

FOR LEASE | OFFICE SPACE



Redevelopment in South Knoxville Waterfront District

2216 W Blount Ave.
Knoxville, TN 37920

COURTLAND COBBLE | 865.246.1331 X106 | CCOBBLE@CONVERSIONPROP.COM

520 W. Summit Hill Drive, Suite 903 | Knoxville, TN 37902 | 865.246.1331 | conversionprop.com

180 - 8,774 SF FOR LEASE

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HIGHLIGHTS

| | |
|----------------------|-----------------------|
| Available SF: | 180 - 8,774 SF |
| Lease Rate: | \$12.50 SF/yr (Gross) |
| Building Size: | 9,572 |
| Gross Building Area: | 13,592 |
| Ceiling: | 12' |
| Conference Rooms: | 2 |
| Parking: | Surface |
| Submarket: | South |
| Class: | B |
| Year Built: | 1976 |
| Year Renovated: | 2017 |



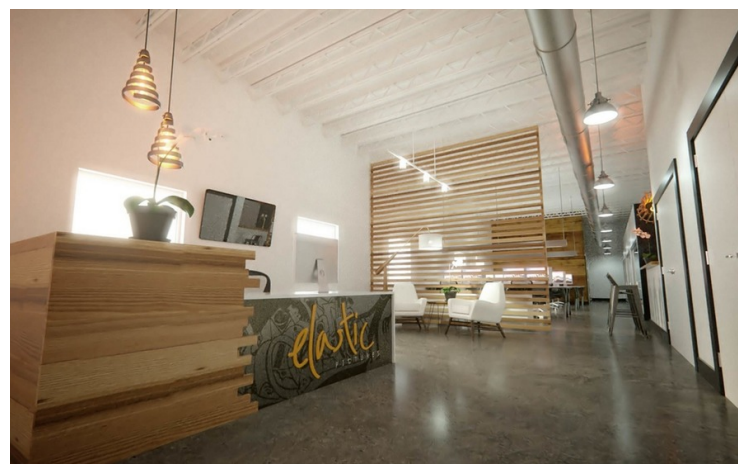
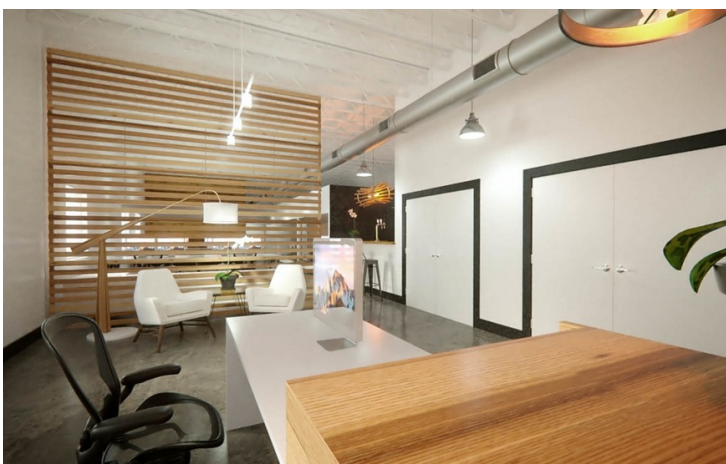
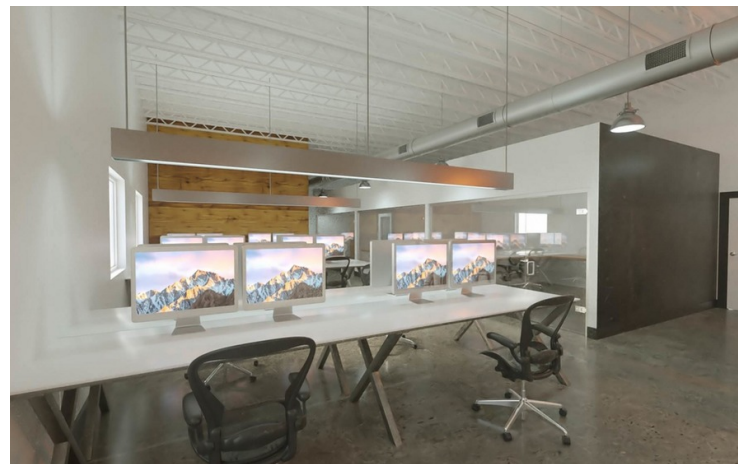
PROPERTY OVERVIEW

Redevelopment is taking place on the interior and exterior of the building in the up and coming South Waterfront District. Offering over 9,500 square feet for rent with tenant improvements included. SPACE IS DIVISIBLE!

