



**OFFICE BUILDING FOR LEASE**

**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. Vacancy can be separated into two different options or leased as an entire floor. Smaller space ideal for professional services like insurance and larger area has major flexibility. Additional valuable storage available below.

**PROPERTY HIGHLIGHTS**

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

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$20 SF/yr (MG)
<b>Available SF:</b>	1,950 - 6,950 SF
<b>Lot Size:</b>	2.43 Acres
<b>Building Size:</b>	12,000 SF

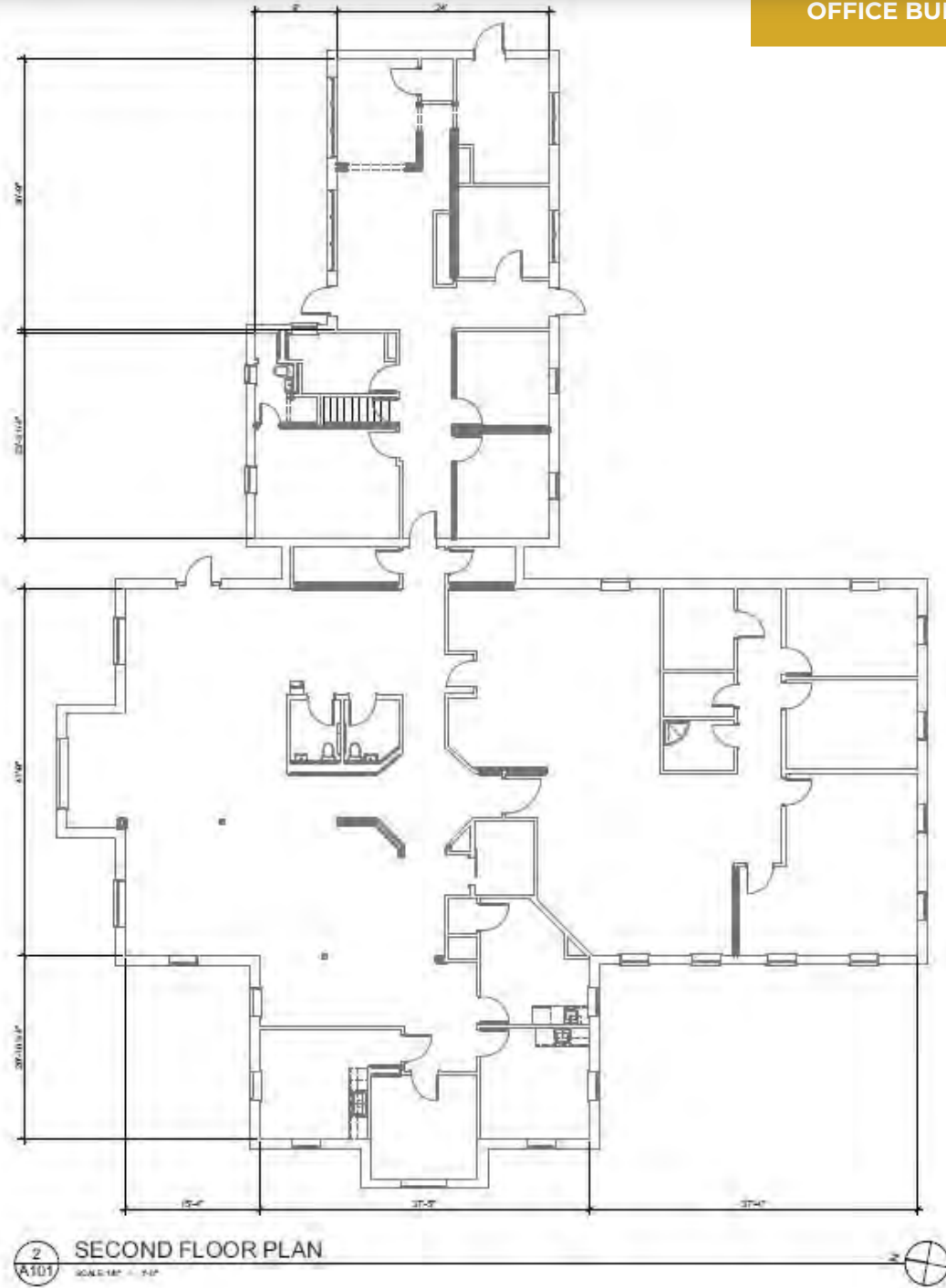
<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	253	915	3,315
<b>Total Population</b>	576	2,178	7,966
<b>Average HH Income</b>	\$84,528	\$89,136	\$89,047

