

For Sale

# Office/Flex Building

4,967 SF | \$650,000

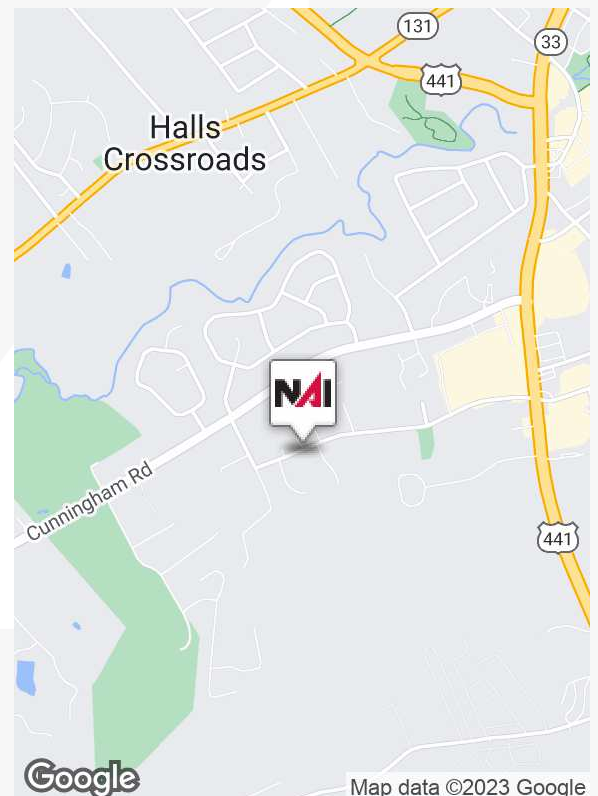


## 3524 Neal Dr

Knoxville, Tennessee 37918

### Property Highlights

- 4 offices, large conference room, kitchen, file room, restrooms.
- Approx. 2500 SF climate controlled storage/work room with garage and exterior access.
- Welcoming reception area.
- High ceilings throughout building.
- Enclosed patio.
- 20 parking spaces.
- Knox County PC Zoning.
- Suited for medical or professional office use.
- Great investment or owner-user opportunity.
- Located in Halls just off Maynardville Pike.