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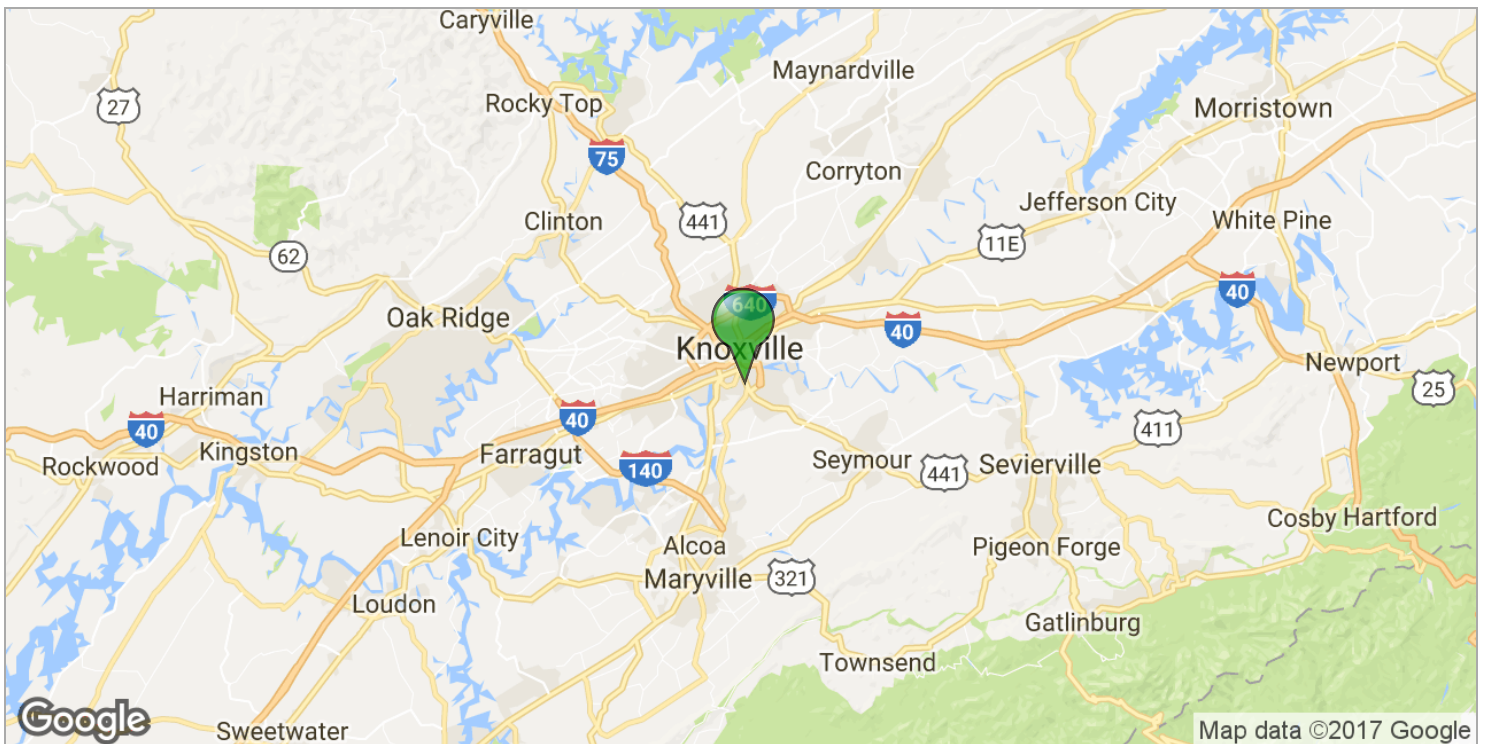




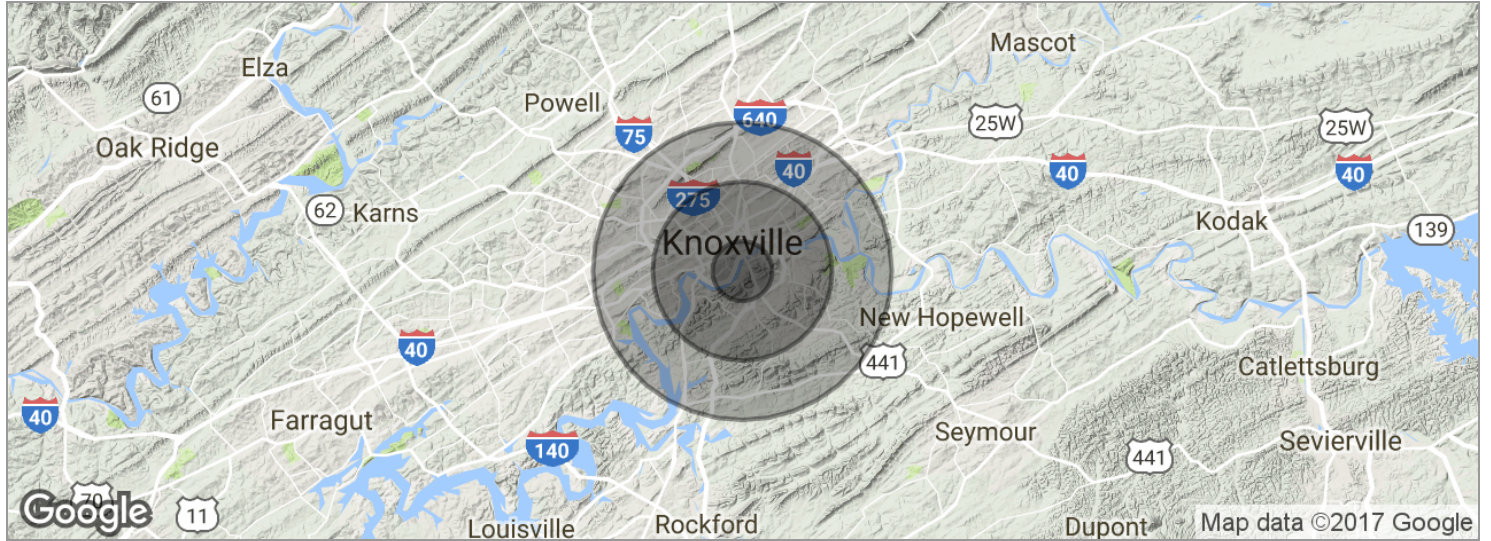
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Conversion
PROPERTIES INC



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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 11,981 | 63,627 | 131,157 |
| Median age | 23.7 | 30.5 | 34.2 |
| Median age (male) | 24.0 | 29.7 | 33.0 |
| Median age (Female) | 23.6 | 31.6 | 35.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,875 | 27,129 | 59,139 |
| # of persons per HH | 4.2 | 2.3 | 2.2 |
| Average HH income | \$29,052 | \$33,212 | \$39,965 |
| Average house value | \$225,763 | \$151,925 | \$140,682 |

* Demographic data derived from 2010 US Census