

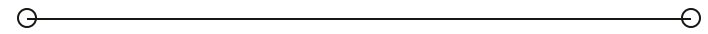
18,750 SF
Proposed

OFFERING MEMORANDUM

Proposed 18,750 SF
Industrial | Knoxville,
TN MSA

3530 CENTRAL PARK BOULEVARD #2

Louisville, TN 37777



PRESENTED BY:

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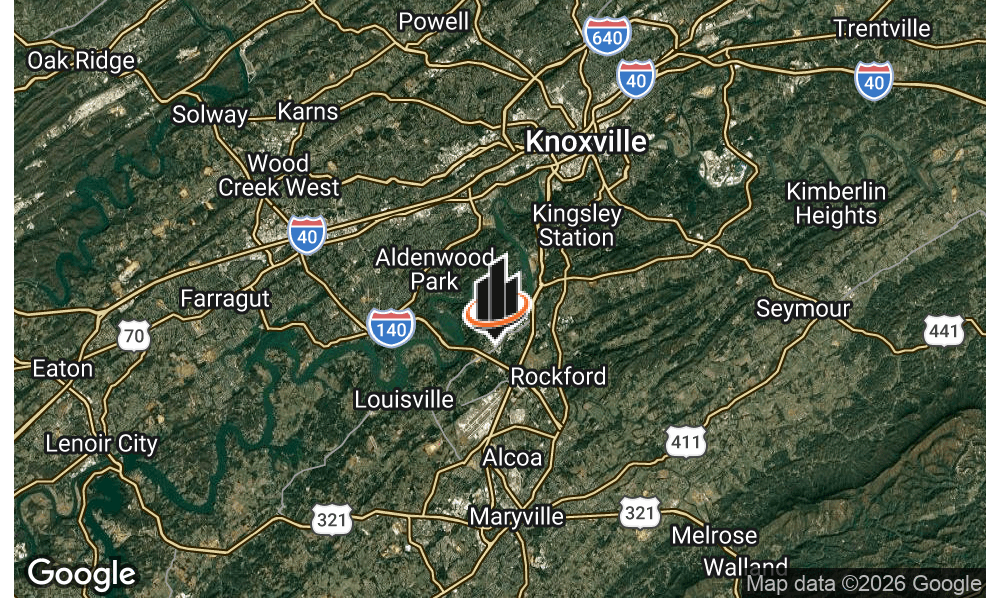
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
**Property
Information**

PROPERTY SUMMARY



LEASE RATE	\$13 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	18,750 SF
LOT SIZE:	Approx. 9/1/26
MARKET:	Knoxville
APN:	008 165.03

