



20-YEAR TENANT | RECENT RENEWAL | NEAR DOWNTOWN KNOXVILLE

2604 E Magnolia Ave | Knoxville, TN 37914



SVN | Second Story Real Estate Management

John Markley

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INVESTMENT SUMMARY

Offering Price:	\$945,312	Tenant:	Family Dollar
Net Operating Income:	\$75,625	Lease Type:	NNN
Year 1 Cap Rate:	8%	Primary Lease Term:	5 Years
Year Built:	1945	Annual Rent:	\$75,625
Building Size:	10,000 SF	Lease Expiration:	7/1/2030
Lot Size:	09 Acres	Renewal Options:	Two remaining automatic 5-year extensions (tenant must cancel with 60 days' notice to opt out)
Property Address:	2604 E Magnolia Ave	Rent Increases:	10%
City, State, Zip:	Knoxville, TN 37914		

LOCATION DESCRIPTION

Located along the high-traffic East Magnolia Avenue corridor, 2604 E Magnolia Ave offers an outstanding opportunity for retail, office, or service-oriented users. Situated just minutes from downtown Knoxville and easily accessible from I-40, this property benefits from strong visibility, steady vehicular traffic, and close proximity to a revitalizing commercial district.



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LISTING HIGHLIGHTS

- Tenant has been operating at this location since 2005
- Dollar Tree corporate guaranteed lease
- Tenant renewed their first of three 5 year options on 7/1/2025 for with a 10% rent increase
- Tenant invested significantly into an interior revamp in 2024 which is a strong indication for future renewal options
- Roof and HVAC in great shape
- Brand new security cameras installed in 2026 (8 cameras with live feed). Ideal for remote LL to monitor the property.
- Brand new exterior lighting and solar panel parking lot lighting
- Located on a hard corner along the highly trafficked East Magnolia Avenue corridor. Situated just minutes from downtown Knoxville and easily accessible from I-40, this property benefits from strong visibility, steady vehicular traffic, and close proximity to a revitalizing commercial district.
- The building features ample frontage, flexible interior layout potential, and convenient on-site parking. Whether you're an investor seeking a stabilized asset with future value-add upside or an owner-user looking for a strategic location, this property delivers exceptional upside in one of Knoxville's emerging submarkets.



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AERIAL PHOTOS

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DEMOGRAPHICS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



POPULATION

	3 MILES	5 MILES	10 MILES
2020	63,771	136,764	319,557
2024	73,573	151,128	339,059
2029 Projected	81,199	165,405	369,004
Median Age	34.6	33.1	36.7

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020	28,761	57,536	133,118
2024	33,496	64,279	141,871
2029 Projection	37,065	70,687	154,829

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Average	\$51,976	\$56,218	\$71,980
2024 Average	\$55,228	\$58,188	\$74,443
2029 Projected Average	\$56,235	\$59,061	\$75,217



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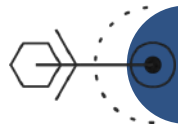
THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.





ABOUT THE BROKER

SVN | SECOND STORY REAL ESTATE MANAGEMENT



John Markley
Brokerage Advisor

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John is a commercial real estate advisor with over eight years of experience in sales, marketing, and recruiting. Specializing in retail and medical office sales and leasing, John brings a dynamic skill set to every transaction. Prior to joining SVN, he demonstrated his entrepreneurial spirit by successfully running a startup marketing and media company for three years. His experience also includes working with various private equity clients seeking multi-tenant retail and medical acquisitions. With strong communication, prospecting, and marketing abilities, John is a trusted partner for owners and investors looking to maximize the value of their real estate investments.

