



INVESTMENT PROPERTY FOR SALE

PROPERTY OVERVIEW

Available for Sale only. Office space available on the main arterial corridor of Morristown with a traffic count of 50,614 cars daily. Newly sealed and striped parking lot.

This space is currently occupied by a dentist with ~4 years remaining on the NNN lease. Tenant's current rent is \$2325/month through June 2021, then increases to \$2440/month through June 2024.

Contact broker for more information.

2307

WEST AJ HWY, SUITE 111

MORRISTOWN, TN

Andrew Wilmoth

Senior Associate

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Jim Holleman, CCIM

Principal

865.450.8883

jim.holleman@avisonyoung.com



Platinum member



OFFERING SUMMARY

Building Size: 2,042

Sale Price: \$375,000

Price / SF: \$183.64



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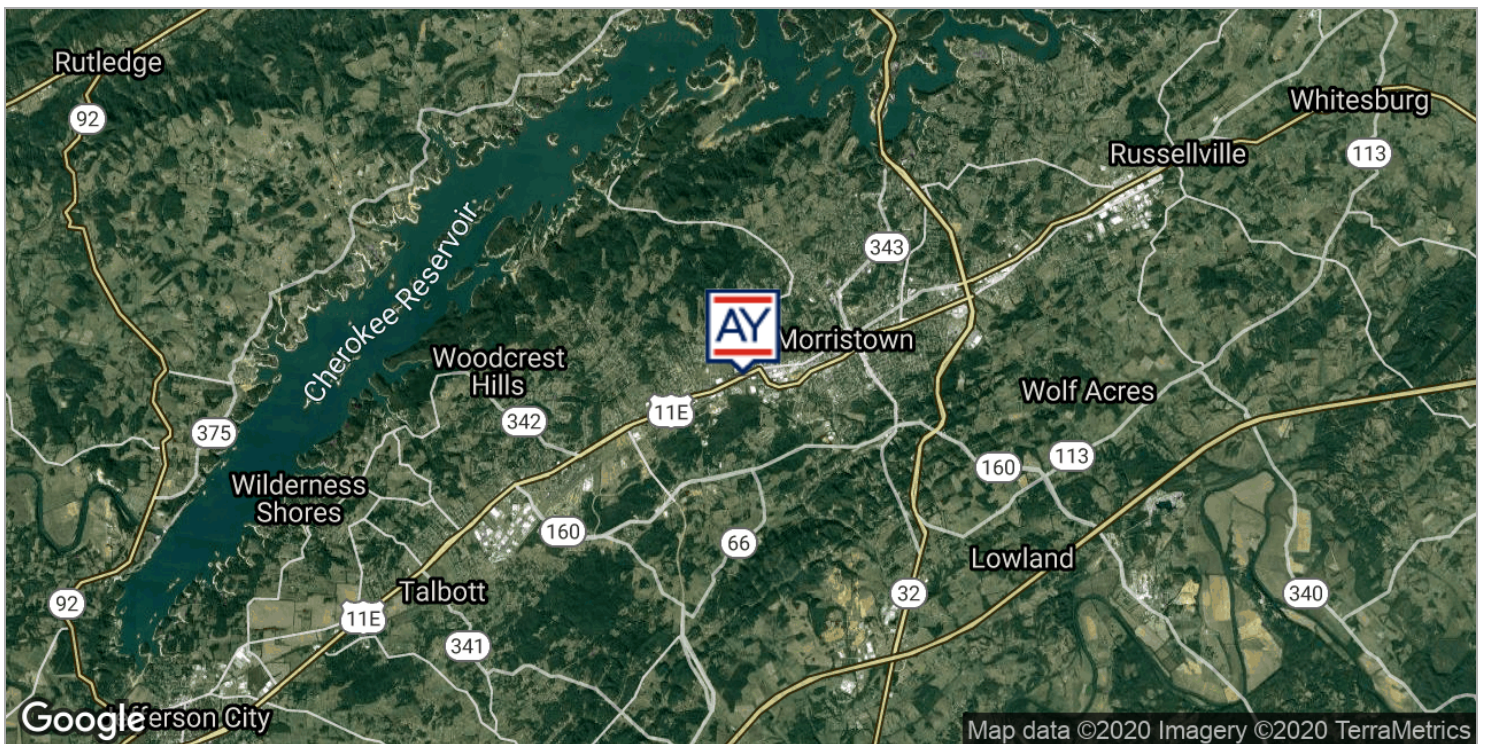
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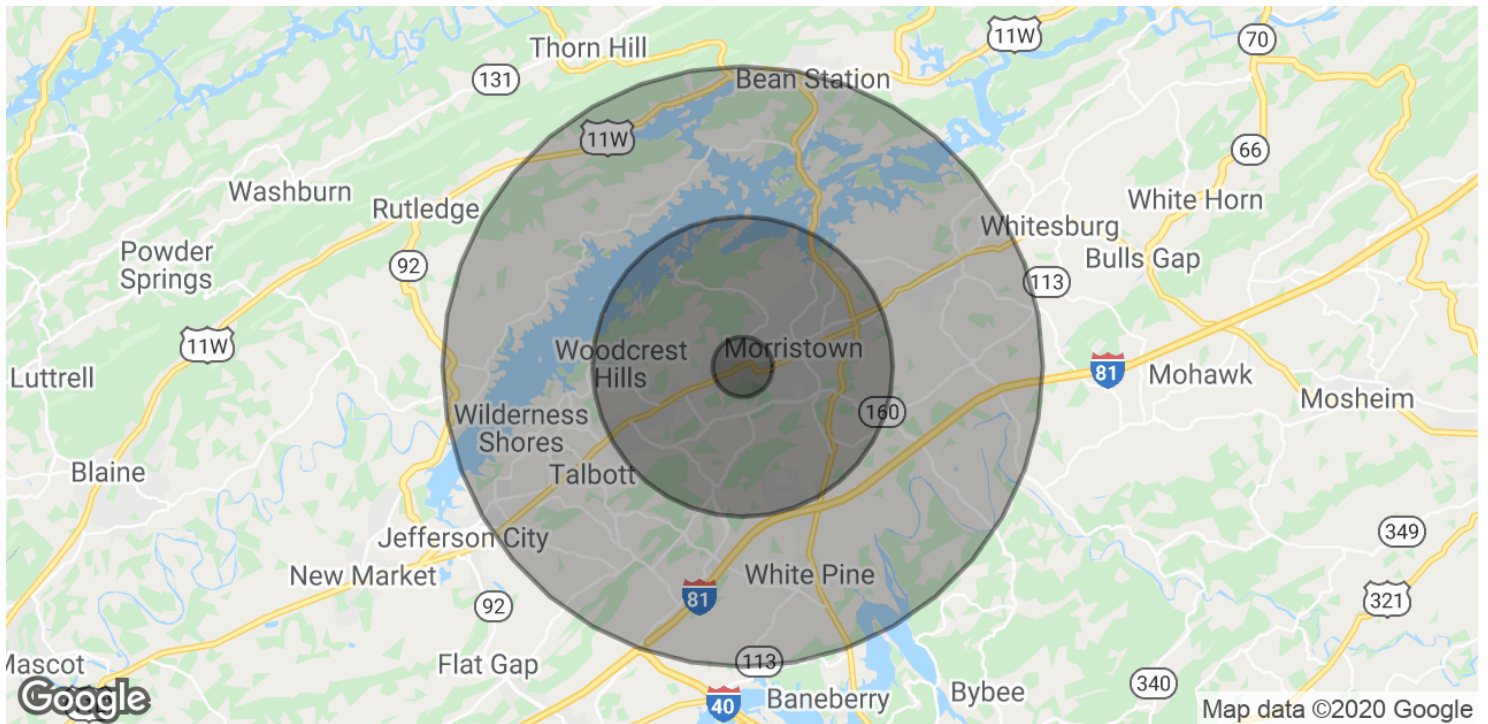


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,156	47,369	91,782
Average age	38.6	37.9	38.9
Average age (Male)	34.8	35.7	37.2
Average age (Female)	42.7	40.2	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,237	18,841	36,083
# of persons per HH	2.6	2.5	2.5
Average HH income	\$50,410	\$49,223	\$50,052
Average house value	\$140,022	\$132,586	\$138,336

* Demographic data derived from 2010 US Census

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