

For Sale - 609 North Campbell Station Road

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3,975 SF | \$3,100,000

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Executive Summary

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SALE PRICE: \$3,100,000

CAP RATE: 4.84%

GRM:

NOI: \$150,000

LOT SIZE: 1.74 Acres

BUILDING SIZE: 3,975 SF

BUILDING CLASS: A

YEAR BUILT: 2000

RENOVATED: 2022

ZONING: Commercial

MARKET: Knoxville

SUB MARKET: Farragut/Turkey Creek

CROSS STREETS: Campbell Station &
Parkside Drive

Property Highlights

- 10 yrs corp guarantee
- Not in city limits
- Main Arterial / 27K CPD
- Dominant retail trade area
- Competitive price
- Excellent visibility

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Aerial Map 1

3,975 SF | \$3,100,000



Google

Imagery ©2024 TerraMetrics

NAI Koella
RM Moore

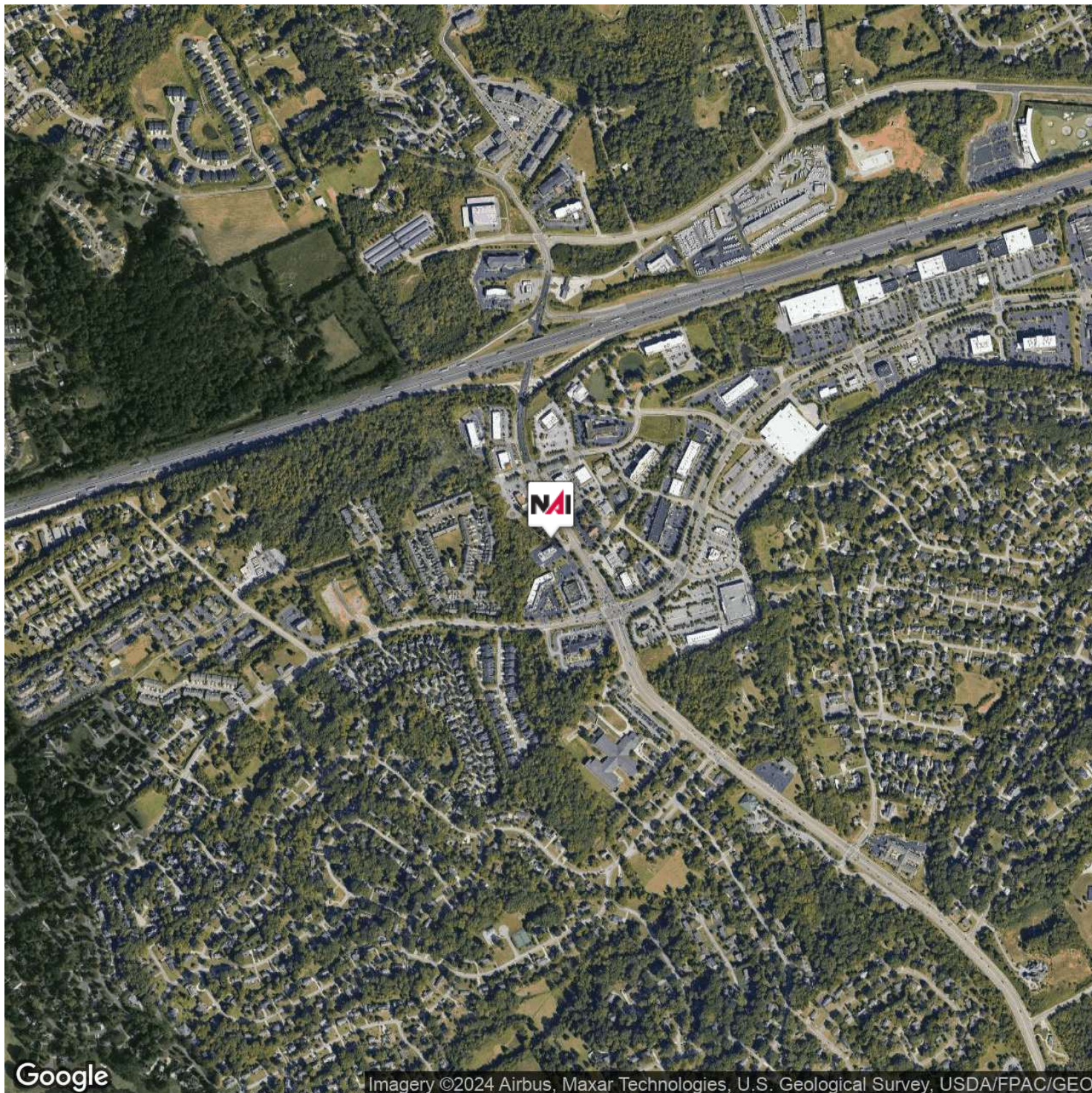
255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



