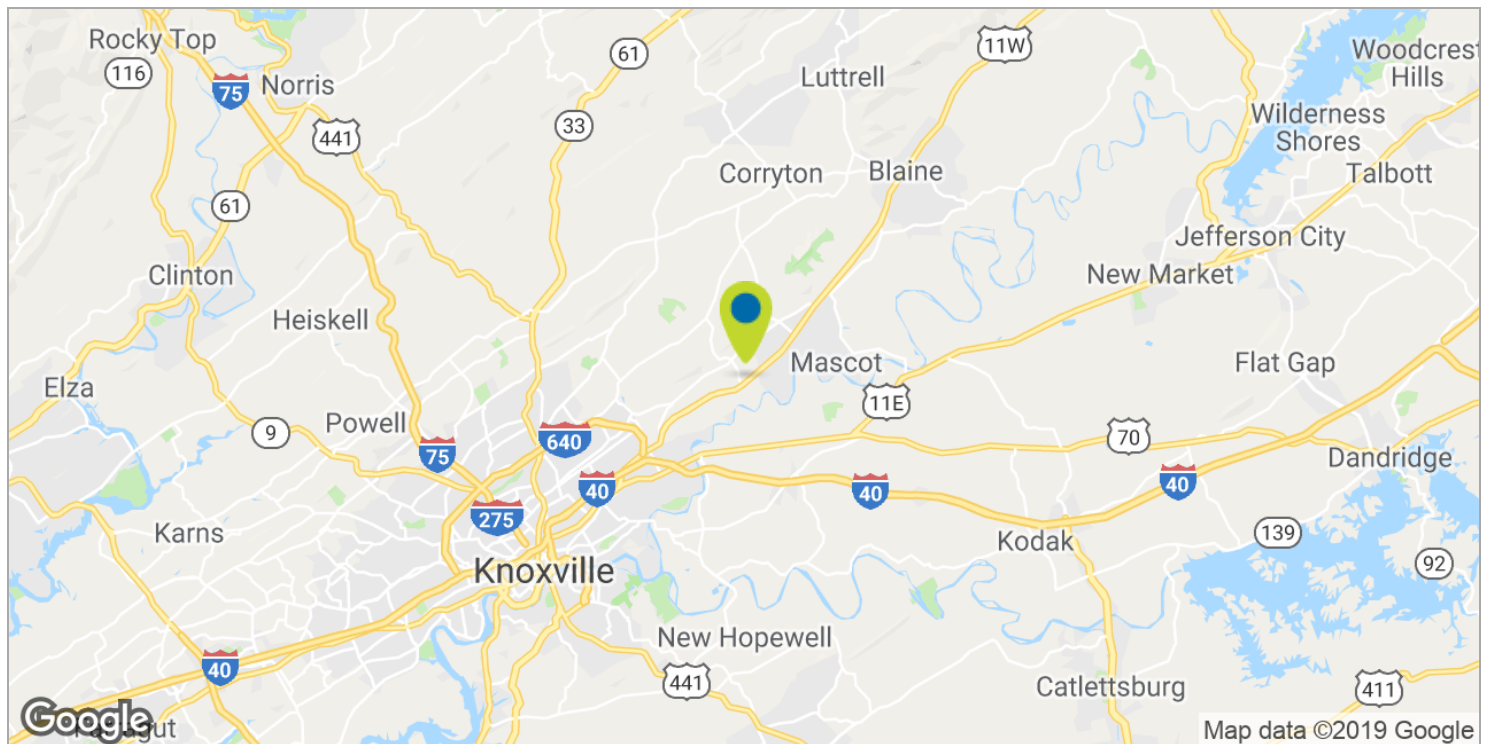




11+ Acres Industrial Land For Sale

8013 & 8017 Rutledge Pike, Knoxville, TN 37924

Conversion
PROPERTIES INC



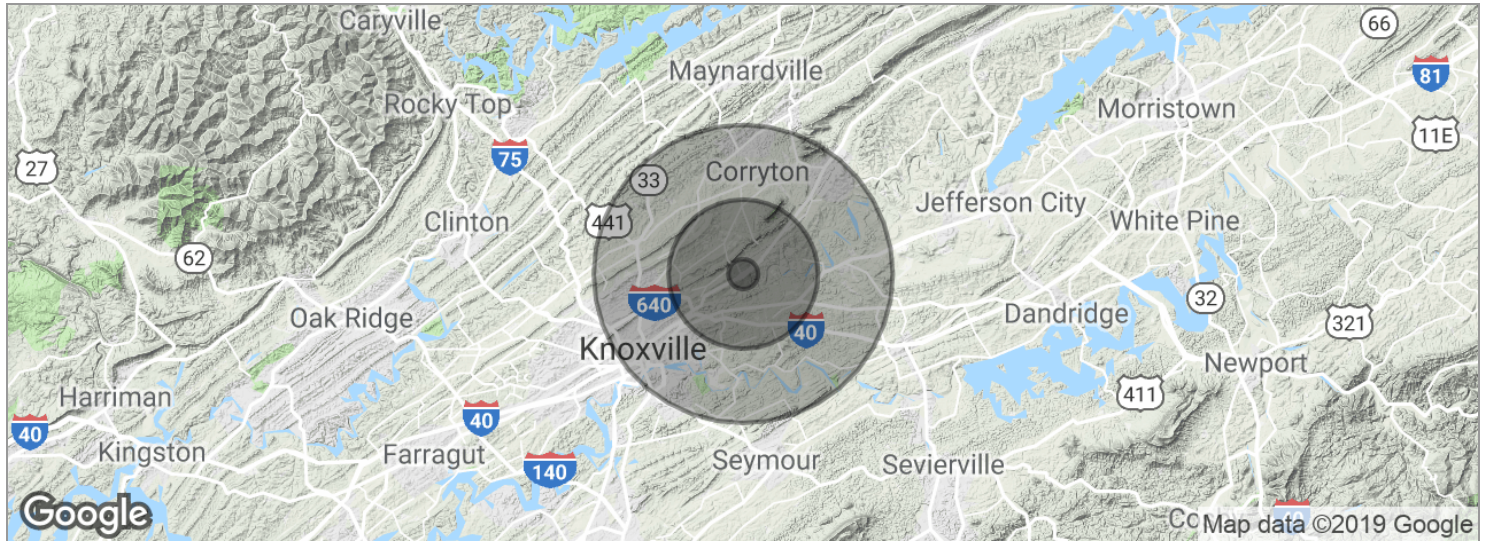
COURTLAND COBBLE | 865.246.1331 X106 | CCOBBLE@CONVERSIONPROP.COM



11+ Acres Industrial Land For Sale

8013 & 8017 Rutledge Pike, Knoxville, TN 37924

Conversion
PROPERTIES INC



POPULATION	1 MILE	5 MILES	10 MILES
Total population	247	5,405	31,720
Median age	43.4	42.9	40.2
Median age (Male)	41.0	40.9	38.9
Median age (Female)	46.3	45.3	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	92	2,037	12,246
# of persons per HH	2.7	2.7	2.6
Average HH income	\$39,488	\$39,889	\$47,848
Average house value	\$144,364	\$143,086	\$146,077

* Demographic data derived from 2010 US Census