PROPERTY OVERVIEW

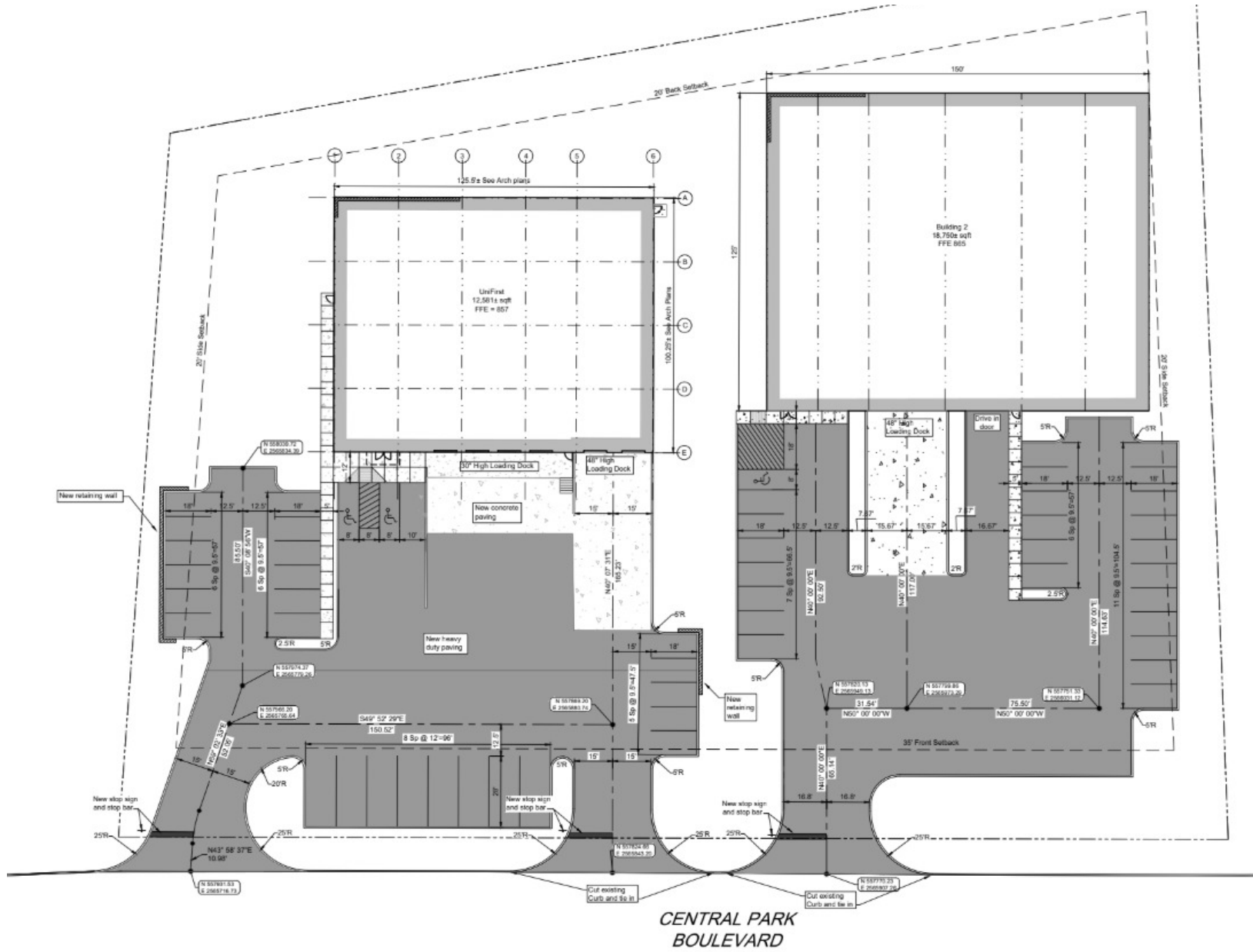
Building 2 is a proposed 18,750 SF industrial building planned for delivery in late Fall 2026. The building will include a small office space, drive-in doors, dock doors, and 24' ceiling heights.

Final site and building plans are to be determined. Buildings may be connected.

