

For Sale

# Office Building

3,196 SF | \$340,000



## Oak Ridge Turnpike Office/Retail

1936 Oak Ridge Turnpike  
Oak Ridge, Tennessee 37830

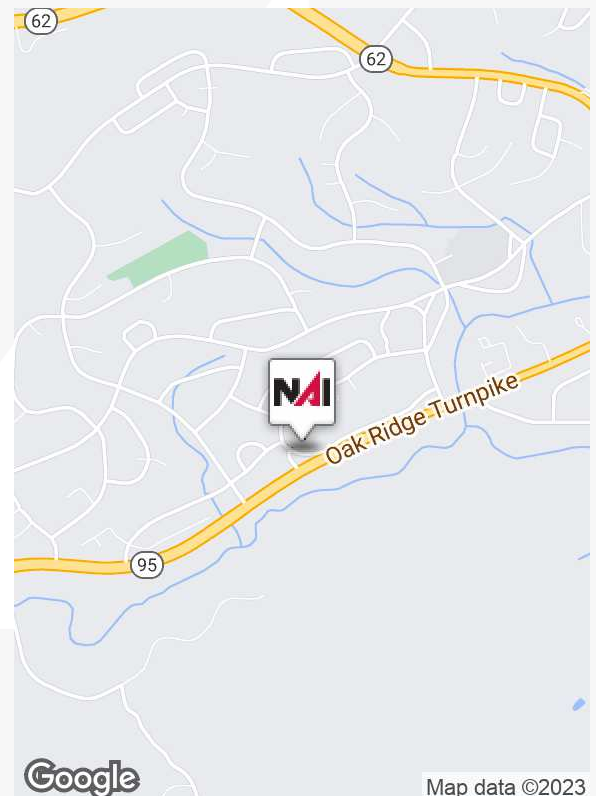
### Property Highlights

- Outstanding visibility.
- Over 21,000 cars daily.
- Multiple owner/user options.
- Opportunity Zone overlay.

### Property Description

Contemporary office fronting Oak Ridge Turnpike built in 1995. This stand alone office offers a great opportunity for an owner/user for turnpike frontage and outstanding visibility. The layout offers a buyer the opportunity to occupy the entirety, or gain extra income by leasing work space.

This parcel sits in the Opportunity Zone. Further highlighting buyer amenities. Ideal uses may be: Real estate or insurance office. Shared work space. Financial planning. Professional services.



For more information

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# Complete Highlights

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## LOCATION INFORMATION

Building Name	Oak Ridge Turnpike Office/Retail
Street Address	1936 Oak Ridge Turnpike
City, State, Zip	Oak Ridge, TN 37830
County	Anderson
Market	Knoxville
Sub-Market	Oak Ridge
Cross-Streets	Oak Ridge Turnpike and S. Jefferson
Signal Intersection	Yes



## BUILDING INFORMATION

Building Class	B
Year Built	1995
Free Standing	yes

## PROPERTY HIGHLIGHTS

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- Opportunity Zone overlay.