For more information

**John Haney, CCIM**

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## Exterior Photos

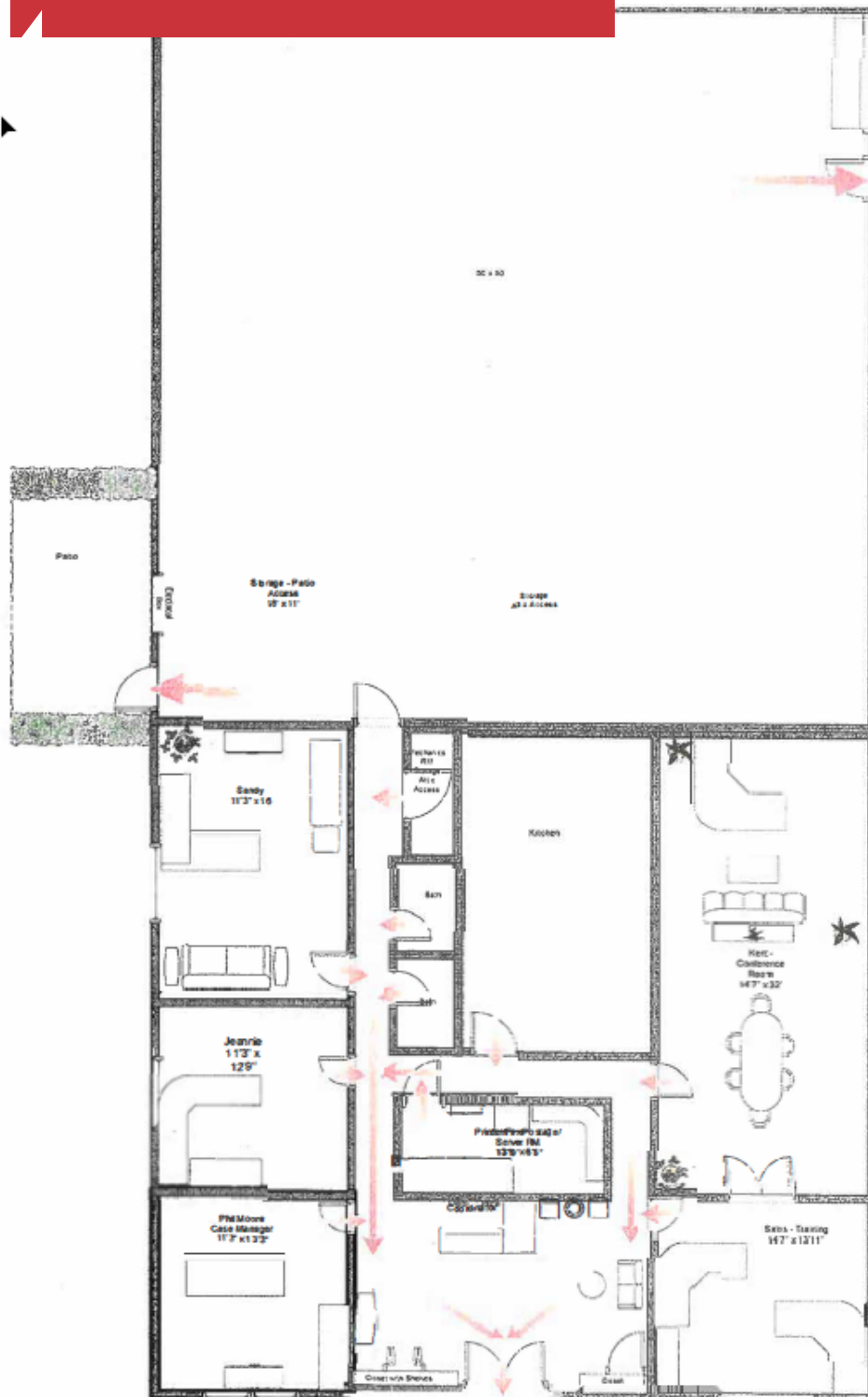




## Interior