



# Offering Memorandum



**13,920 SF Retail/Flex | Knoxville, TN**

**1345 CALLAHAN DR, KNOXVILLE, TN 37912**

**PRESENTED BY:**

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# Property Information

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## PROPERTY SUMMARY

### 13,920 SF RETAIL/FLEX

1345 CALLAHAN DR  
KNOXVILLE, TN 37912

#### OFFERING SUMMARY

|                       |                    |
|-----------------------|--------------------|
| <b>SALE PRICE:</b>    | <b>\$3,000,000</b> |
| <b>BUILDING SIZE:</b> | 13,920 SF          |
| <b>ZONING:</b>        | CB                 |
| <b>LOT SIZE:</b>      | 2.21 Acres         |
| <b>PRICE / SF:</b>    | \$215.52           |



## PROPERTY SUMMARY

Positioned along one of North Knoxville's most visible commercial corridors, this 13,920 SF Retail/Flex property offers an exceptional opportunity for users seeking showroom, warehouse, service, or flex space with excellent exposure. Located on Callahan Drive with approximately 150' of frontage and traffic counts of 23,000 VPD, the property provides strong visibility and convenient access just 1 mile from I-75 (86,000 VPD). The building features an upgraded showroom with 12'-14' ceiling heights, making it well-suited for retail display, contractor sales, service operations, light industrial use, or distribution. The rear of the property includes two garage bays with roll-up doors and 12' clear heights. Interior improvements include four offices, four restrooms, and a break room/kitchenette, offering a practical layout for both customer-facing and operational needs. With its combination of frontage, accessibility, showroom appeal, and functional rear loading, this property is a rare Callahan Drive opportunity in one of the Knoxville market's most active commercial locations.

## PROPERTY HIGHLIGHTS

- 13,920 SF Retail/Flex
- 150' of frontage on Callahan Drive
- 23,000 VPD
- 1 mile from I-75 (86,000 VPD)
- Expansive Showroom w/ 12-14' clear heights
- 2 garage bays w/ 12' roll up doors
- 4 offices, 4 restrooms and break room/kitchenette