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# Additional Photos

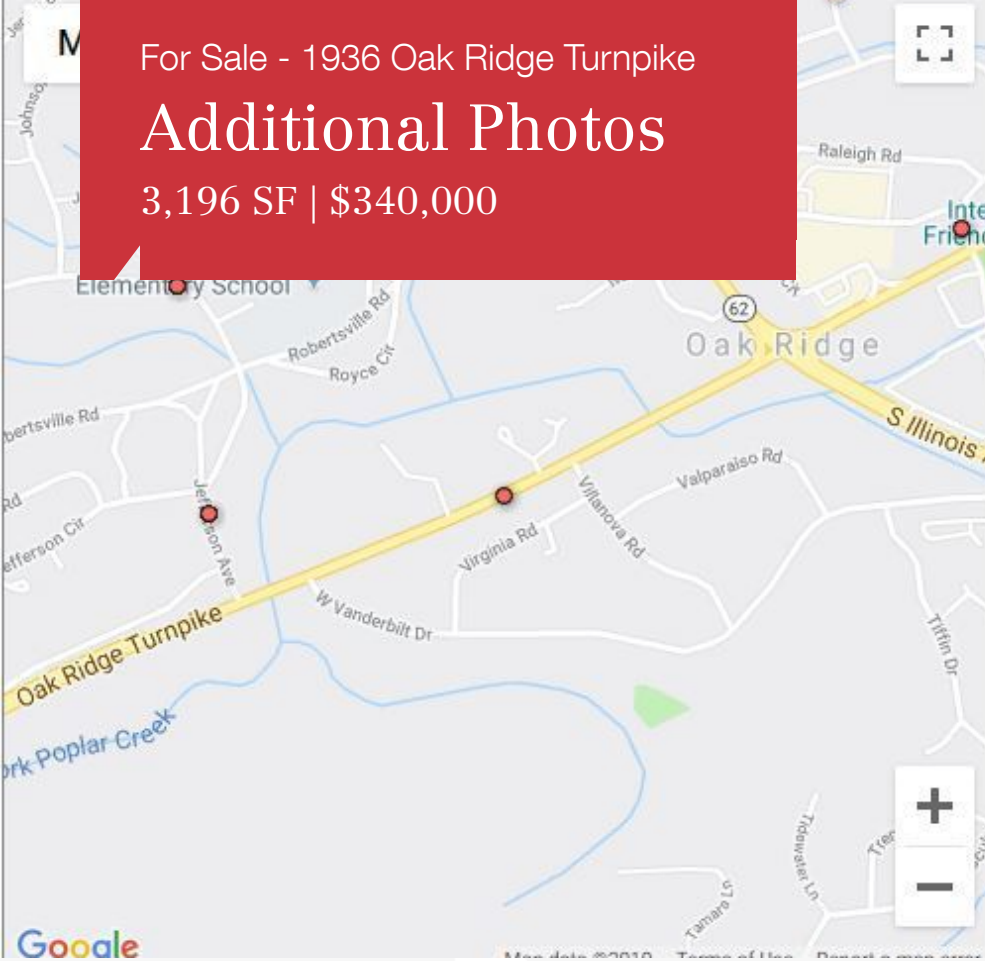
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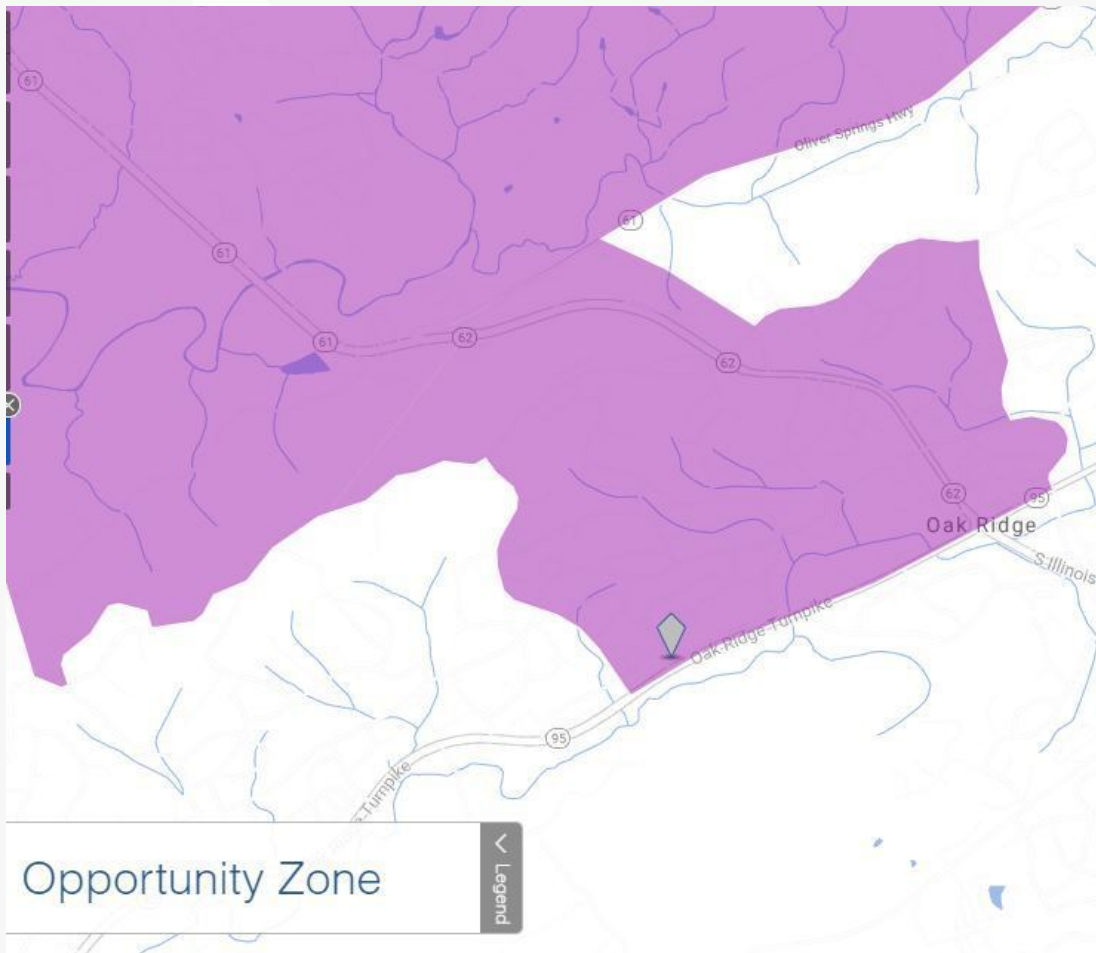
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# Additional Photos