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Aerial Map 2

3,975 SF | \$3,100,000



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Additional Photos

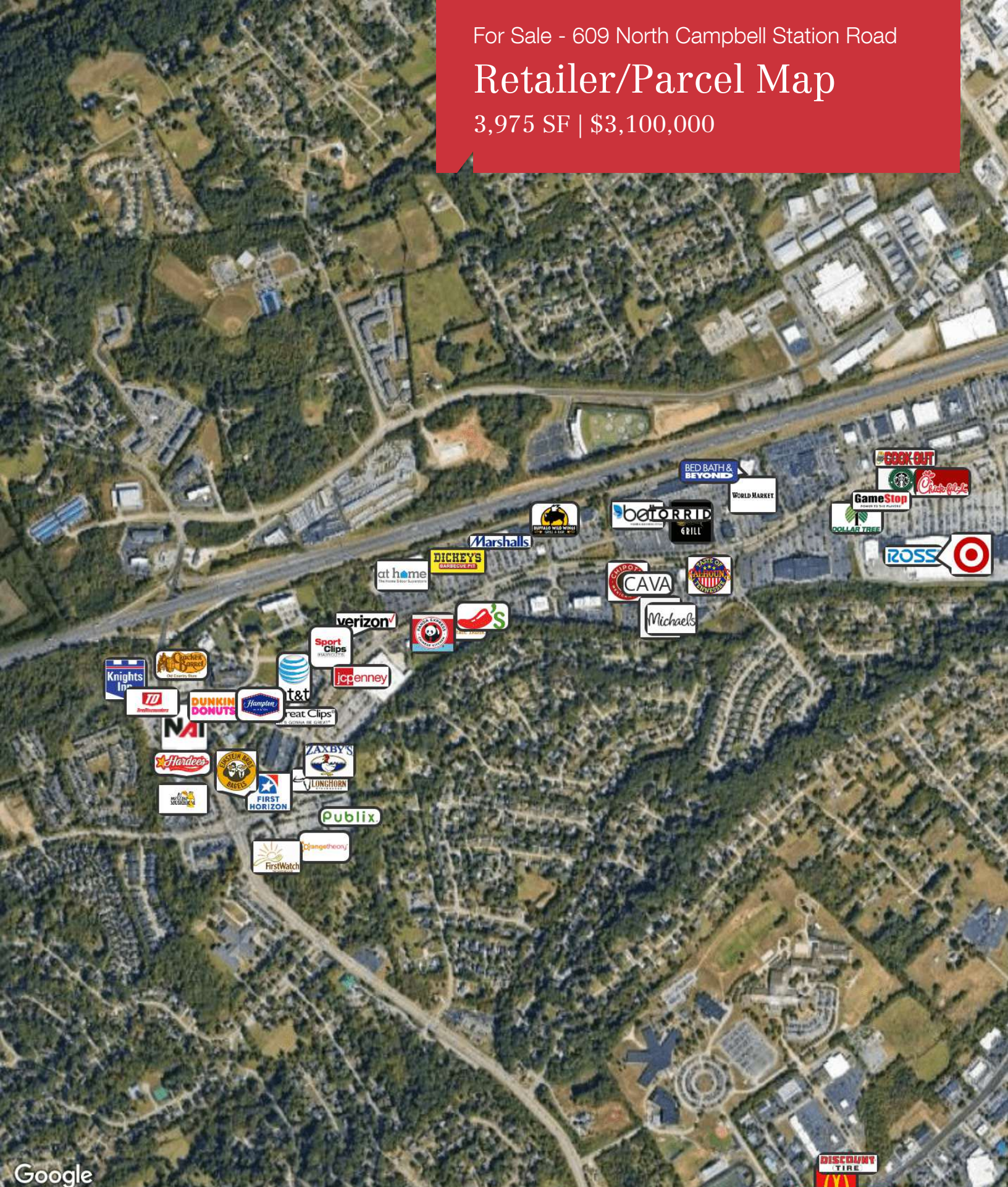
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Retailer/Parcel Map

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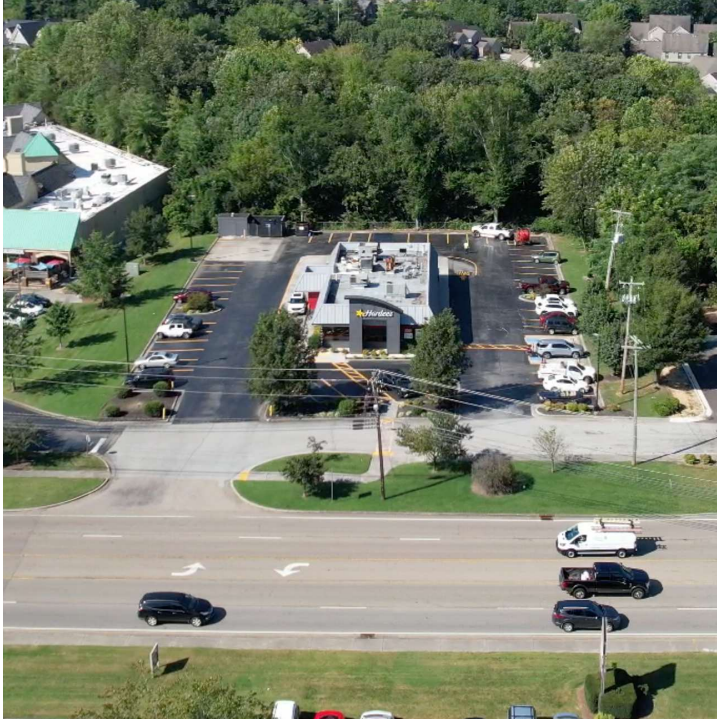