Photos

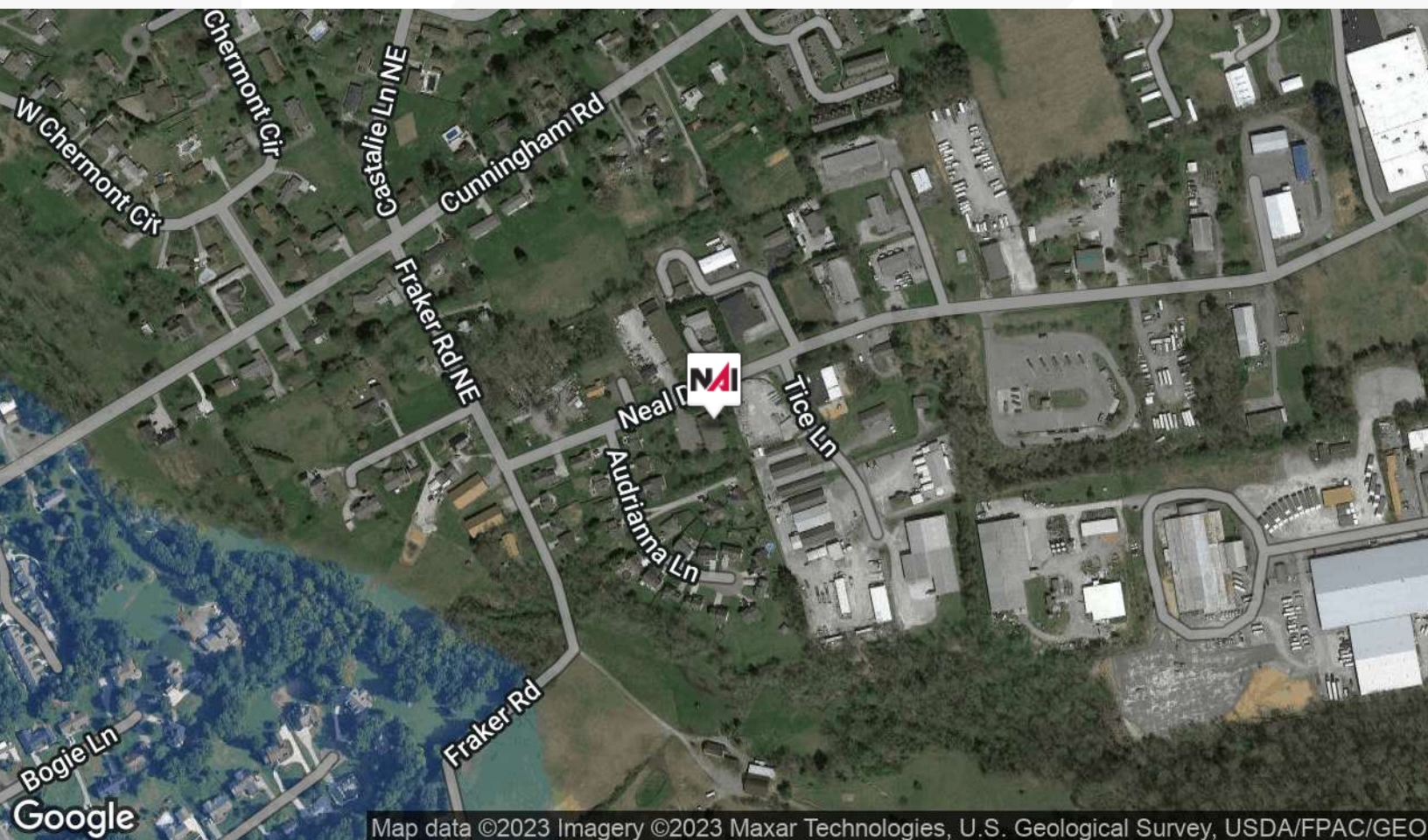
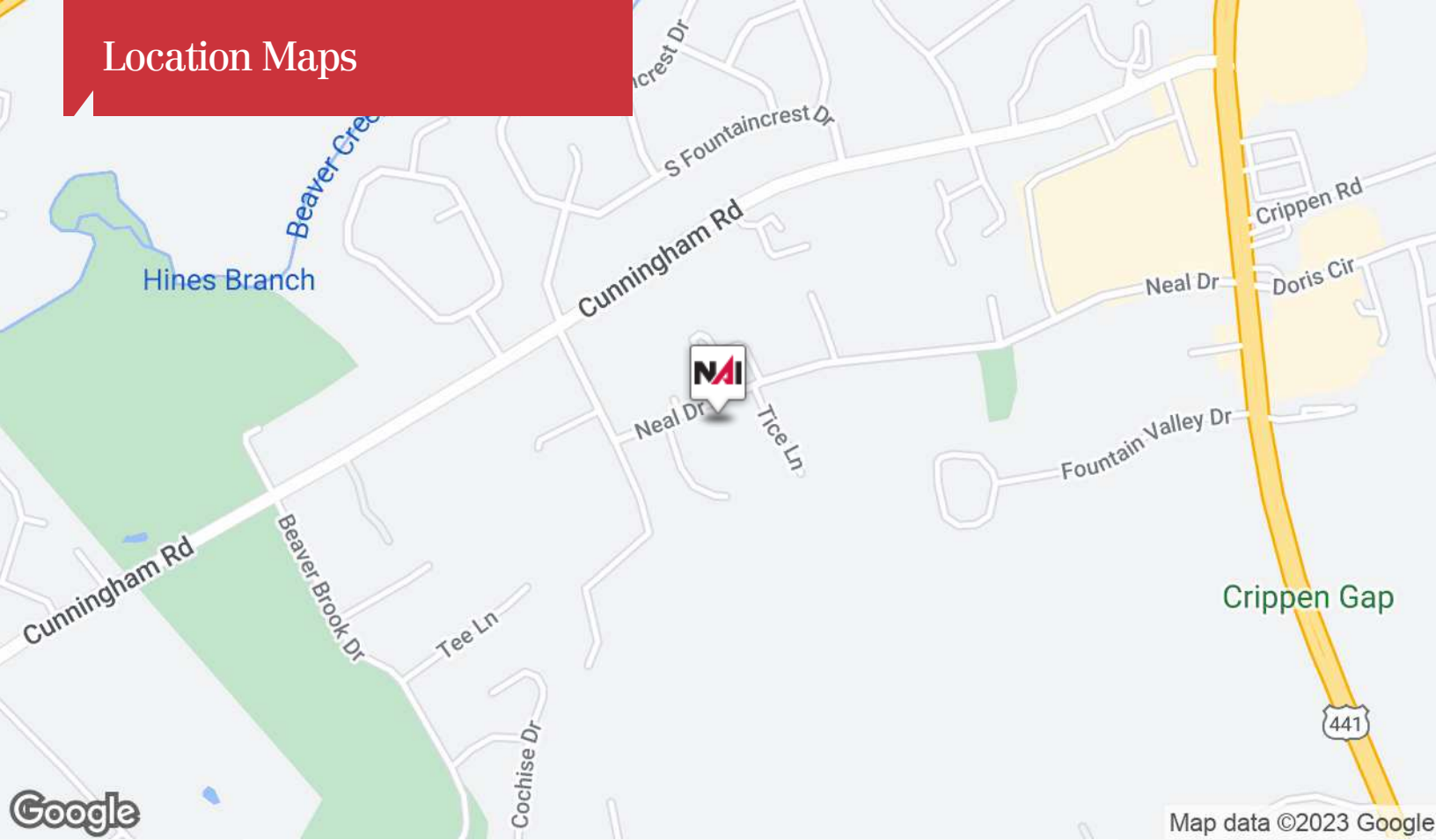


