

For Sale

# Office Building

3.88 Acres +/- 1,112 SF | \$1,200,000



## 3118 Alcoa Hwy - Medical/Office

3118 Alcoa Hwy  
Knoxville, Tennessee 37920

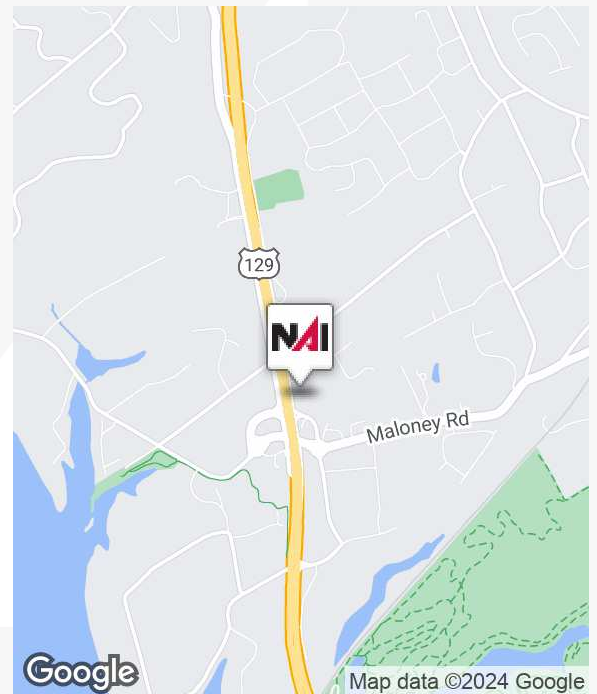
### Property Highlights

- Central hub location
- Easy access to all points in the Knoxville MSA and beyond
- Nicely improved office/medical space with room to expand on extra acreage
- High visibility

### Property Description

This property offers 1112 Square Feet of recently remodeled office/medical space with vastly improved access to Alcoa Highway, which offers exposure to 52,000 cars daily. 1.3 acres of the frontage portion of the parcel is zoned C-G-1/City of Knoxville, with the remaining being in RN-1 zoning, with the city's one year and sector plan showing O-Office zoning for future use.

Located at the northeast Maloney Road cloverleaf and dedicated frontage road, on/off access to Alcoa Highway has been greatly improved, offering easy access to I-40 and Pellissippi Parkway.



For more information

**Michael Moore**

O: 865 531 6400  
mmoore@koellamoore.com

**Roger M. Moore, Jr, SIOR**

O: 865 531 6400  
rogermoore@koellamoore.com



255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865 531 6400 tel  
[koellamoore.com](http://koellamoore.com)