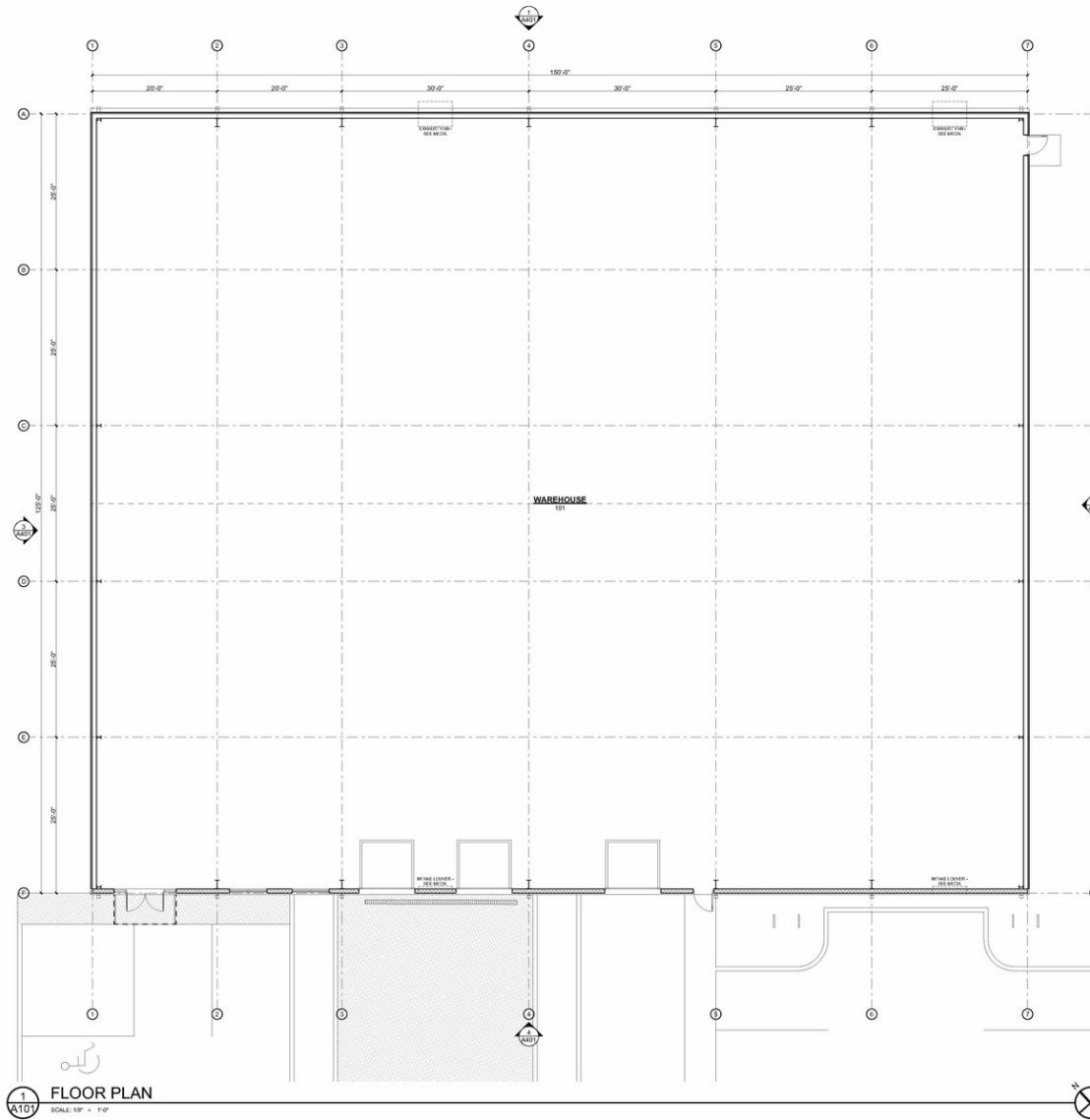
LOCATION OVERVIEW

Strategically located in Louisville, Tennessee, this site offers excellent connectivity to major commercial hubs. Positioned just minutes from McGhee Tyson Airport, the property also provides direct access to the Knoxville metro area via I-140 and Alcoa Hwy. The surrounding area supports a strong industrial presence.

SITE PLAN



FLOOR PLAN




GAE
 ARCHITECTURE
 + DESIGN
 484 Bearden Park Circle
 Knoxville, TN 37919
 Tele: 865.602.7771
 Fax: 865.602.7742
 www.gae96.com

A NEW BUILDING FOR
GREG AILSHIE
 3530 CENTRAL PARK BLVD.
 LOUISVILLE, TN 37777

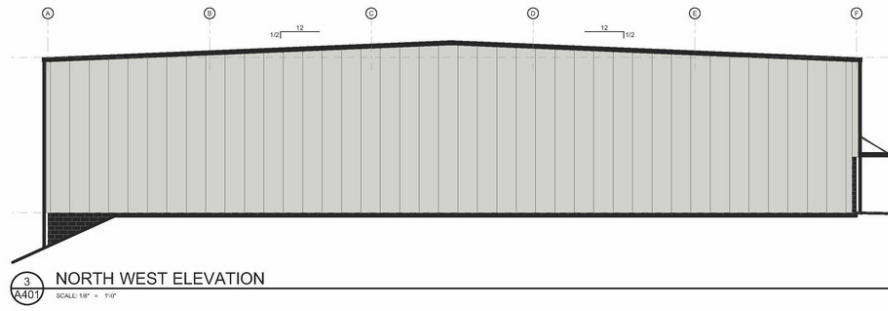
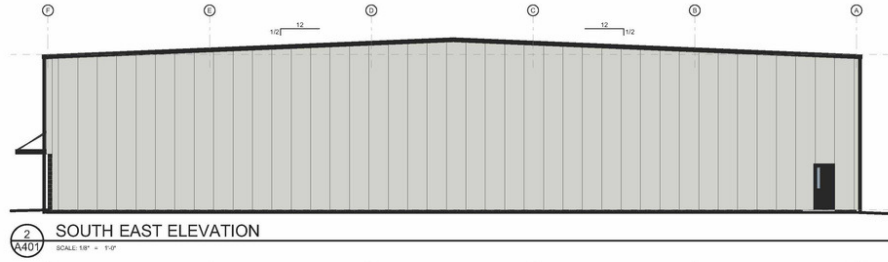
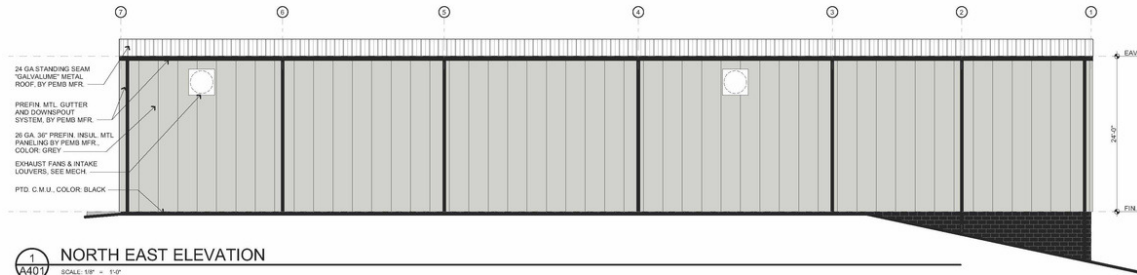
**PRELIMINARY -
 NOT FOR
 CONSTRUCTION**

