



PROPERTY DESCRIPTION

Easily Accessible office/medical space in North Cedar Bluff. 1028 Old Cedar Bluff Road was previously Knox County Clerks office and is now multi-tenant office building. Spacious floorplan with functional areas including built out exam rooms. Additional valuable storage available below.

PROPERTY HIGHLIGHTS

- Recently Refreshed Building
- Excellent Location
- Amenity Filled Area (Restaurants, Grocery, & Schools)

OFFERING SUMMARY

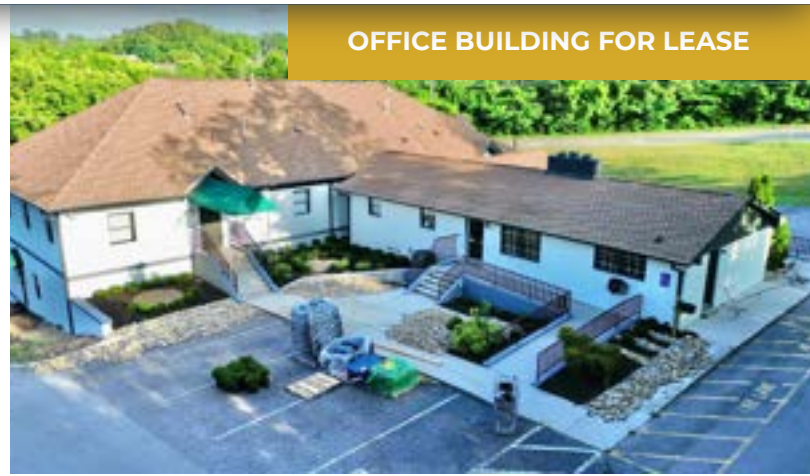
Lease Rate:	\$20 SF/yr (MG)
Available SF:	5,000 SF
Lot Size:	2.43 Acres
Building Size:	12,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,315	25,132	56,463
Total Population	7,966	60,387	138,193
Average HH Income	\$89,047	\$100,091	\$112,987

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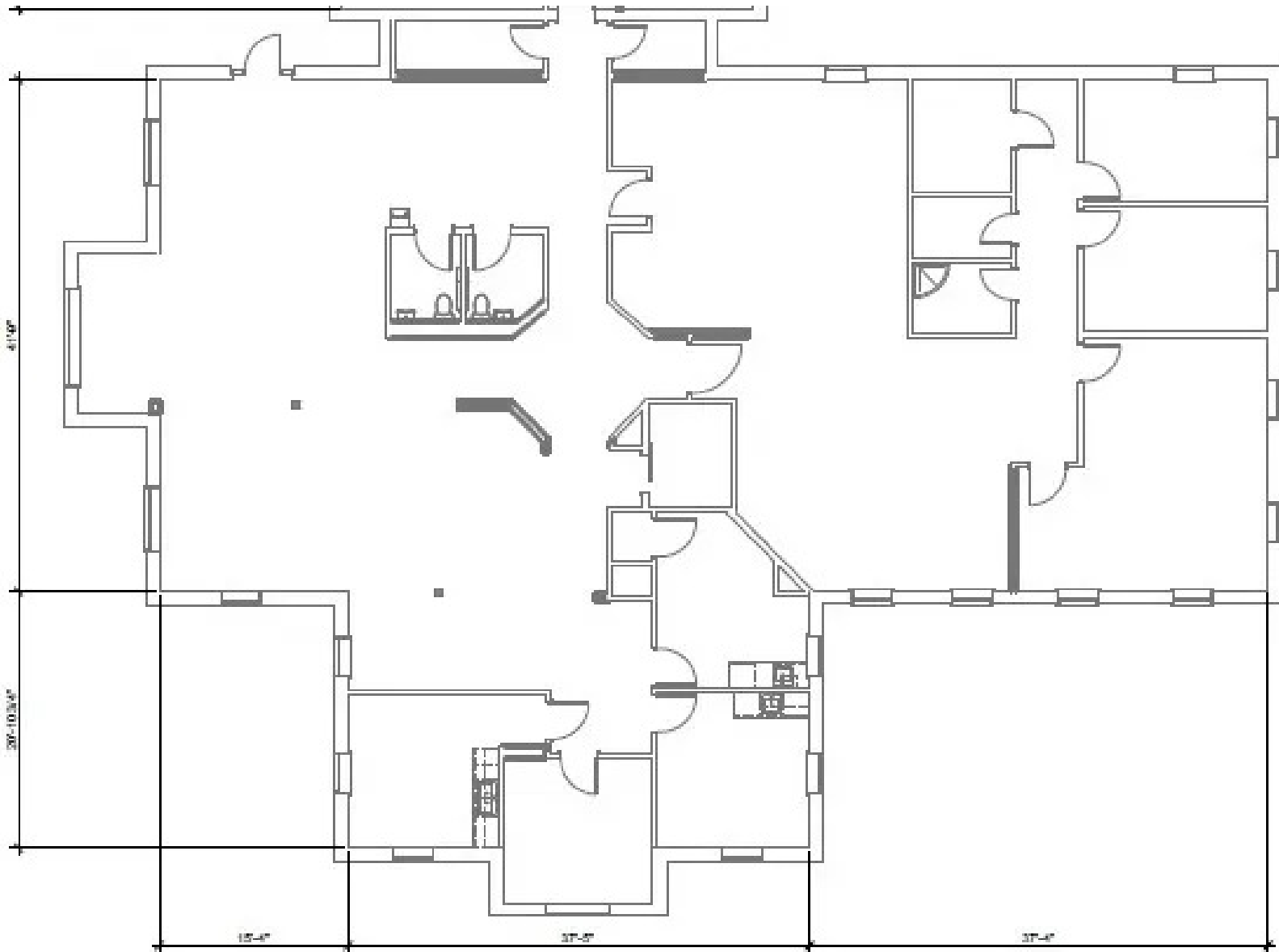