## Floor Plan



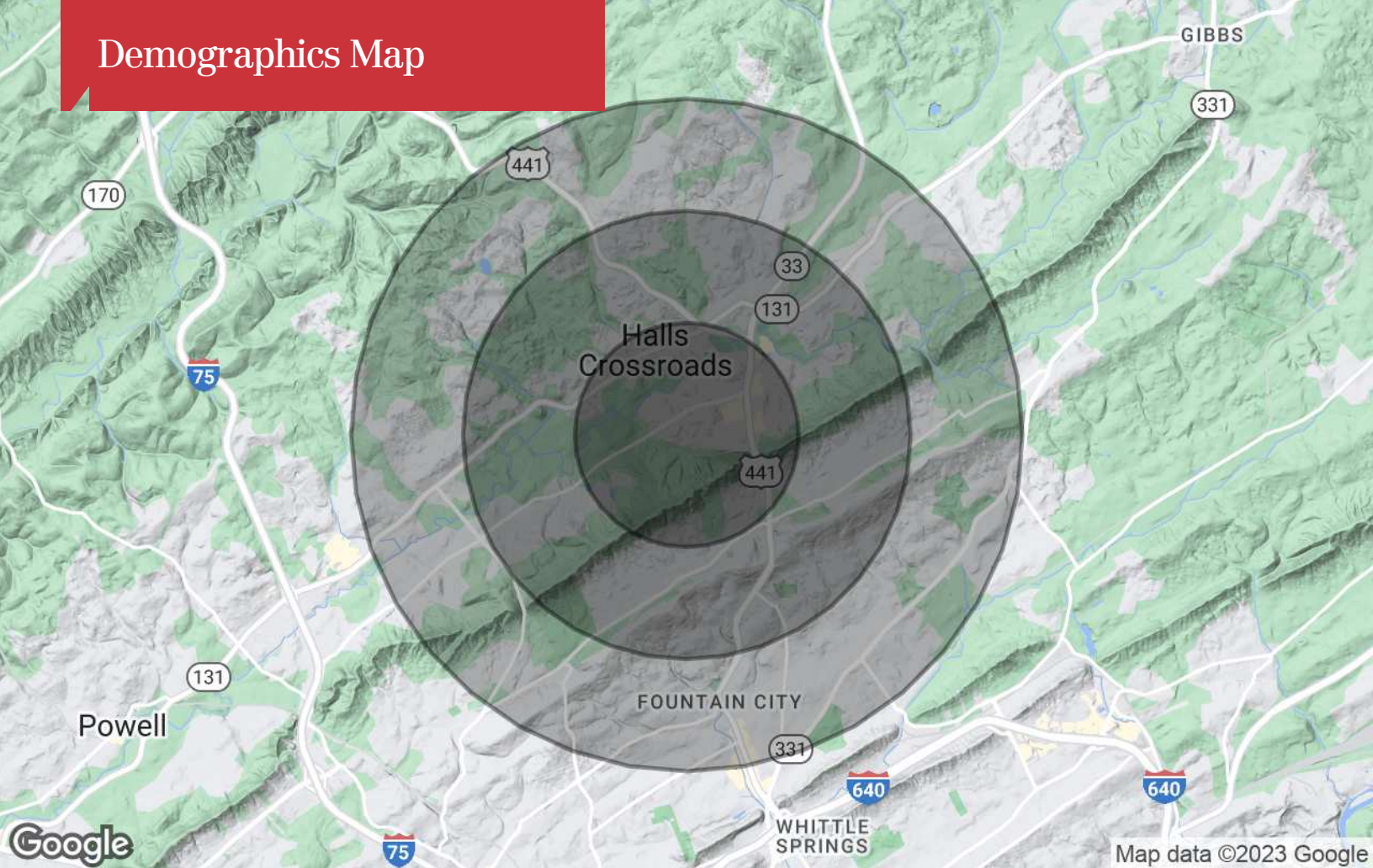


## Location Maps





# Demographics Map



## Population

|                     | 1 Mile | 2 Miles | 3 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 3,657  | 15,815  | 39,497  |
| MEDIAN AGE          | 41.0   | 42.1    | 42.4    |
| MEDIAN AGE (MALE)   | 34.4   | 39.0    | 40.3    |
| MEDIAN AGE (FEMALE) | 46.5   | 44.9    | 44.1    |

## Households & Income

|                     | 1 Mile    | 2 Miles   | 3 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,515     | 6,992     | 17,359    |
| # OF PERSONS PER HH | 2.4       | 2.3       | 2.3       |
| AVERAGE HH INCOME   | \$72,875  | \$74,274  | \$77,063  |
| AVERAGE HOUSE VALUE | \$164,576 | \$179,761 | \$183,003 |

## Race

|            | 1 Mile | 2 Miles | 3 Miles |
|------------|--------|---------|---------|
| % WHITE    | 97.0%  | 97.0%   | 95.5%   |
| % BLACK    | 0.4%   | 1.1%    | 2.8%    |
| % ASIAN    | 0.7%   | 0.9%    | 0.8%    |
| % HAWAIIAN | 0.0%   | 0.0%    | 0.0%    |
| % INDIAN   | 0.0%   | 0.0%    | 0.1%    |
| % OTHER    | 1.9%   | 0.9%    | 0.8%    |

## Ethnicity

|            | 1 Mile | 2 Miles | 3 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 15.9%  | 6.5%    | 3.9%    |

\* 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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