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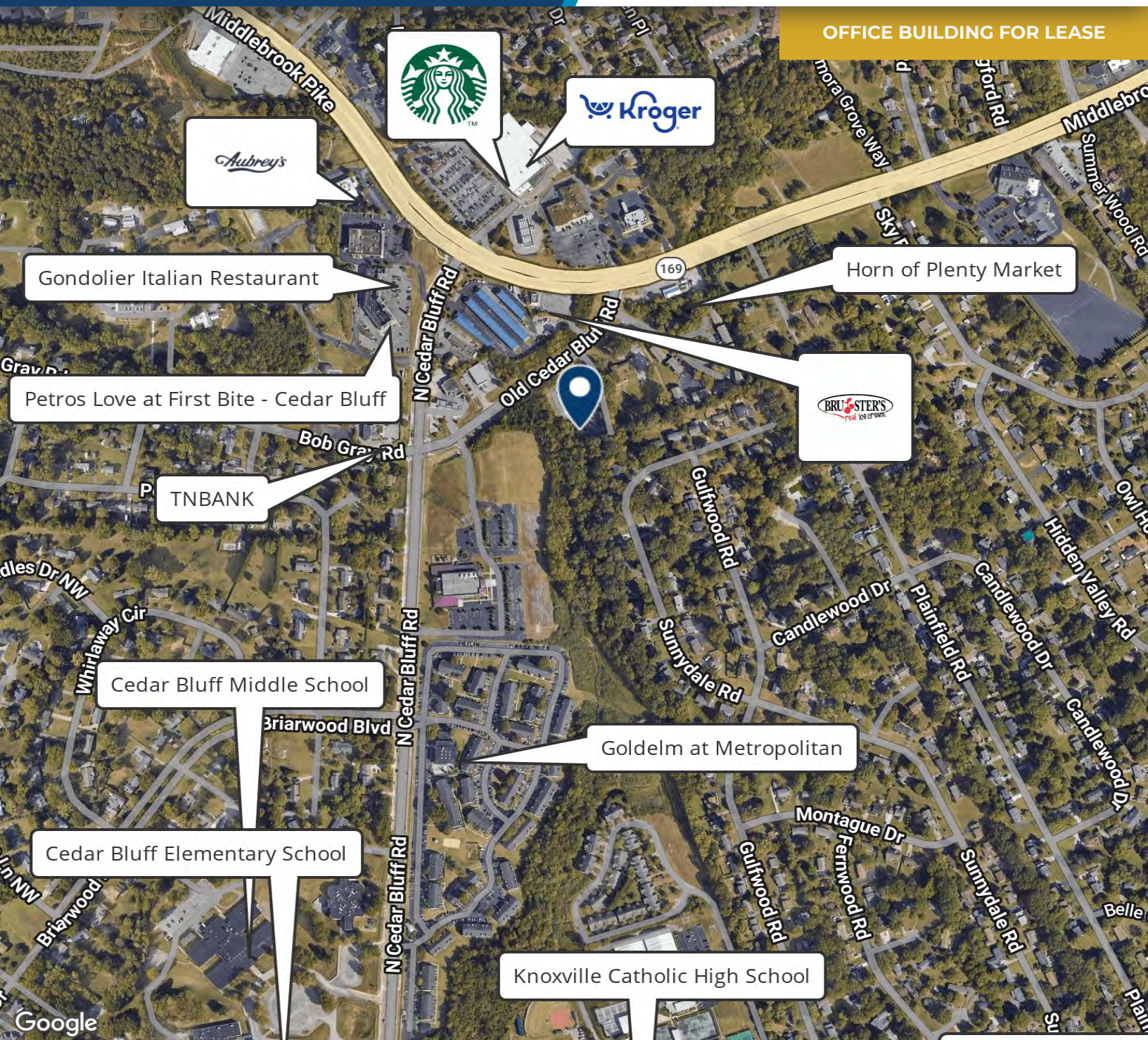


