



For Lease

## Office w/Storage

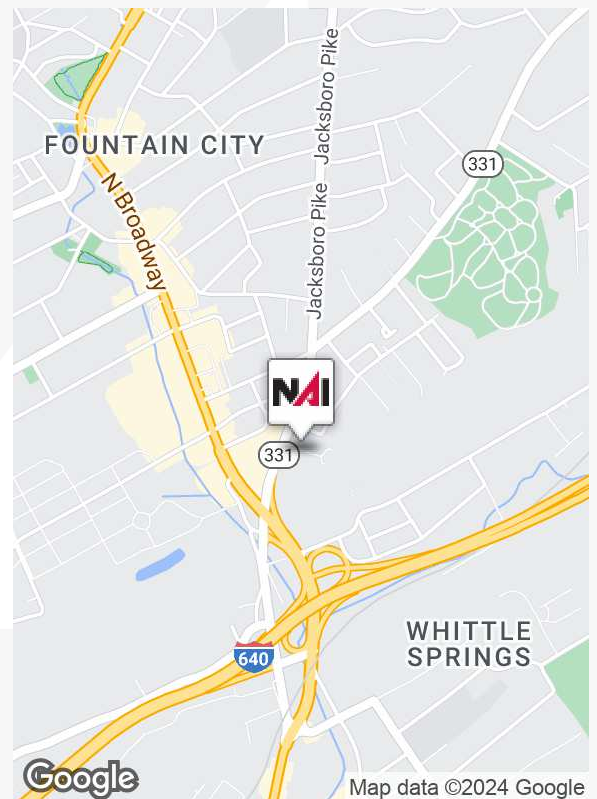
2,040 SF | \$12.80/SF

## 2908 Tazewell Pike, Suite K

Knoxville, Tennessee 37918

### Property Highlights

- Office suite available in Fountain City Business Park.
- 3 Offices, reception, kitchen, storage room, bathroom.
- Additional large storage/work room with exterior access.
- Front door parking.
- Recently updated!
- Convenient location just off Tazewell Pike at Broadway/I-640 exit.
- Numerous retail/food locations nearby.