FLOOR PLAN

DATE: 16 APR 2026
 PROJECT NO.: 26012
 PROJECT MGR.: STUART

A101

SITE ELEVATION



GAE
 ARCHITECTURE
 + DESIGN
 404 Bearden Park Circle
 Knoxville, TN 37919
 Tele: 865.602.7777
 Fax: 865.602.7742
 www.gae96.com

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EXTERIOR ELEVATIONS

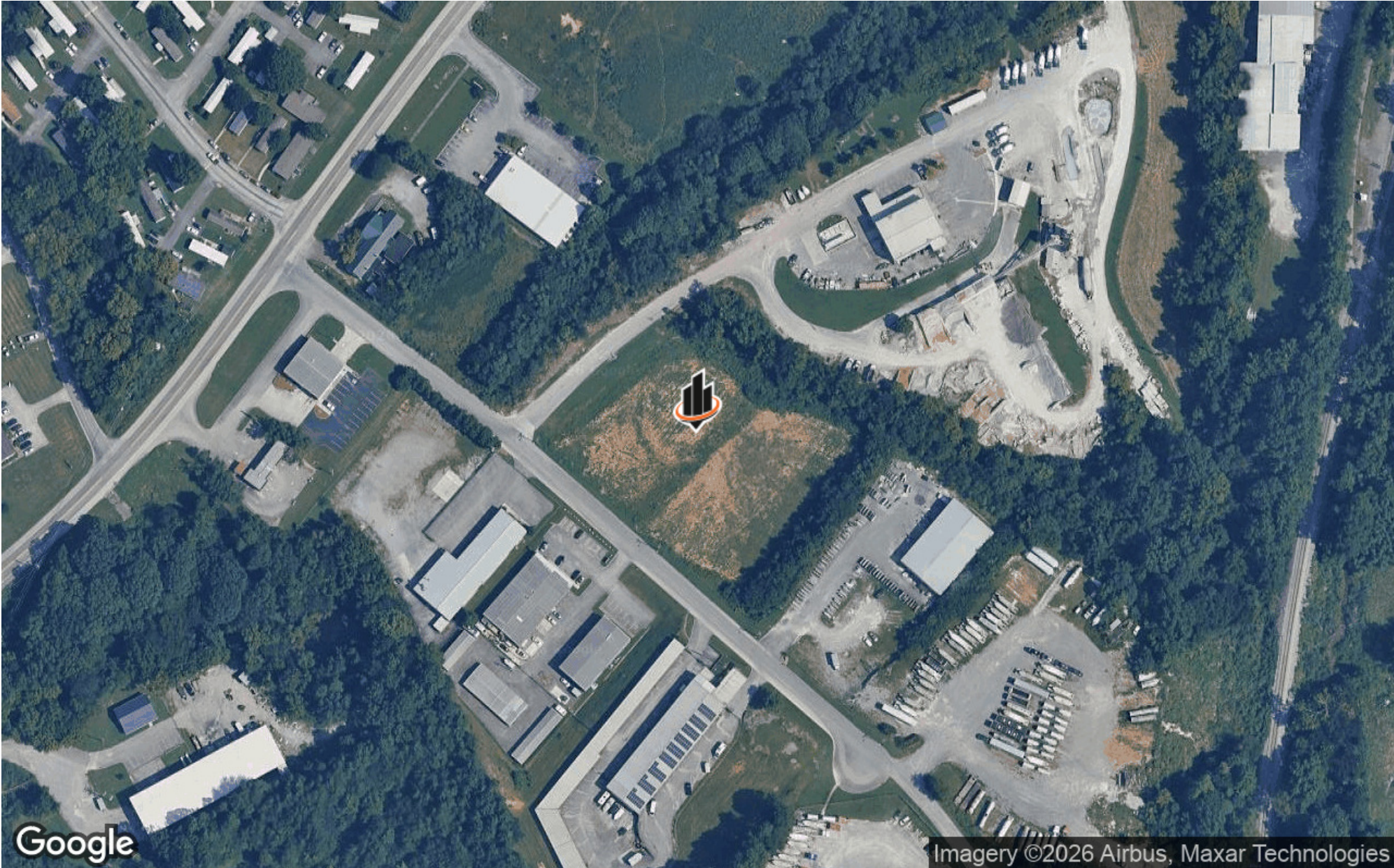
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 PROJECT NO.: 26012
 PROJECT MGR.: STUART

