

Automotive Service Property

5611 Washington Pike, Knoxville, TN 37918



HIGHLIGHTS

Available SF:	2 - 11,800 SF
Lease Rate:	\$7.00 SF/yr (Gross)
Lot Size:	5.6 Acres
Building Size:	11,800

PROPERTY OVERVIEW

This is a purpose-built automotive center with two buildings on 5.6 acres. The main building has six total bays, including two for large detail or diesel truck repair, and four large bays with 14-ft wide doors and pull through service. The secondary building is +/- 2,600 SF for ancillary body shop or storage use.

Traffic has increased 63% over the last decade on Washington Pike. New luxury apartment and retirement communities have been developed, along with Target, Ross, AT&T, and JoAnn Fabrics just to name a few. The property is parallel to a main arterial road into Knoxville in a trade area that is the third largest retail destination in Knox County, producing more than 320 million in retail sales.

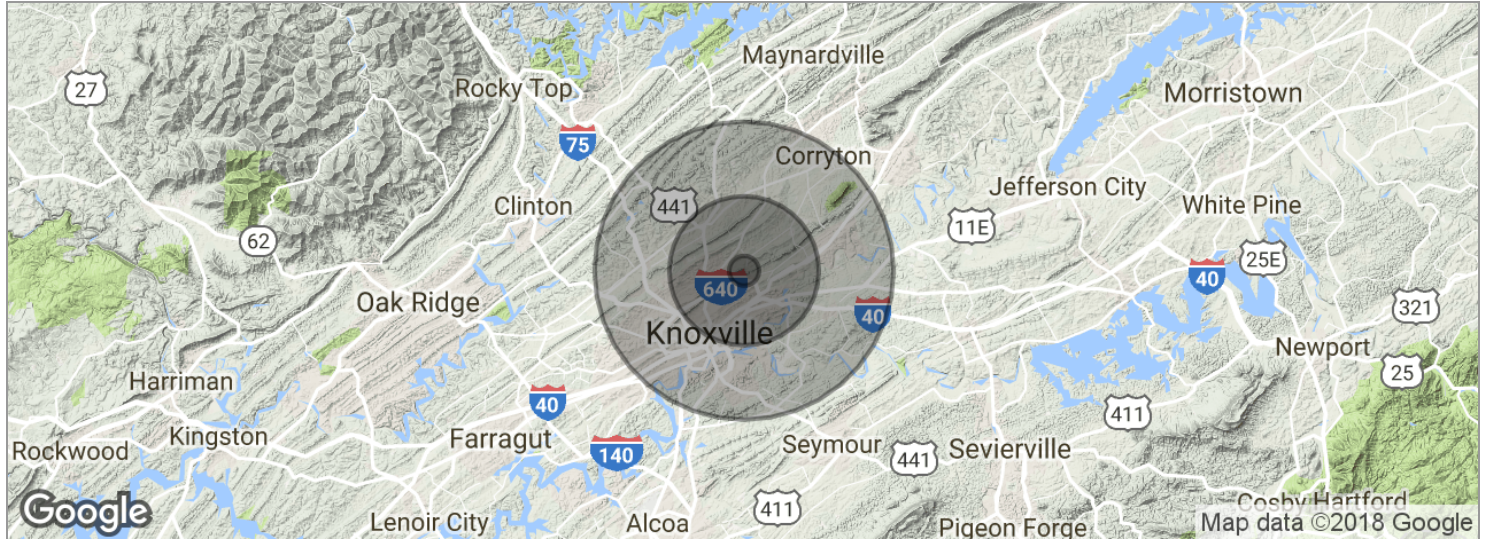
FEATURES

- Over 60% traffic increase over last 10 years
- Functional auto service center
- Serves regional 8 county area (\$320M in retail sales)
- Huge lot for extra storage
- Perfect set up for comprehensive auto repair & sales