For more information

**John Haney, CCIM**

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## Interior Photos

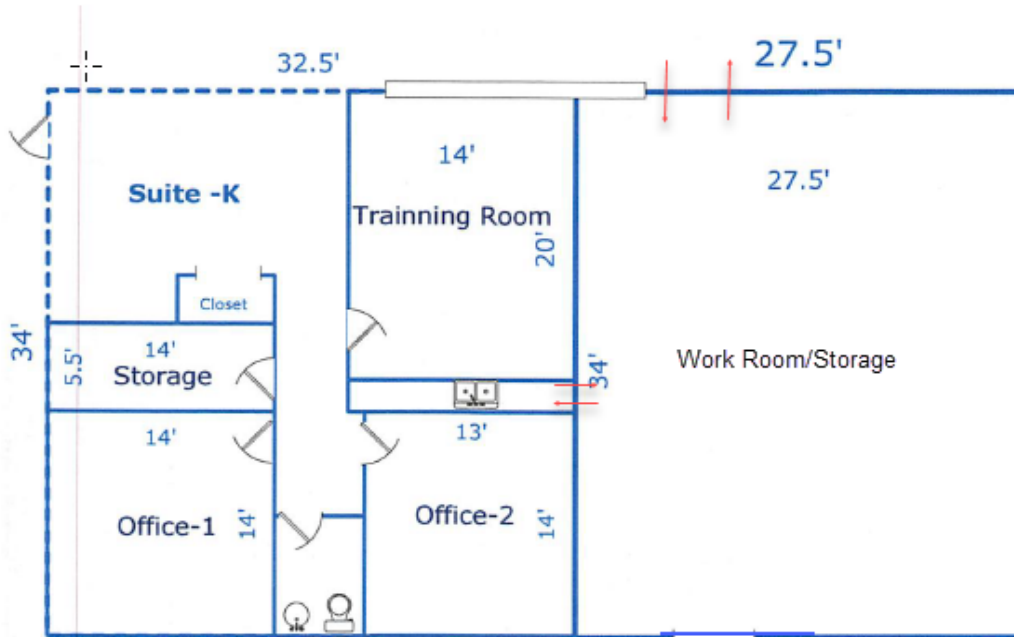




