



OFFICE BUILDING FOR LEASE

PROPERTY DESCRIPTION

Wonderful opportunity for small office space in the heart of West Knoxville off of Ebenezer. Great curb appeal and quality neighbors give Hanna Place a quality feel that is great for work environment and for visiting customers. 1,588 square feet is nicely planned with reception, 5 offices, conference room and kitchen.

PROPERTY HIGHLIGHTS

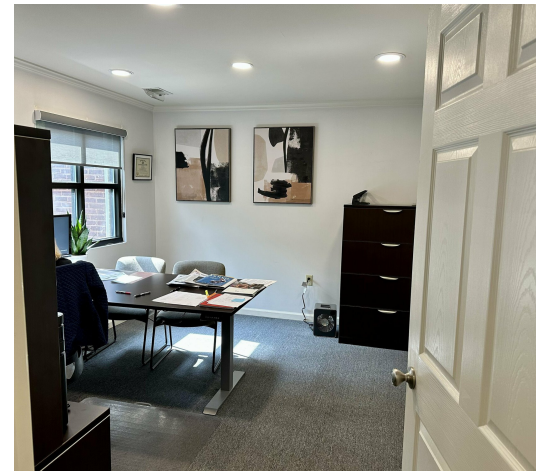
- Quality West Knoxville Location
- Efficient Layout (5 private offices)
- Higher End Feel
- Numerous Amenities Within 1 mile
- 5 Mile Average Income Nearing \$100k

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (Full Service)
Available SF:	1,588 SF
Building Size:	10,184 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,941	28,967	57,765
Total Population	6,586	67,603	138,975
Average HH Income	\$94,399	\$118,527	\$123,465

JAY COBBLE SIOR, CCIM
865.777.0202
cobble@providenceres.com



JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com

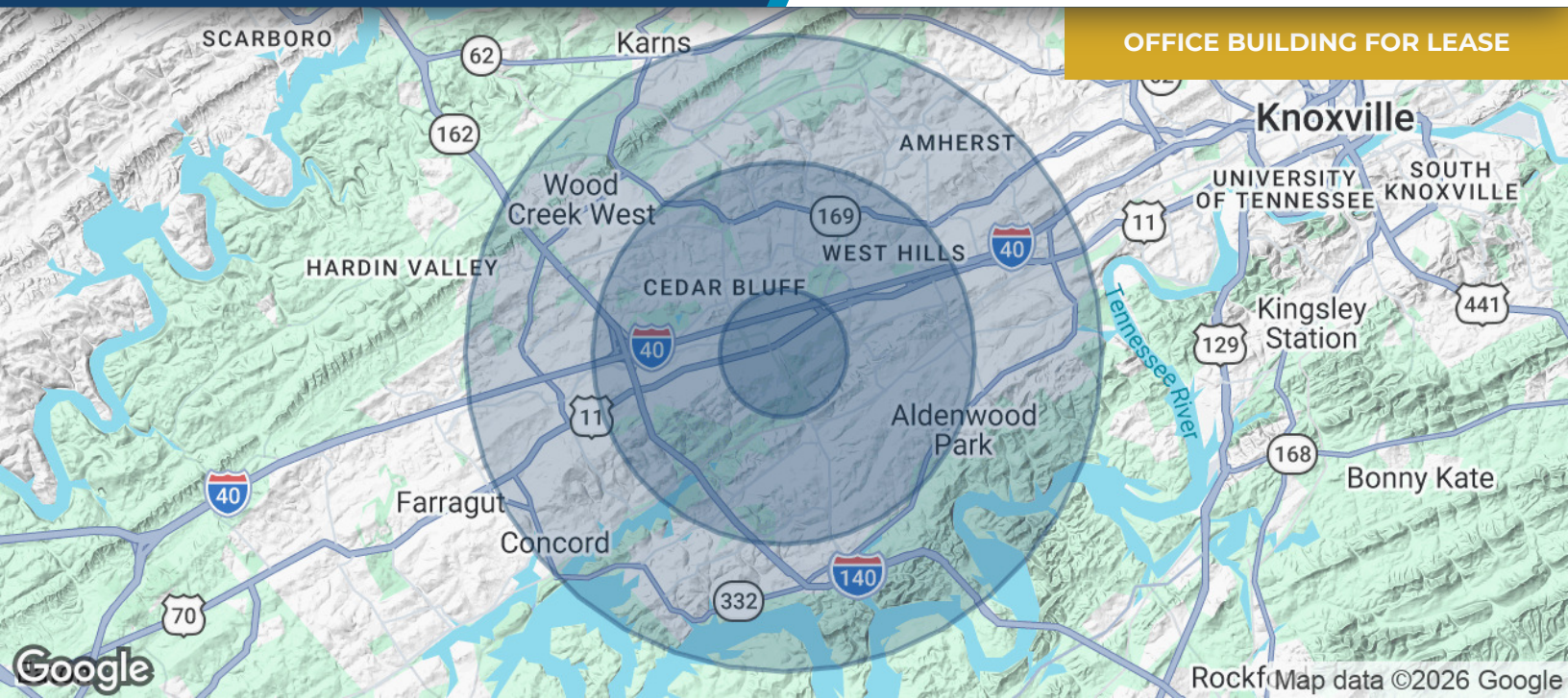
OFFICE BUILDING FOR LEASE



JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,586	67,603	138,975
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,941	28,967	57,765
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$94,399	\$118,527	\$123,465
Average House Value	\$448,496	\$443,776	\$440,049

2020 American Community Survey (ACS)

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com