



RETAIL PROPERTY FOR LEASE

PROPERTY DESCRIPTION

9009 Oak Ridge Hwy is a 5,800 square foot building on 0.91 acres that sees traffic counts of over 56,000 VPD. This move in ready property is available immediately and features 206' of frontage on Oak Ridge Hwy. The property is currently configured for auto service and features eight (8) 10'x10' roll up doors. The property is split into two sections: office and service garage. The office is approximately 2,300 square feet while the service garage is approximately 3,500 square feet. The service garage has a maximum ceiling height of 23' and includes eight (8) vehicle lifts currently. Large monument signage is available in the front of the property.

PROPERTY HIGHLIGHTS

Move In Ready Facility

56,000 VPD

206' of Frontage on Oak Ridge Hwy

Eight (8) 10'x10' Roll Up Doors

Monument Signage with Great Visibility

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	5,800 SF
Lot Size:	0.91 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	735	5,503	21,762
Total Population	2,014	14,481	55,621
Average HH Income	\$110,639	\$133,458	\$113,758

JAY COBBLE SIOR, CCIM

865.777.0202

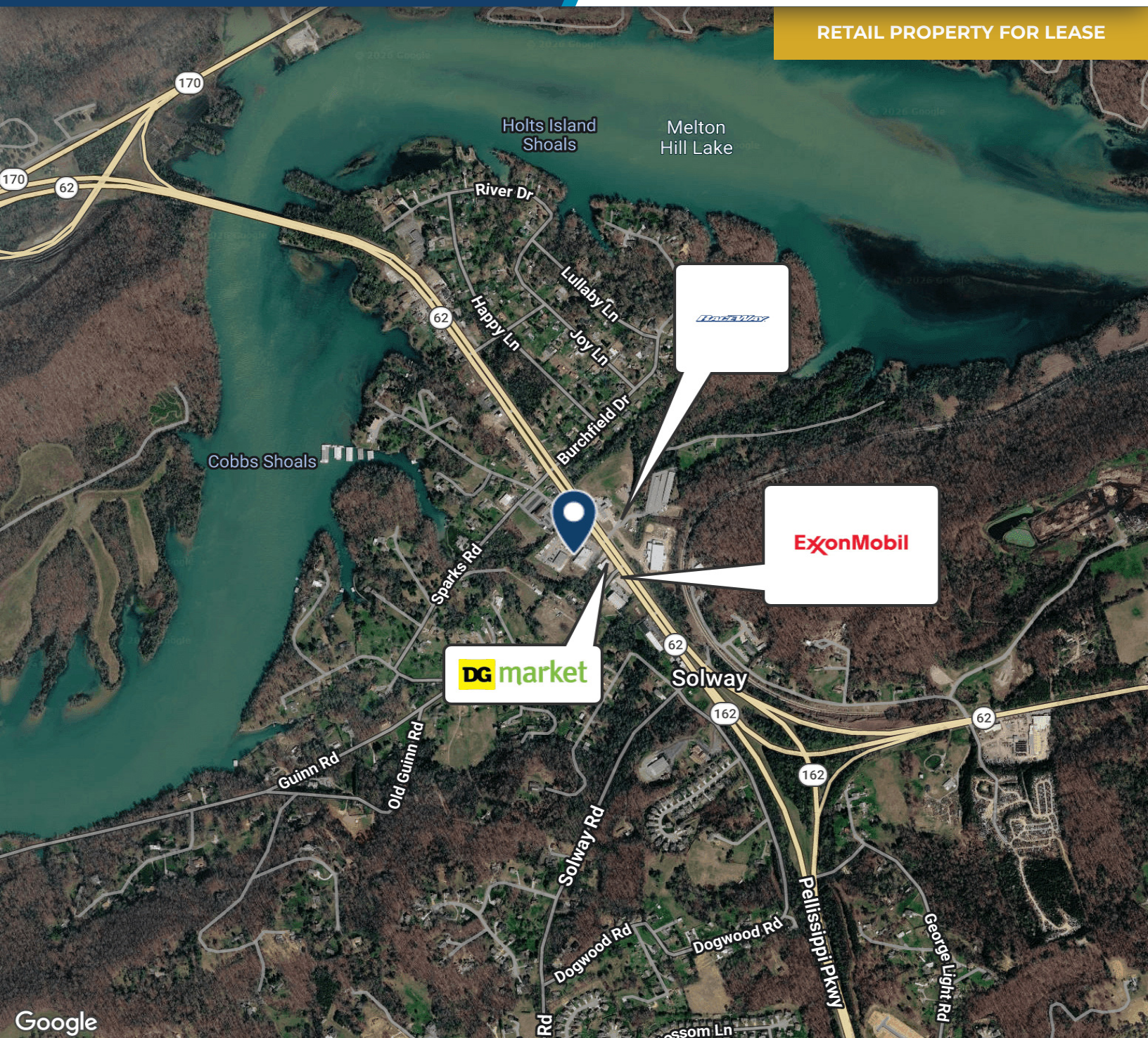
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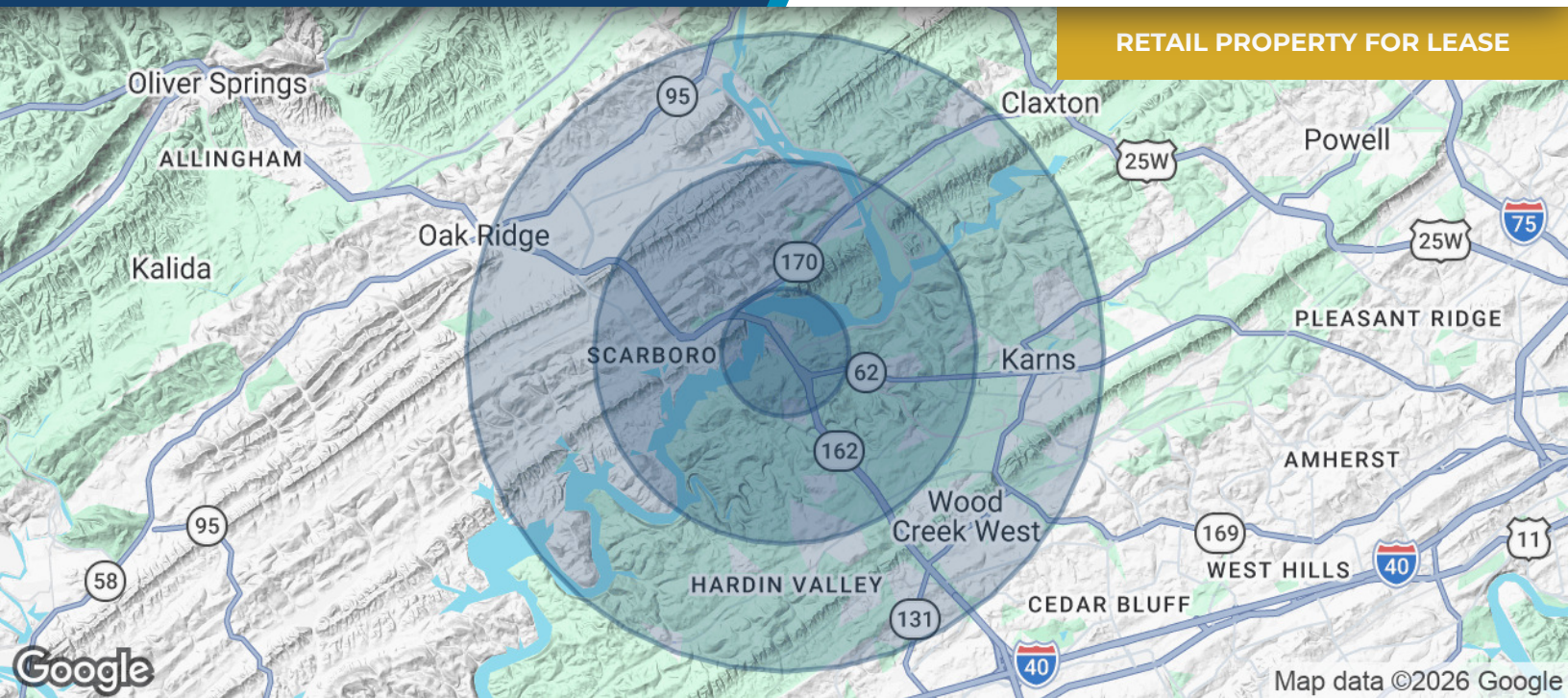
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,014	14,481	55,621
Average Age	38.8	40.1	38.6
Average Age (Male)	39.1	39.2	37.4
Average Age (Female)	38.9	40.6	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	735	5,503	21,762
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$110,639	\$133,458	\$113,758
Average House Value	\$383,287	\$415,263	\$345,575

2023 American Community Survey (ACS)

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