## Interior Photos



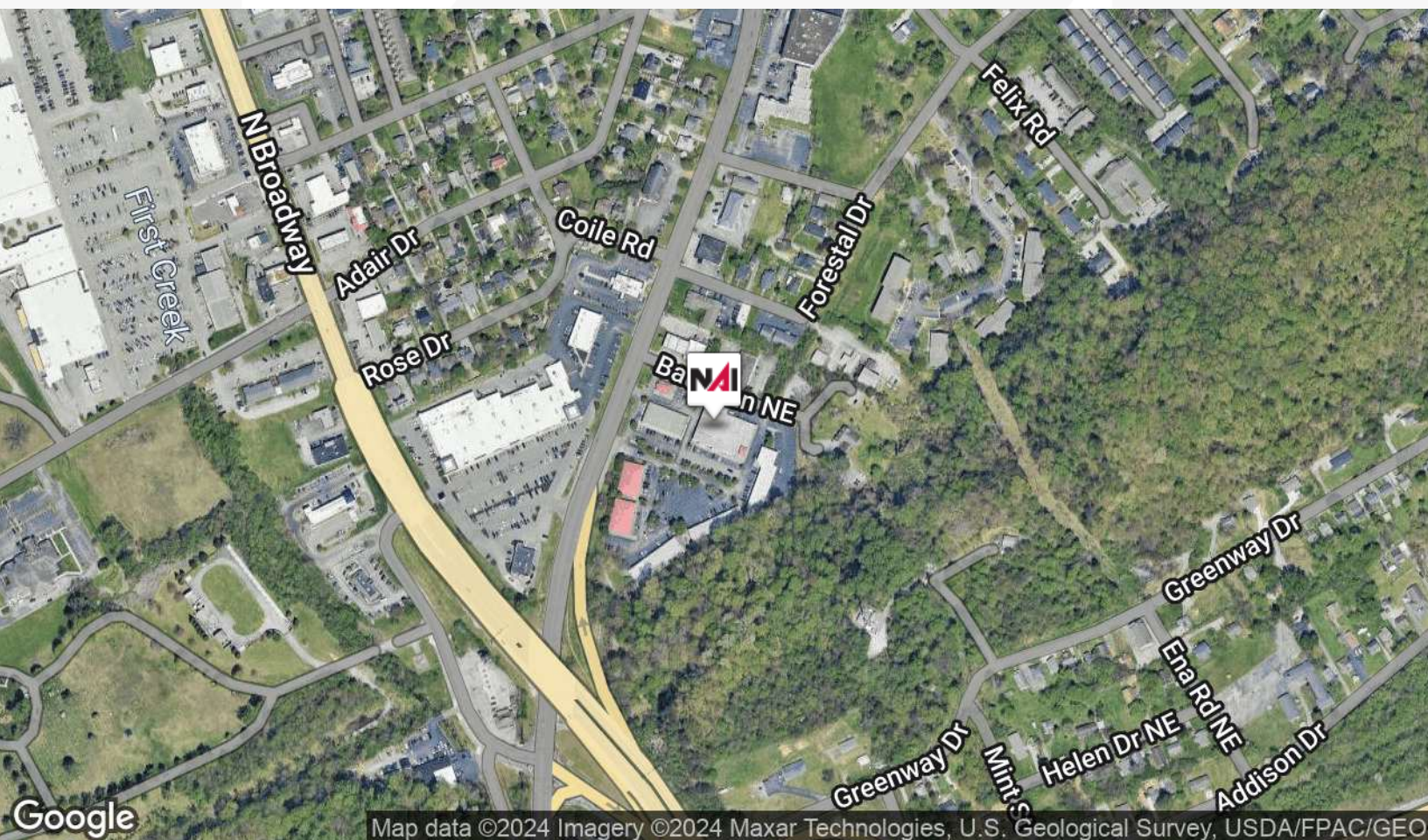
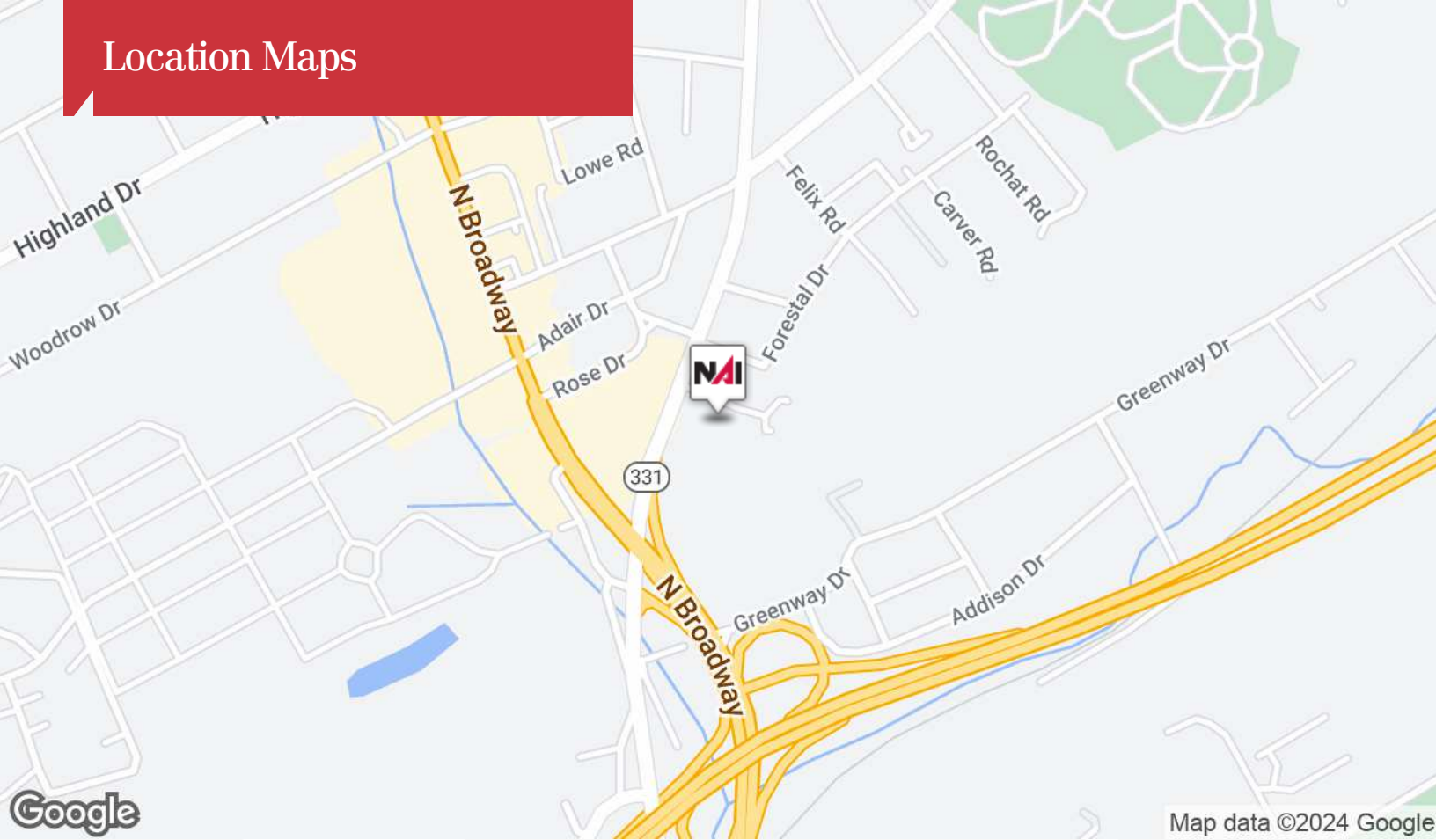
## Floor Plan