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# Additional Photos

1,112 SF | \$1,200,000





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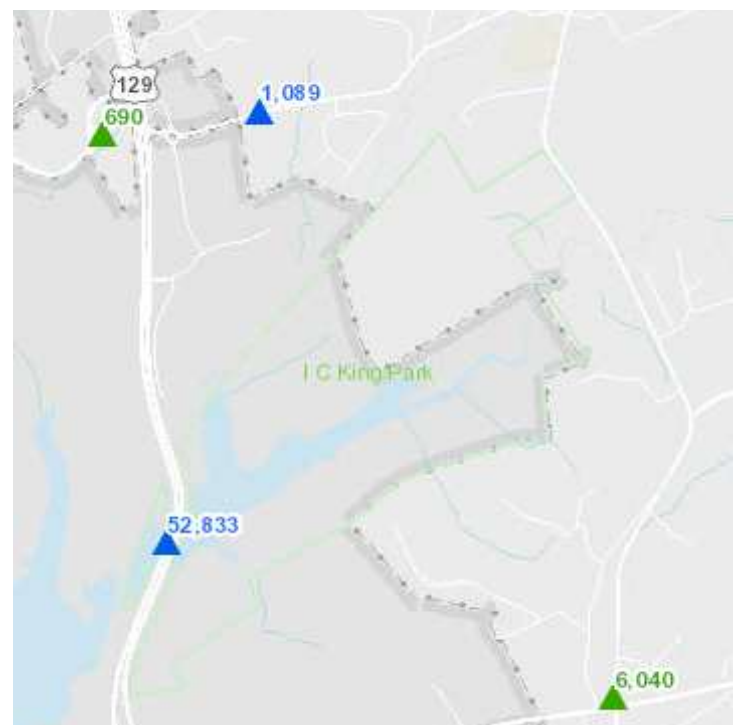
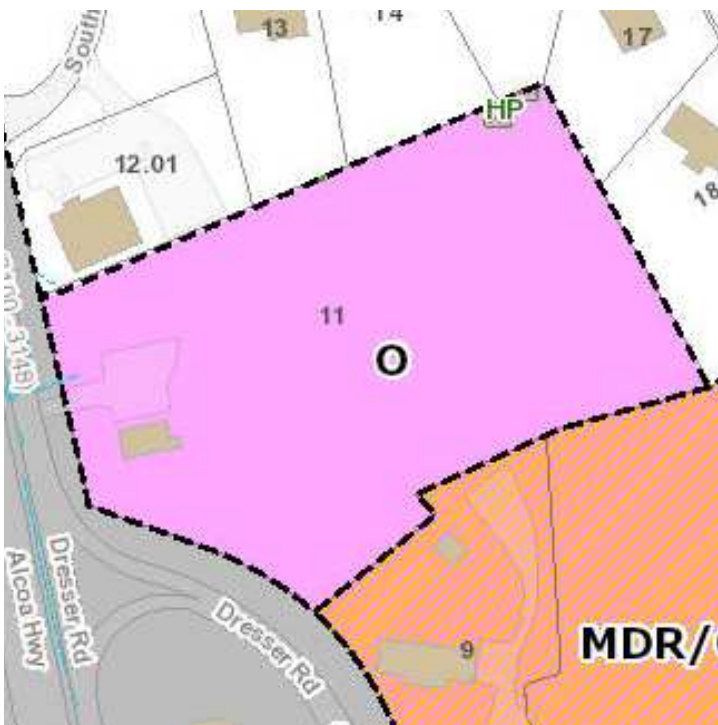
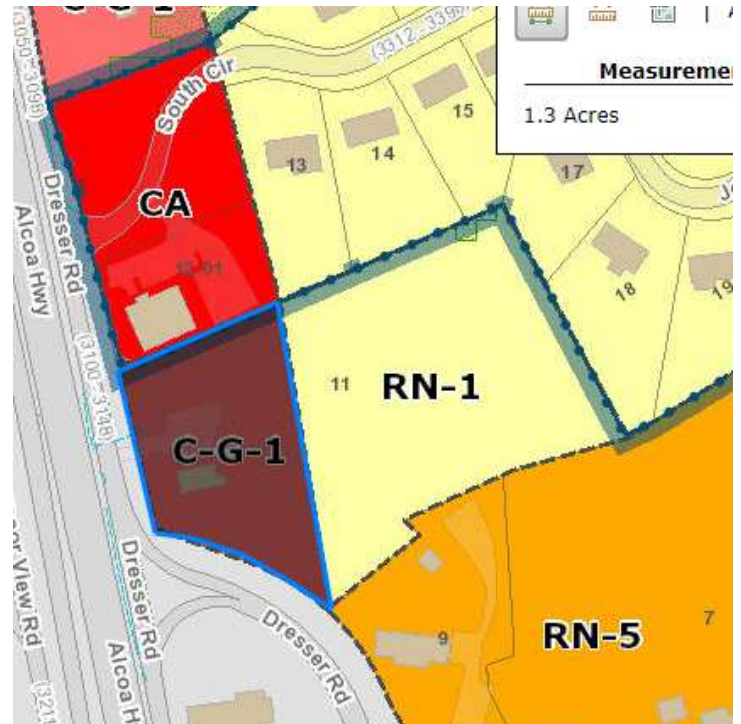