**13,920 SF Retail/Flex**

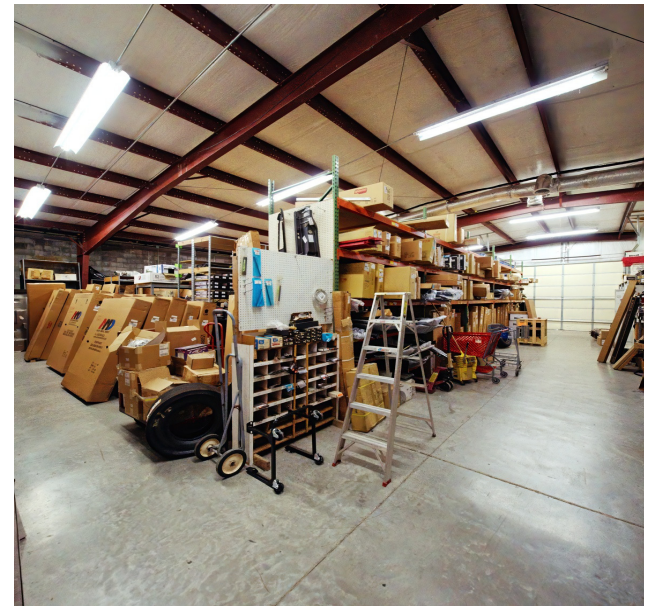


**Built in 2007**



**150' frontage on  
Callahan Drive**

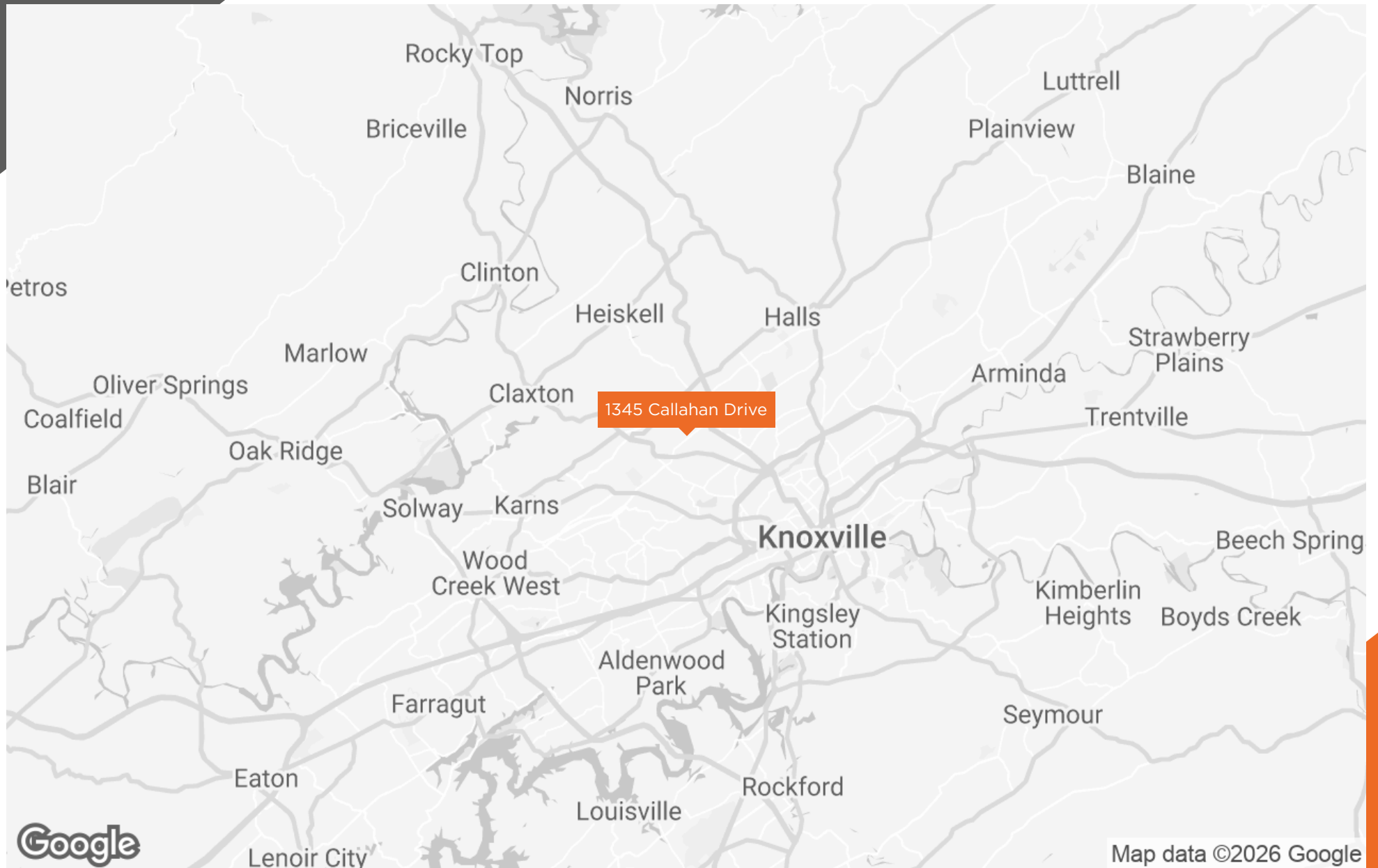
# ADDITIONAL PHOTOS



# LOCATION MAP



# REGIONAL MAP



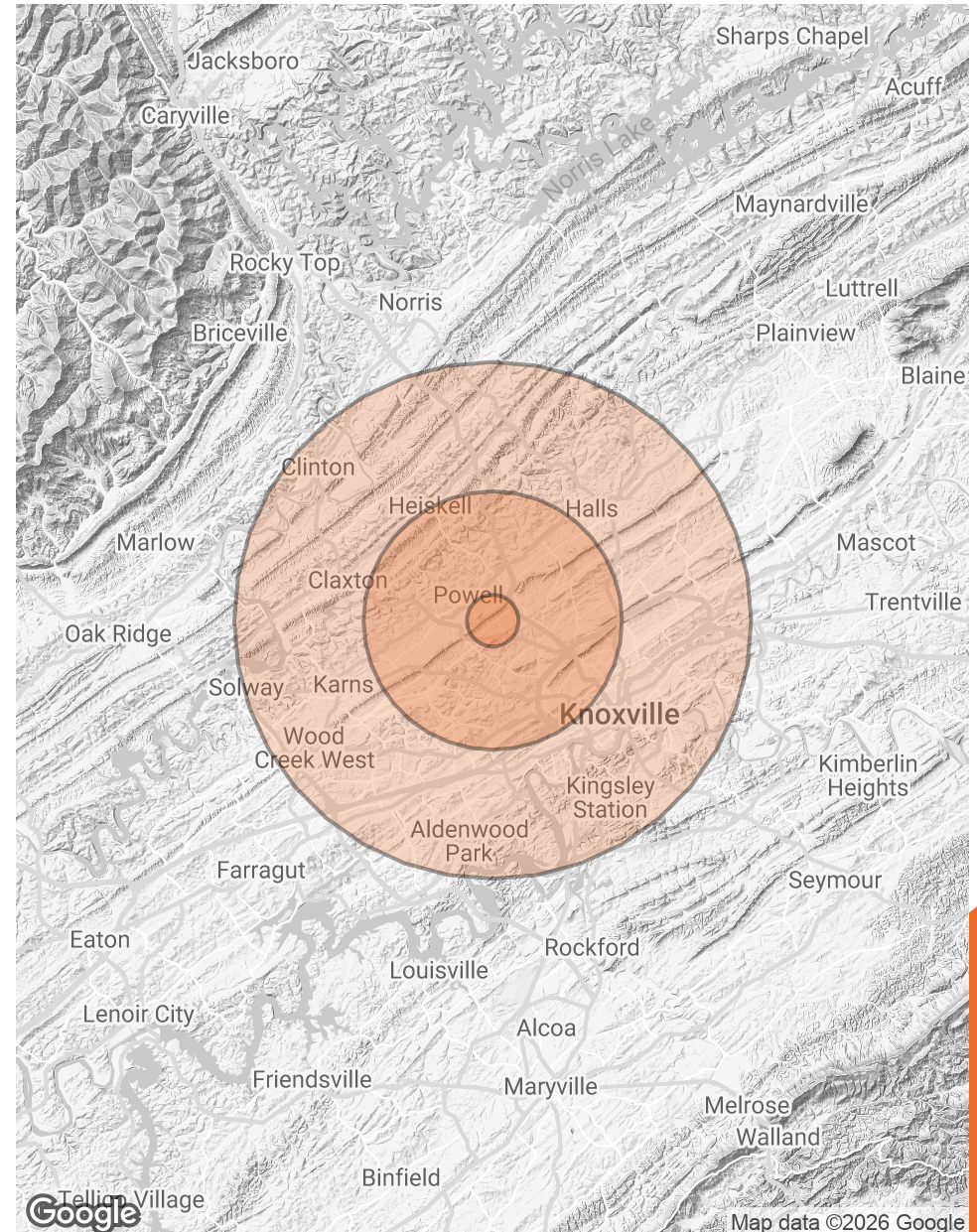
# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

| POPULATION                  | 1 MILE    | 5 MILES   | 10 MILES  |
|-----------------------------|-----------|-----------|-----------|
| <b>TOTAL POPULATION</b>     | 3,107     | 118,655   | 378,982   |
| <b>AVERAGE AGE</b>          | 35.7      | 37.3      | 38.1      |
| <b>AVERAGE AGE (MALE)</b>   | 34.3      | 36.2      | 36.9      |
| <b>AVERAGE AGE (FEMALE)</b> | 35.4      | 38.1      | 39.2      |
| HOUSEHOLDS & INCOME         | 1 MILE    | 5 MILES   | 10 MILES  |
| <b>TOTAL HOUSEHOLDS</b>     | 1,158     | 49,394    | 157,564   |
| <b># OF PERSONS PER HH</b>  | 2.7       | 2.4       | 2.4       |
| <b>AVERAGE HH INCOME</b>    | \$95,507  | \$79,032  | \$89,636  |
| <b>AVERAGE HOUSE VALUE</b>  | \$255,694 | \$240,337 | \$304,447 |

2023 American Community Survey (ACS)



FOR MORE INFORMATION



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