A401

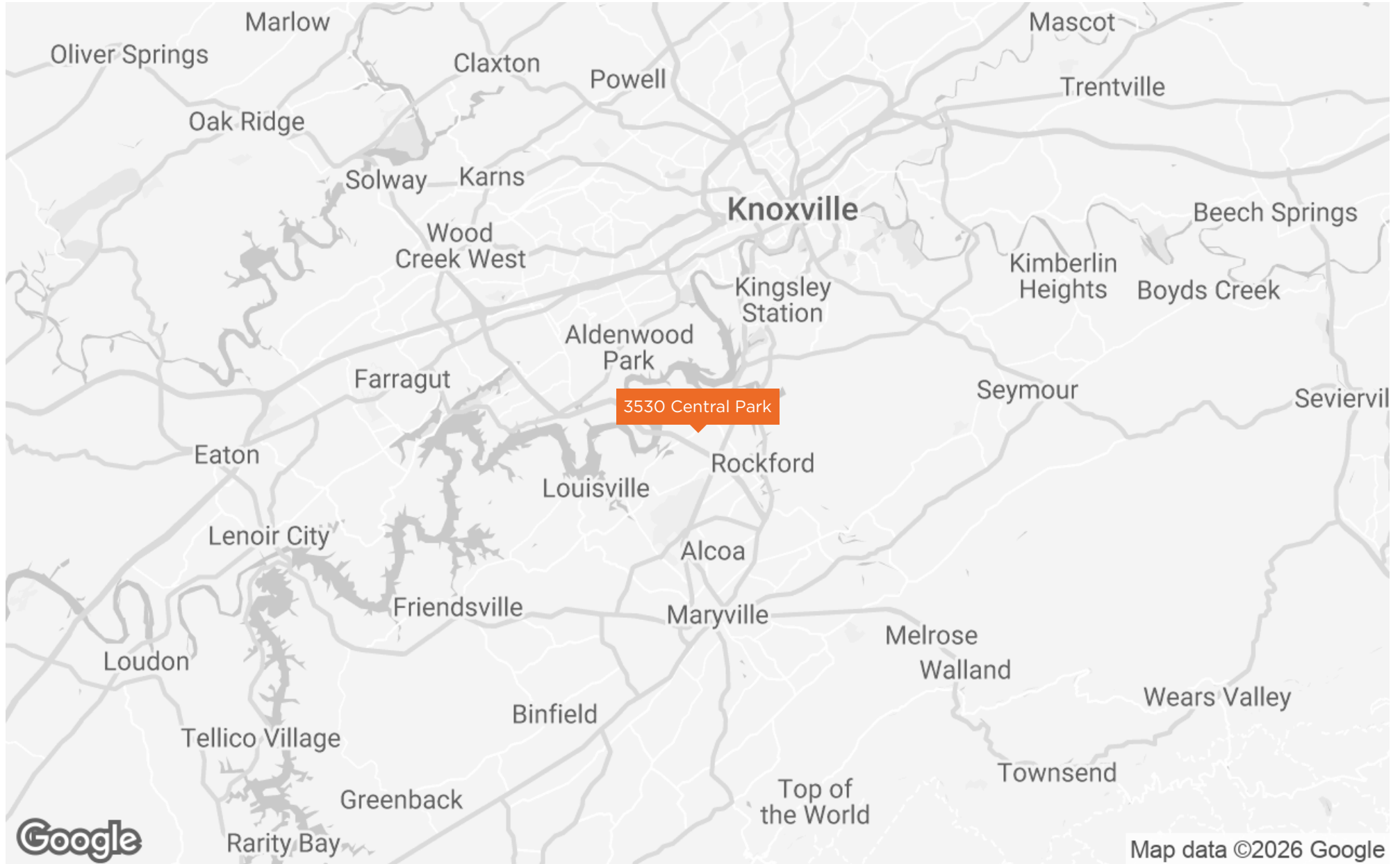
ADDITIONAL PHOTOS



LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

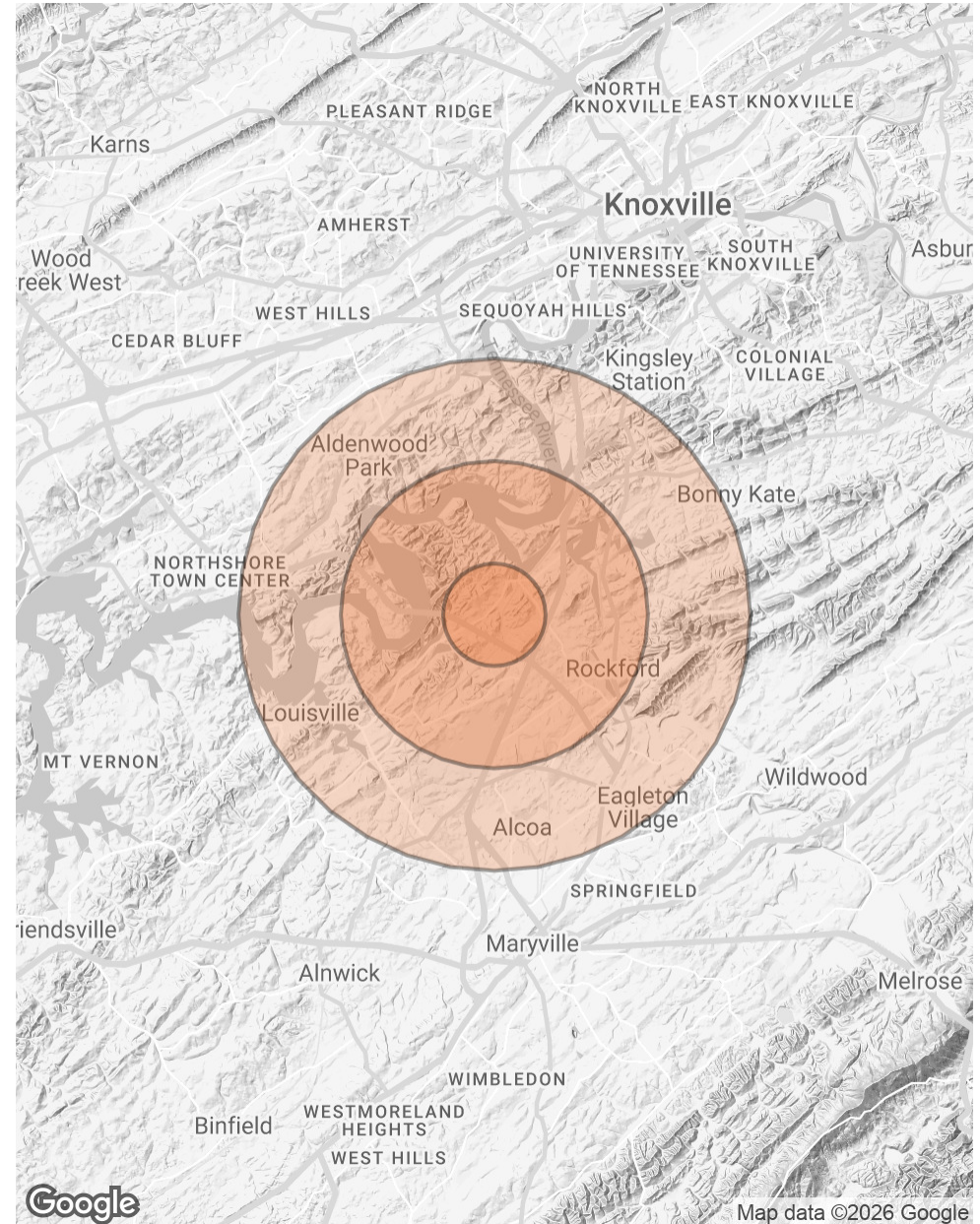
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,836	12,825	50,093
AVERAGE AGE	43	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	44	43	44

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,199	5,592	20,709
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$93,923	\$104,113	\$127,115
AVERAGE HOUSE VALUE	\$362,689	\$409,630	\$476,297

2020 American Community Survey (ACS)





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