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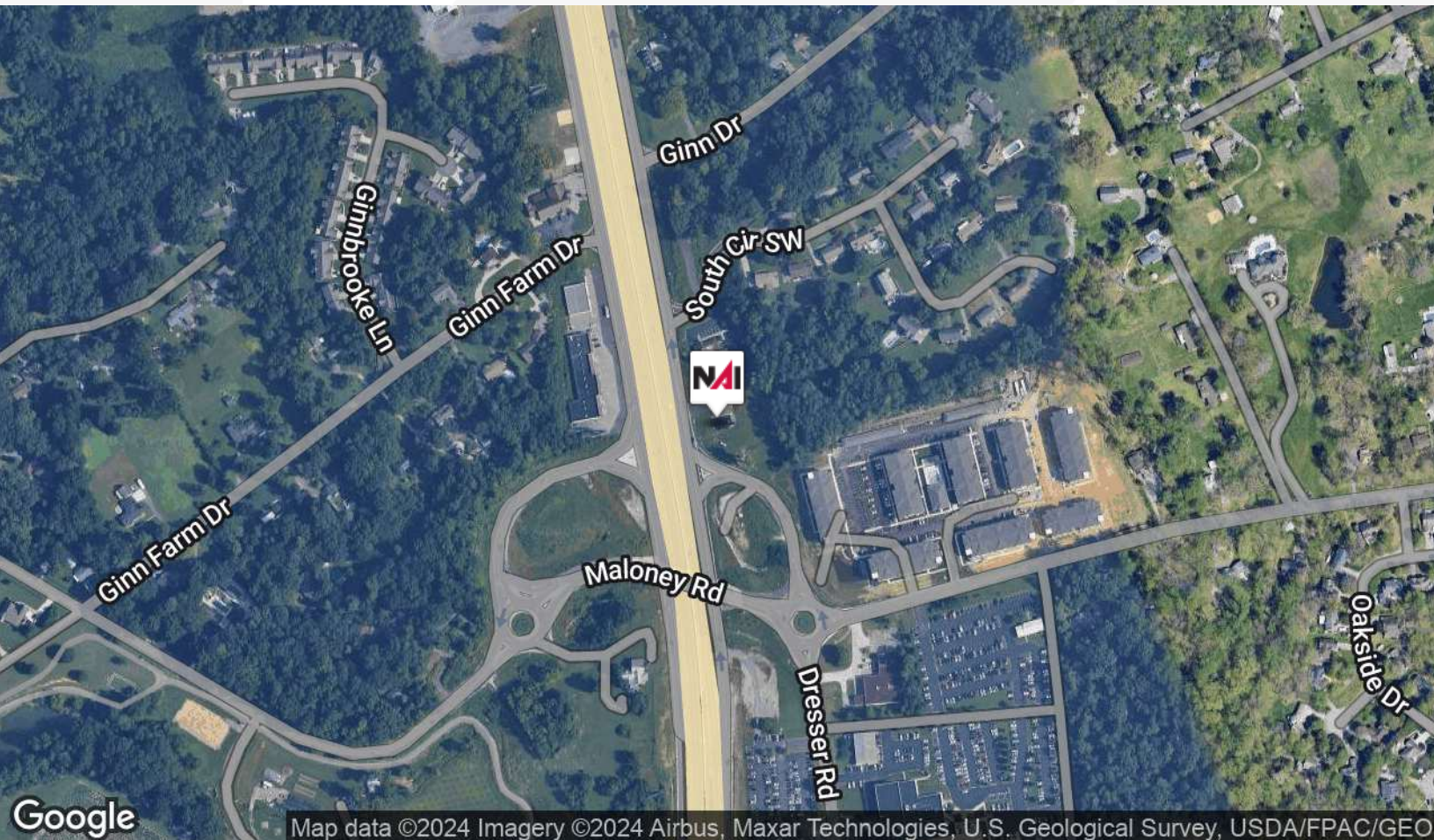
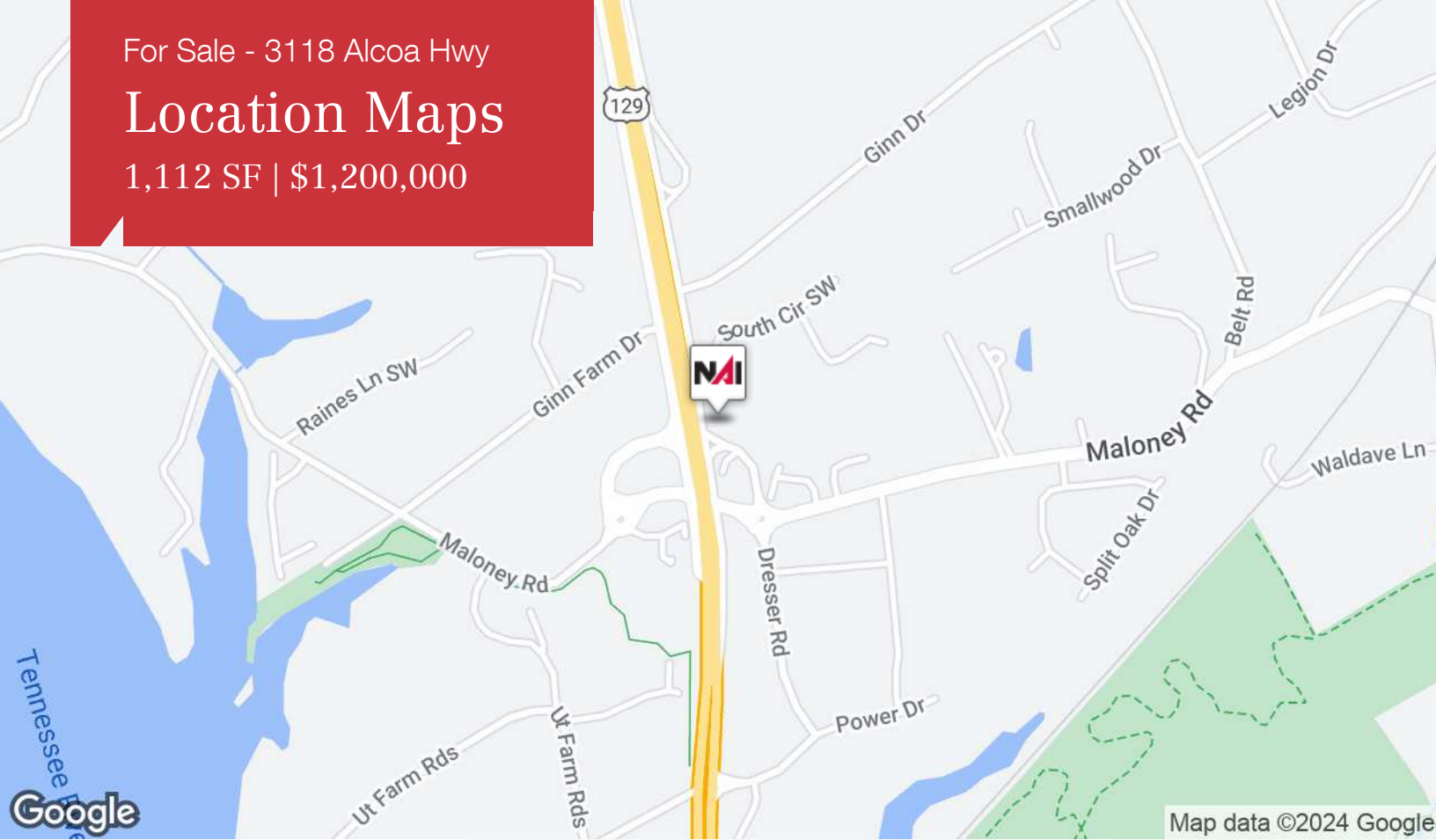