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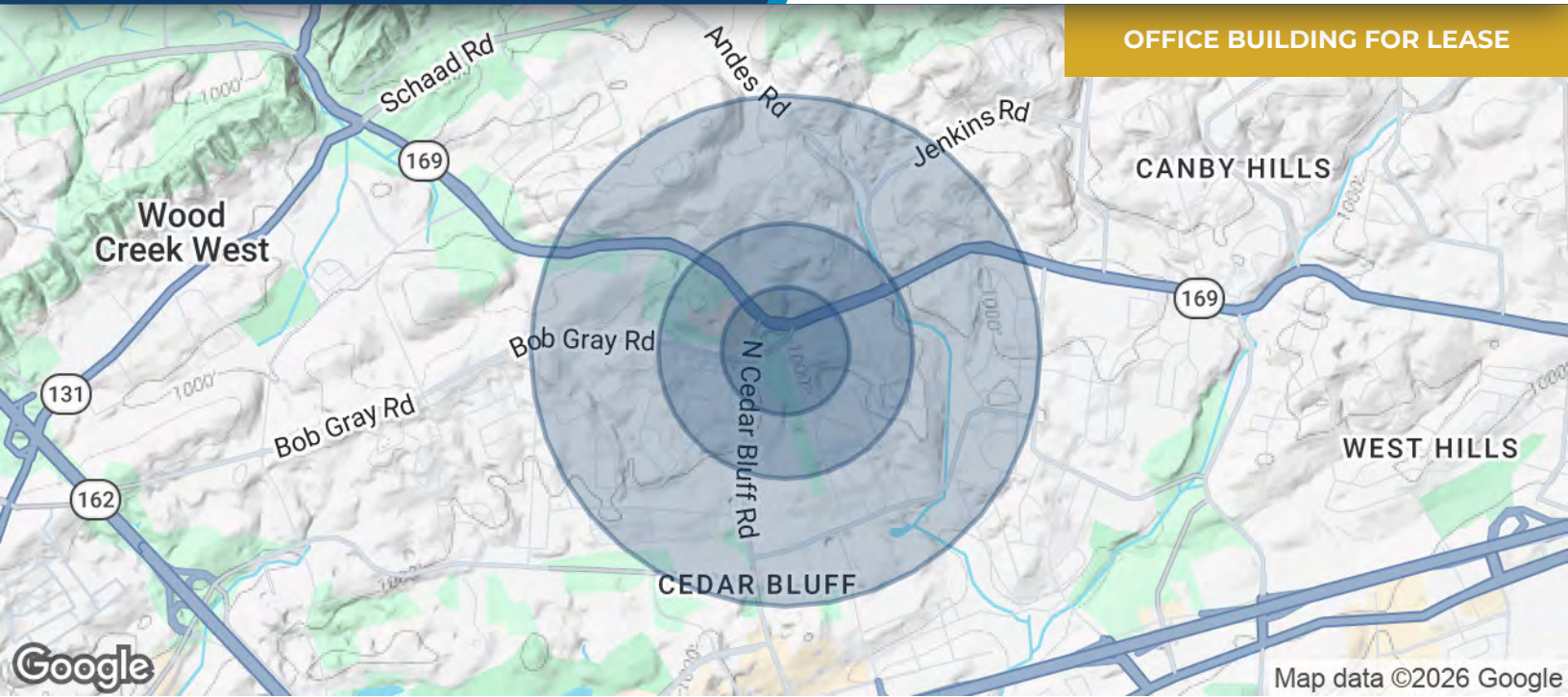
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**POPULATION**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Population	576	2,178	7,966
Average Age	32.8	35.0	36.3
Average Age (Male)	32.4	34.0	34.2
Average Age (Female)	33.3	35.0	36.5

**HOUSEHOLDS & INCOME**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Households	253	915	3,315
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$84,528	\$89,136	\$89,047
Average House Value	\$303,403	\$303,981	\$316,567

2023 American Community Survey (ACS)

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