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Station Information	
Station	000070
Route	SR095
Location SW OF SR-62 - OAK RIDGE	
County	Anderson
2016	21582
2015	21601
2014	21387
2013	22630
2012	22425
2011	21371
2010	25223
2009	24079
2008	23986
2007	24294
2006	22806
2005	25031
2004	25146
2003	21727
2002	24502
2001	23856
2000	25463
1999	22125
1998	23098
1997	24300

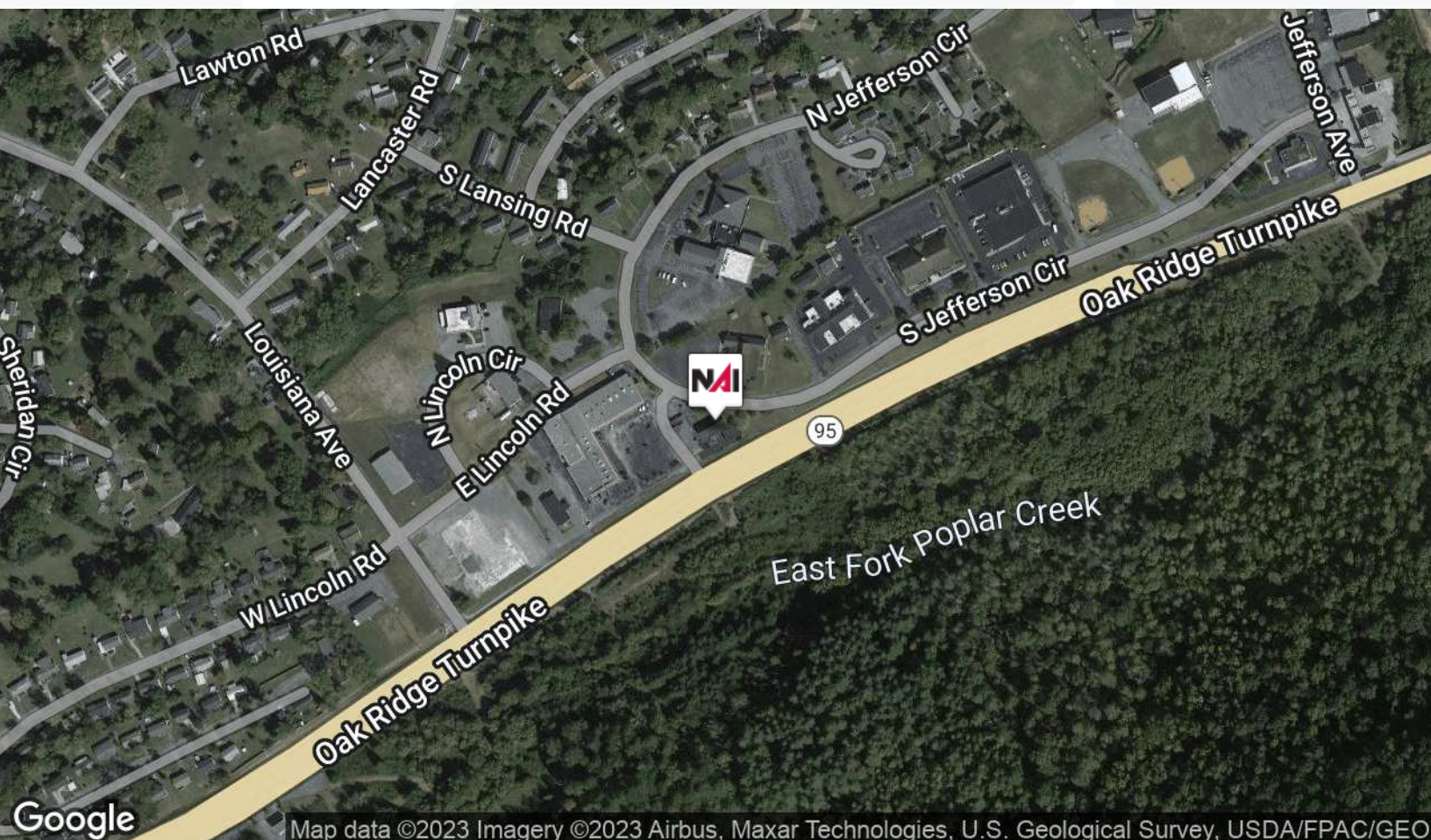
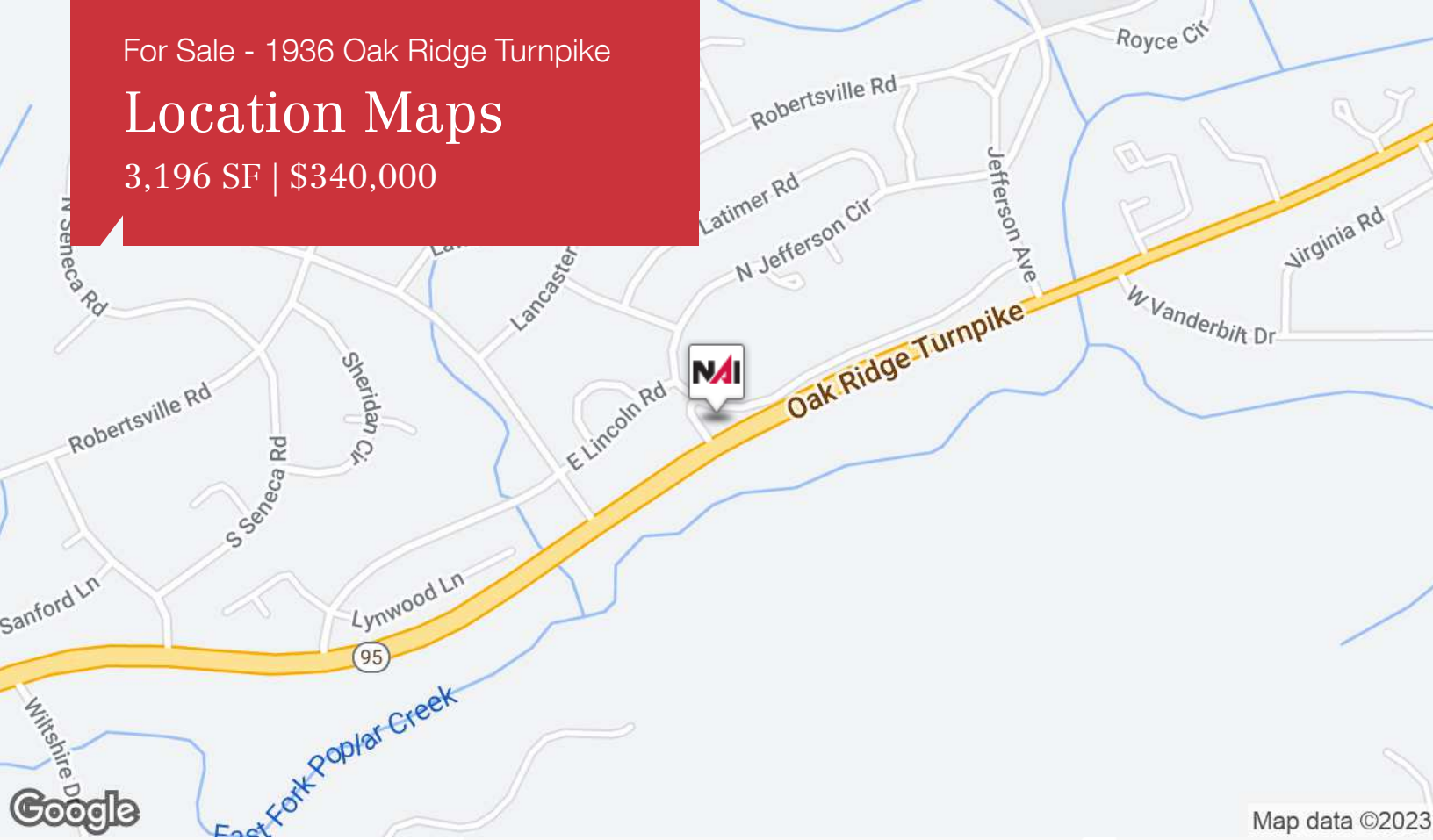