OFFICE BUILDING FOR LEASE



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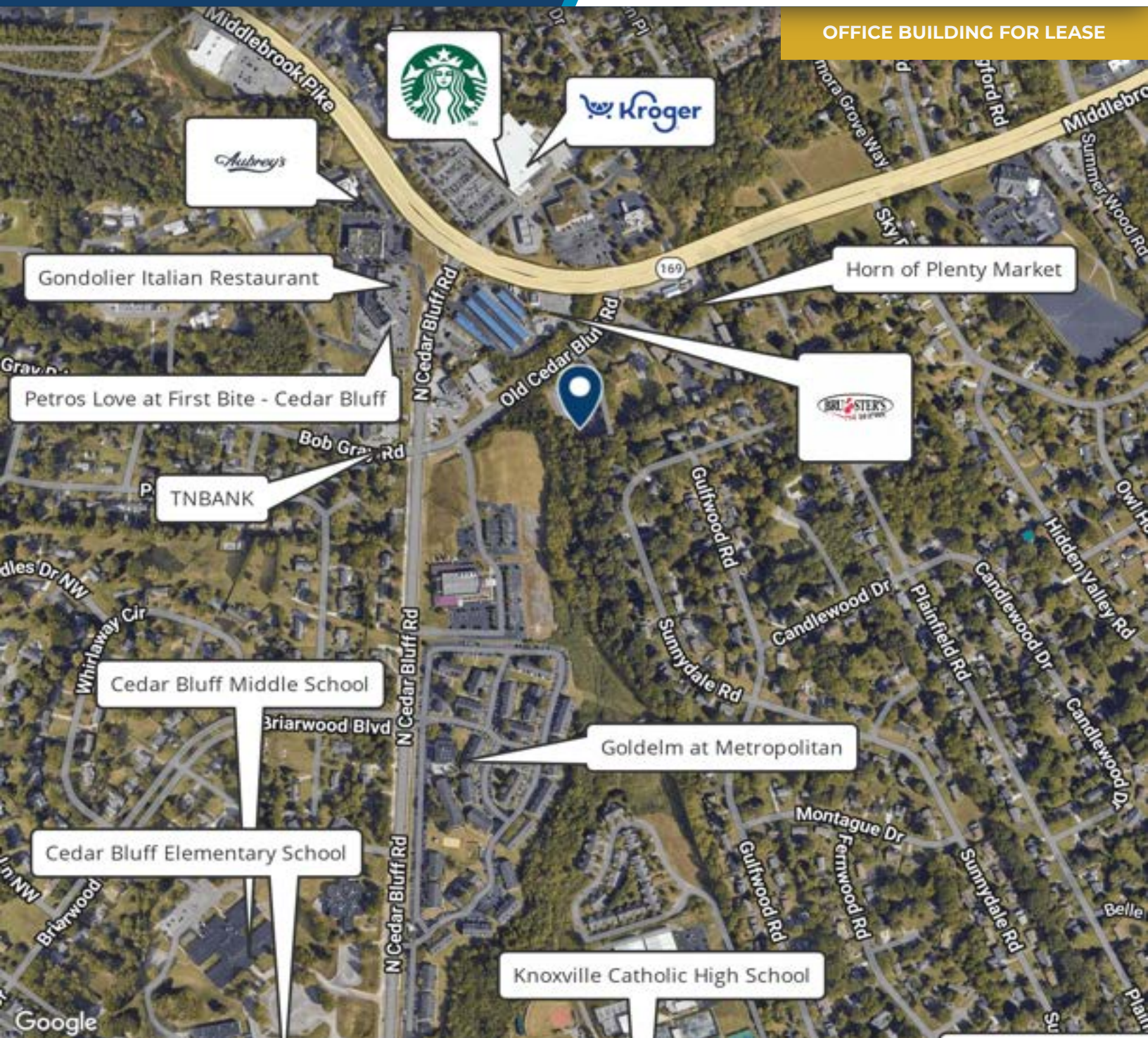