\*Floor plan for reference only, as built may be slightly different.

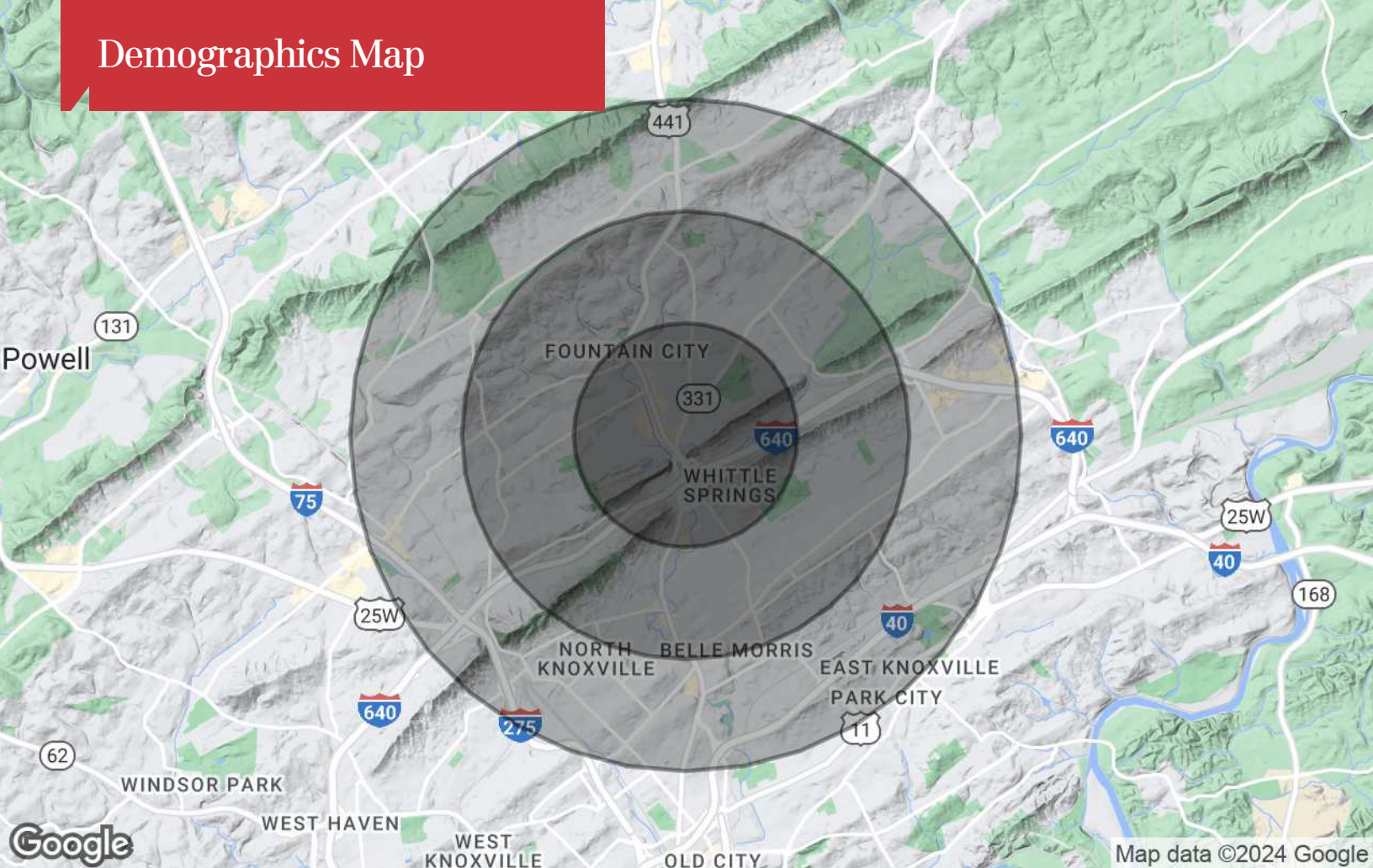


## Location Maps





# Demographics Map



## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	5,636	28,208	58,051
MEDIAN AGE	39.2	38.4	38.9
MEDIAN AGE (MALE)	35.0	35.8	36.8
MEDIAN AGE (FEMALE)	41.4	40.5	40.9

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	2,832	14,567	30,134
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	\$46,506	\$48,581	\$50,343
AVERAGE HOUSE VALUE	\$123,397	\$122,031	\$130,773

## Race

	1 Mile	2 Miles	3 Miles
% WHITE	79.4%	83.8%	83.7%
% BLACK	18.3%	13.8%	13.9%
% ASIAN	0.4%	0.8%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.3%	0.2%
% OTHER	1.4%	1.2%	1.2%

## Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	2.4%	3.5%	4.9%

\* Demographic data derived from 2020 ACS - US Census

# Agent Profile

## John Haney, CCIM

### Senior Advisor

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## Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/ Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

## Recent Notable Clients

**Medical:** Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle

**Professional:** Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Computer Systems Plus, Total Quality Logistics

**Industrial:** BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

**Retail:** Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Voodoo Brewing Company

## Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance

PIN Referral Excellence Organization, Networking Today International

## Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014



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