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# Location Maps

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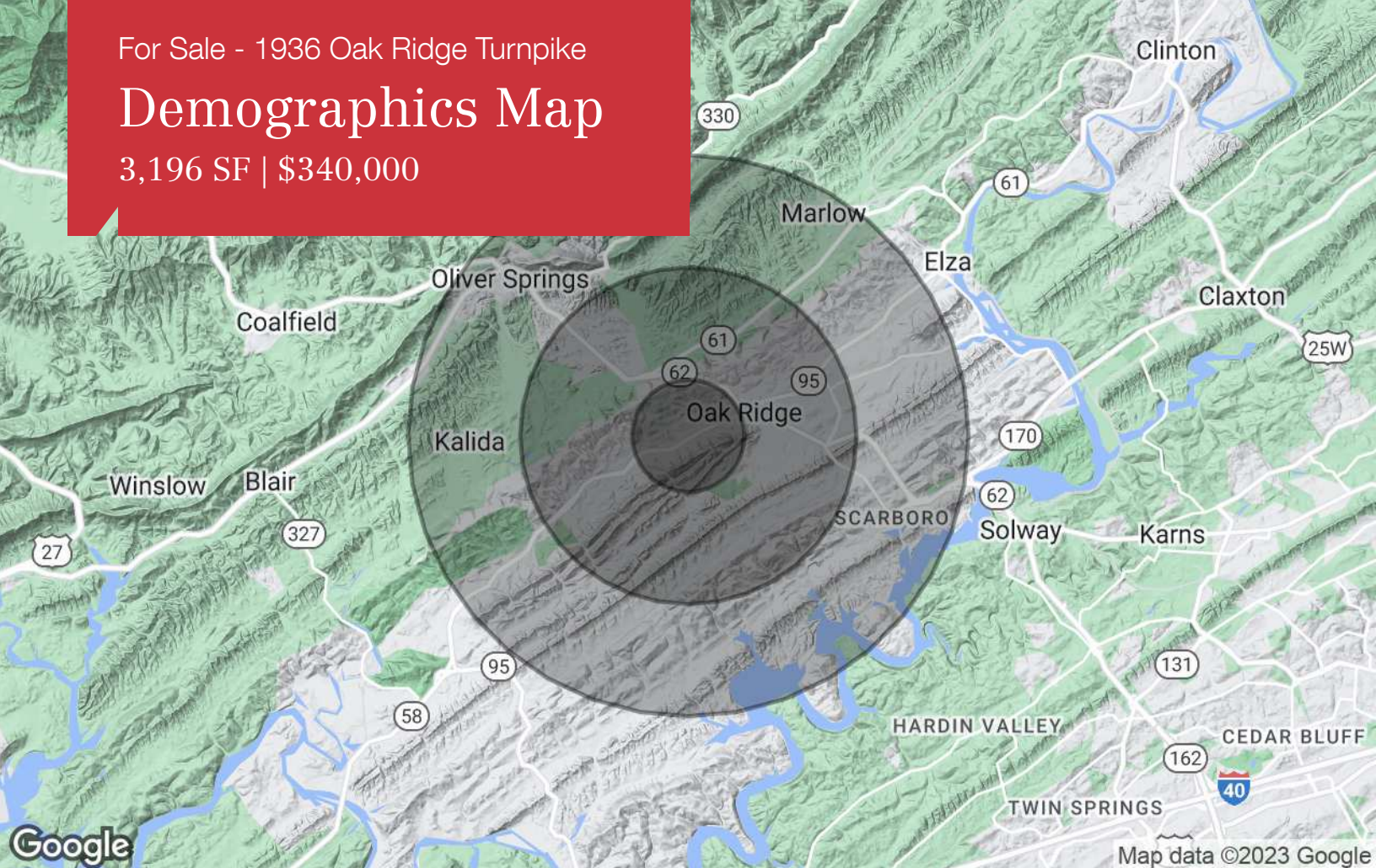




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# Demographics Map

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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,728	16,102	28,213
MEDIAN AGE	36.5	38.8	41.4
MEDIAN AGE (MALE)	31.9	35.7	39.3
MEDIAN AGE (FEMALE)	41.0	42.2	44.0

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,552	6,913	12,228
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$52,073	\$56,471	\$61,367
AVERAGE HOUSE VALUE	\$122,437	\$147,647	\$170,332

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	83.8%	84.0%	87.2%
% BLACK	14.5%	14.2%	10.3%
% ASIAN	1.0%	1.1%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.3%	0.5%
% OTHER	0.6%	0.3%	0.5%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.4%	3.2%	3.4%

\* Demographic data derived from 2020 ACS - US Census