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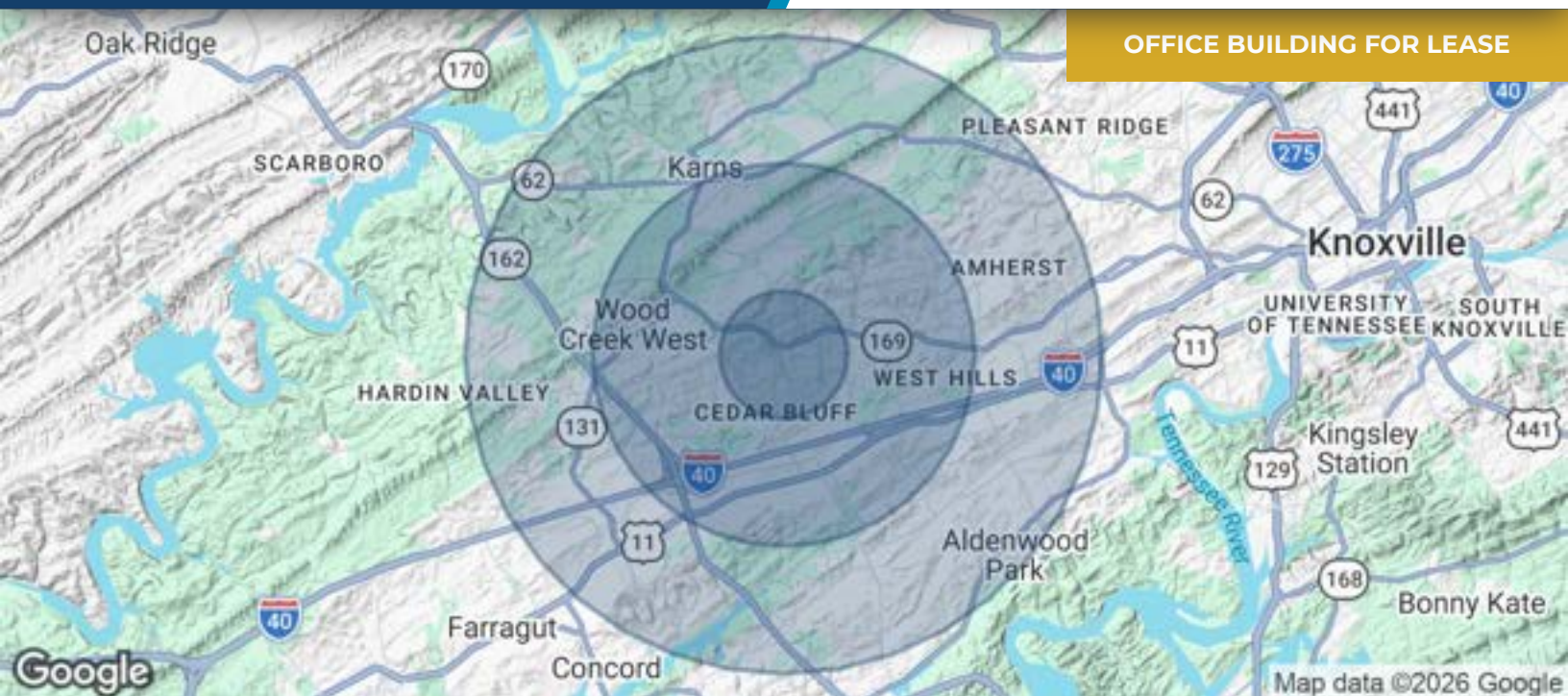
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,966	60,387	138,193
Average Age	36.3	37.7	38.6
Average Age (Male)	34.2	36.0	37.0
Average Age (Female)	36.5	39.5	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,315	25,132	56,463
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,047	\$100,091	\$112,987
Average House Value	\$316,567	\$322,925	\$370,185

2023 American Community Survey (ACS)

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