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# Location Maps

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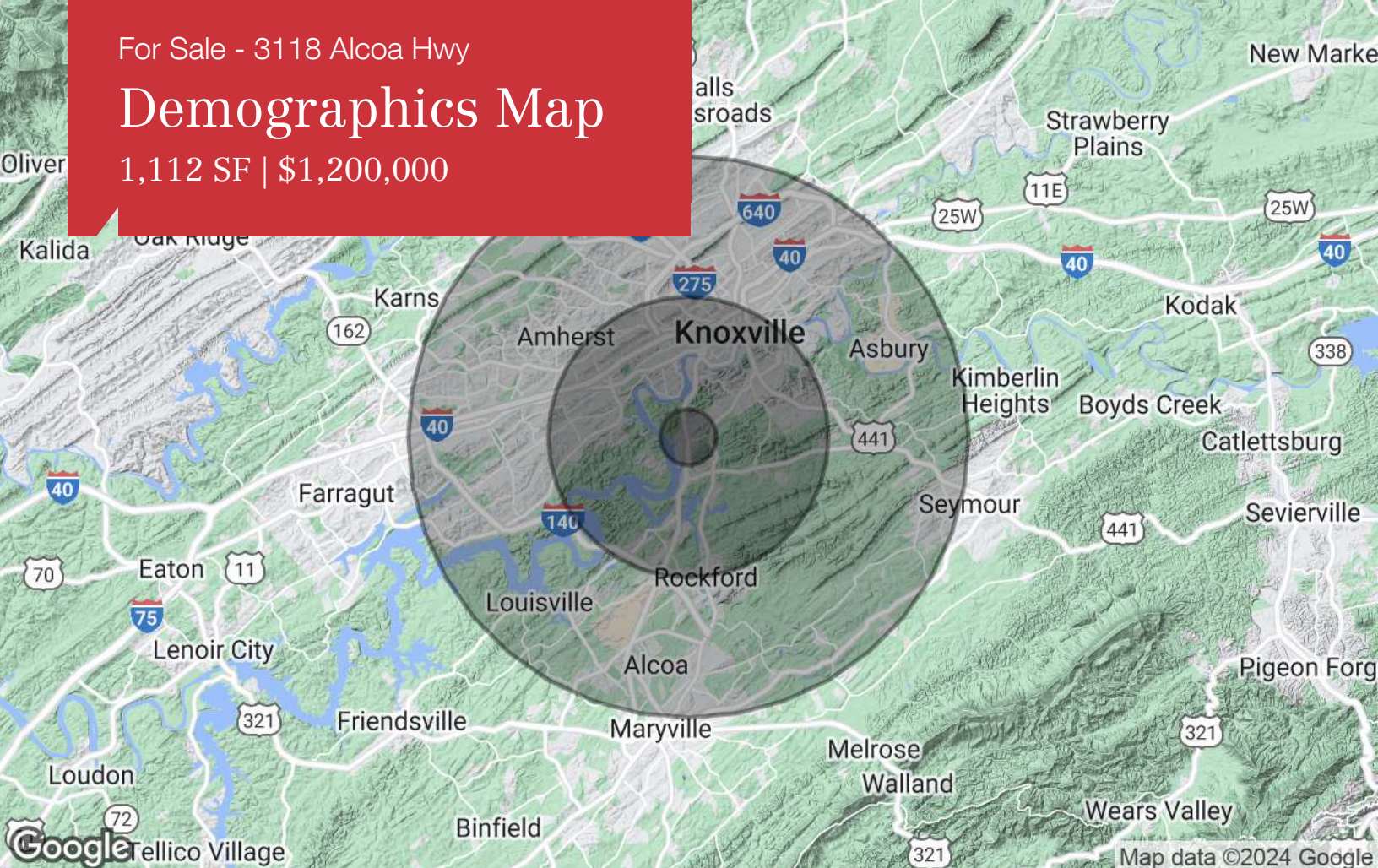




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# Demographics Map

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## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,509	87,633	354,297
MEDIAN AGE	39.0	32.7	36.1
MEDIAN AGE (MALE)	38.5	32.3	34.9
MEDIAN AGE (FEMALE)	41.8	33.0	37.3

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	731	36,263	154,837
# OF PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$71,317	\$57,353	\$56,850
AVERAGE HOUSE VALUE	\$221,402	\$228,356	\$171,242

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	89.2%	84.9%	84.8%
% BLACK	6.6%	9.8%	12.1%
% ASIAN	4.2%	2.9%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.5%	0.2%
% OTHER	0.0%	1.8%	1.3%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.0%	3.7%	3.7%

\* Demographic data derived from 2020 ACS - US Census