JUSTIN STERLING | 865.246.1331 X109 | JSTERLING@CONVERSIONPROP.COM

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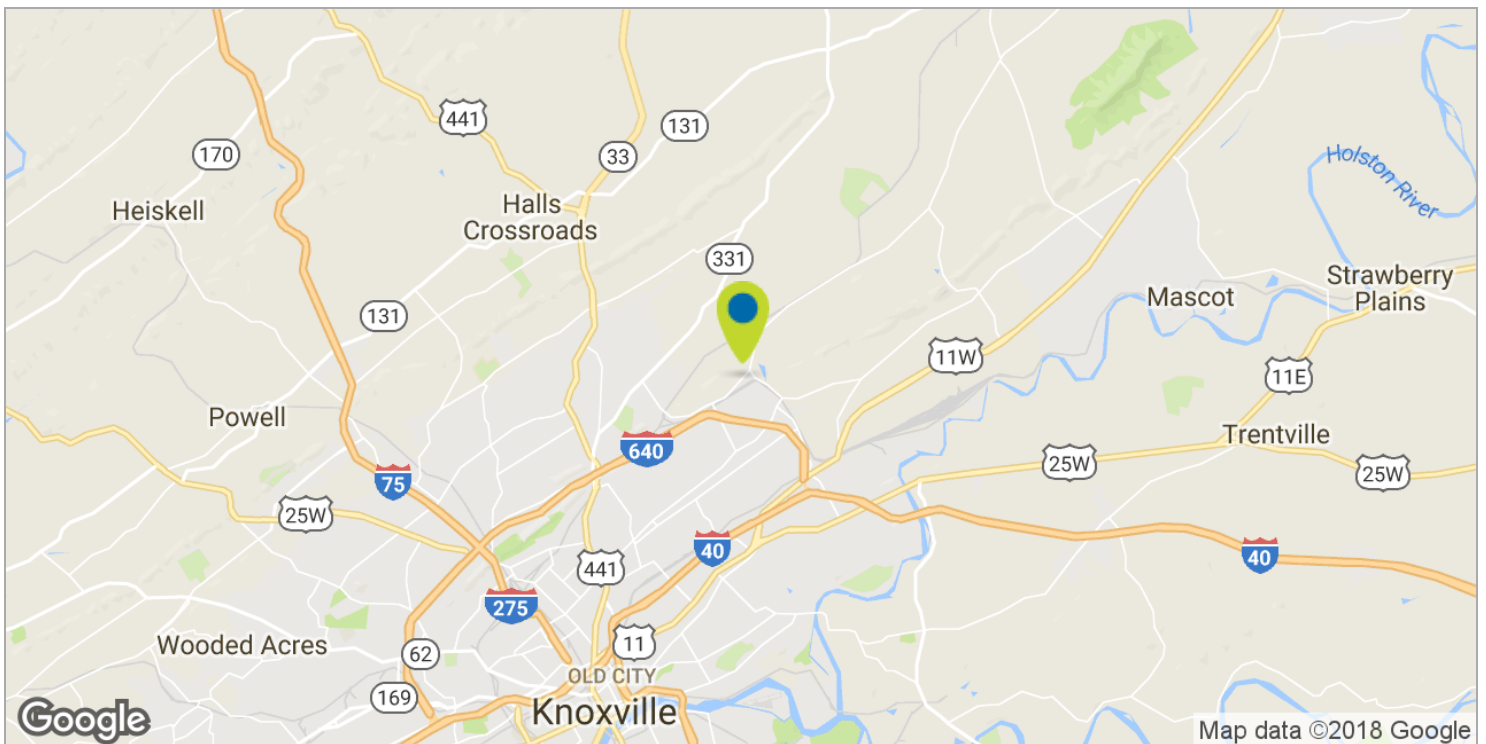
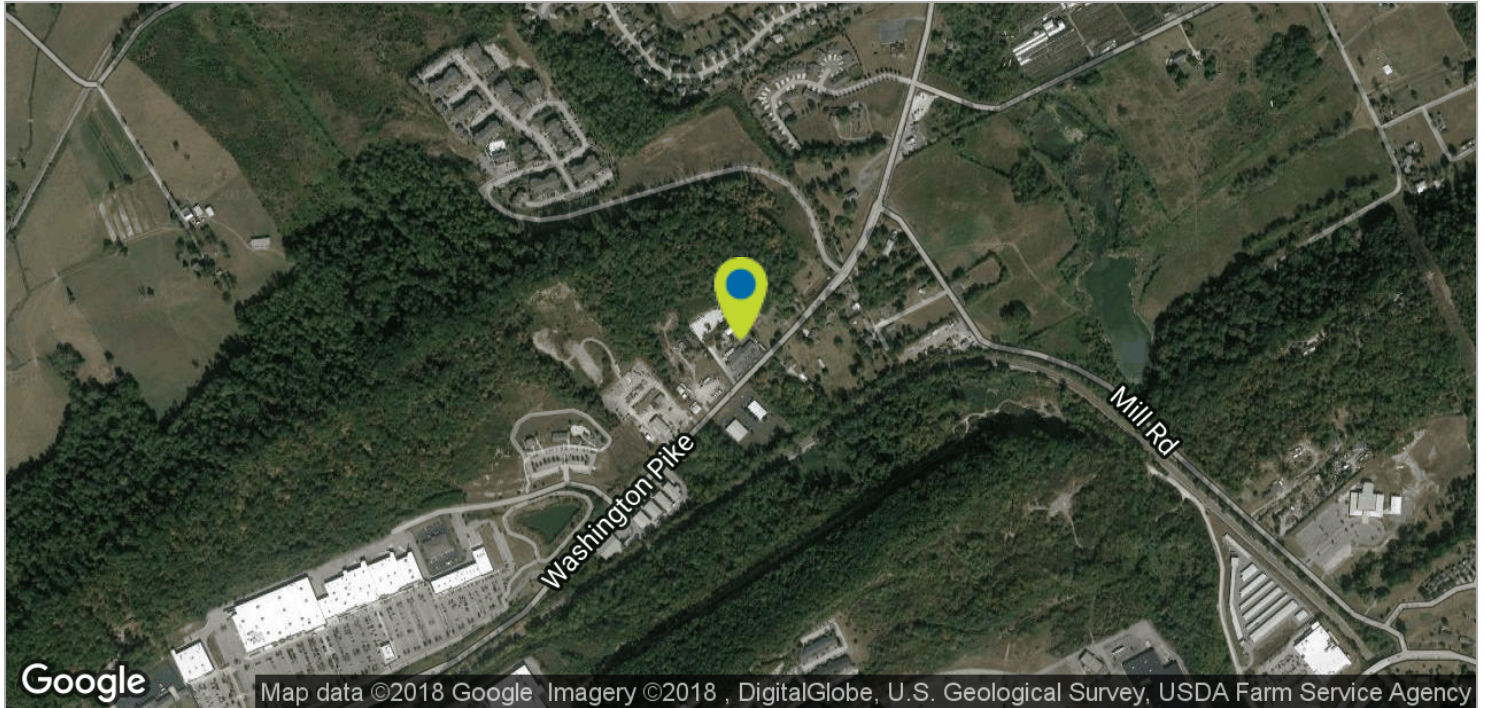


POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,606	91,698	267,442
Median age	38.3	39.7	36.7
Median age (male)	34.1	38.0	35.5
Median age (Female)	41.1	41.6	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,170	41,620	116,351
# of persons per HH	2.2	2.2	2.3
Average HH income	\$54,195	\$48,260	\$47,818
Average house value	\$150,868	\$152,634	\$151,809

* Demographic data derived from 2010 US Census

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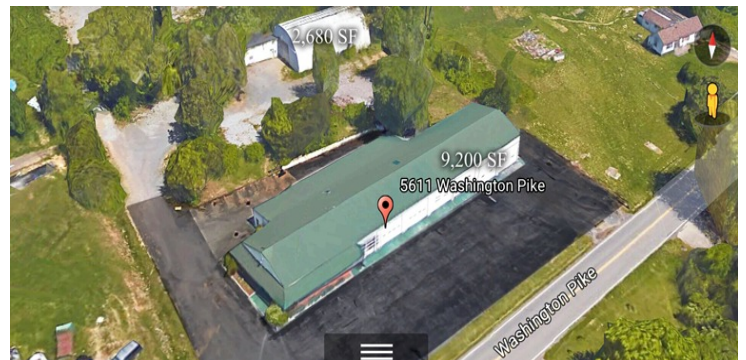
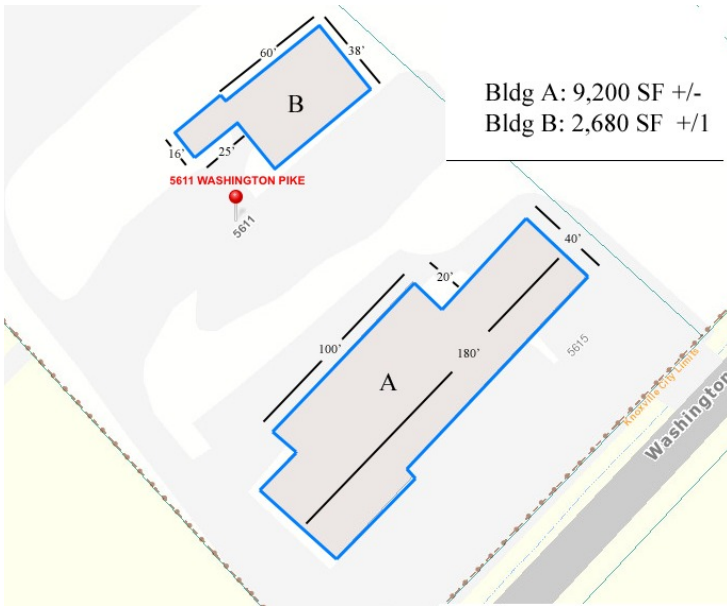
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Parcel 059 00402 - Property Map and Details Report



Property Information	
Location Address:	5611 WASHINGTON PIKE
CLT Map:	59
Insert:	
Group:	
Condo Letter:	
Parcel:	4.02
Parcel ID:	059 00402
Parcel Type:	
District:	N7
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	5.6
Calc. Acreage:	0
Recorded Plat:	63L - 68



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RECENT UPGRADES/IMPROVEMENTS

(SHOP)

Repair Air Supply lines
New Heating unit
New AC unit
OSHA updates.. wider stairs.. fence etc
Electrical panel..improved for heavy use
Plumbing repairs
Corrected lighting wiring.

(Office)

New HVAC
electrical outlets as necessary
Window tint in the show room
New Locks etc
New exterior LED lights

(Common Area) Tree & brush removal
Grading & site work
Parking Lot overlay (est Oct 1, 2018)
Upgraded Security System