Google

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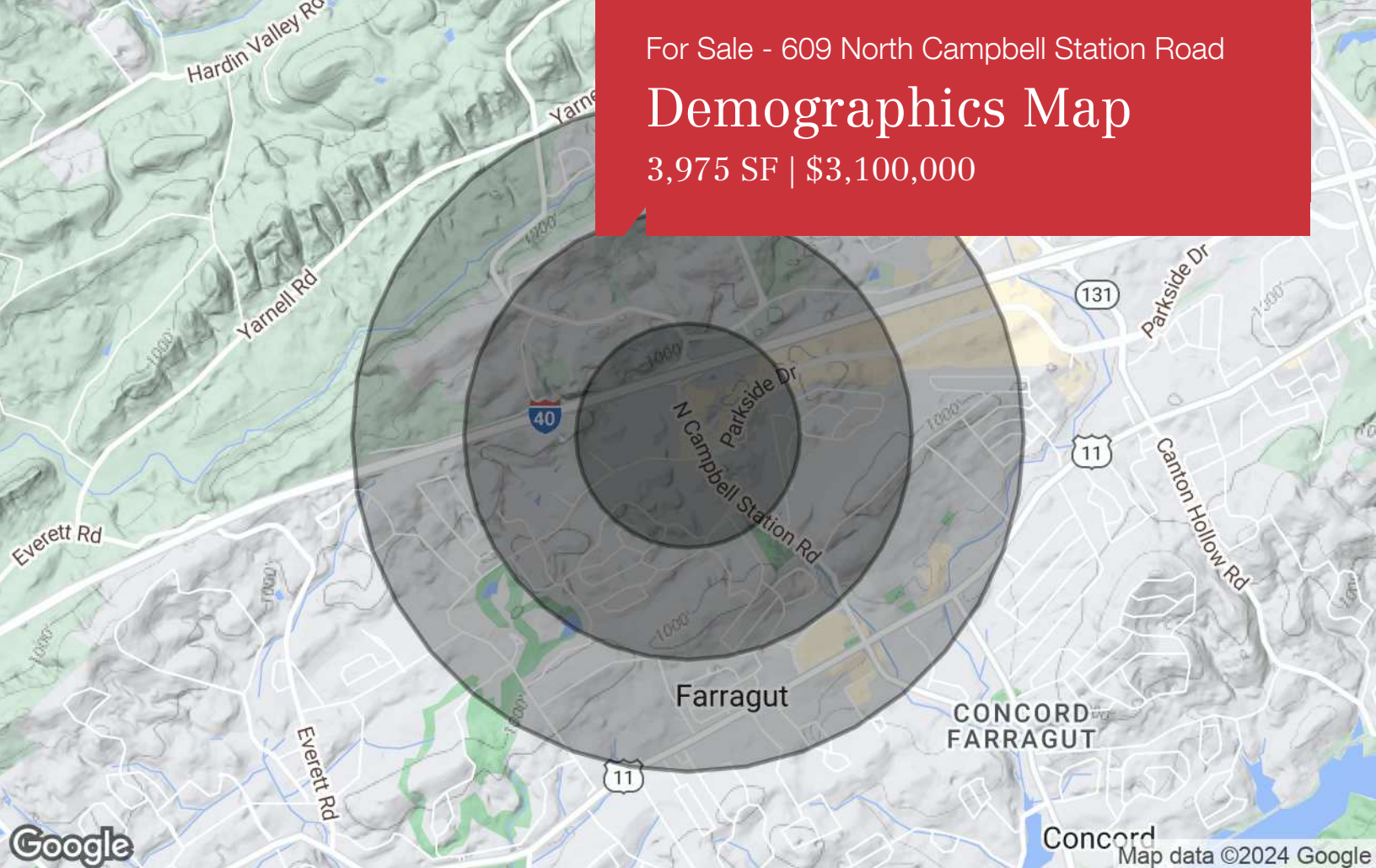
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Demographics Map

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Population

	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	1,131	4,015	8,702
MEDIAN AGE	47.0	45.7	45.0
MEDIAN AGE (MALE)	46.7	45.7	44.8
MEDIAN AGE (FEMALE)	47.2	45.1	44.5

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	488	1,725	3,665
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$130,754	\$119,444	\$118,268
AVERAGE HOUSE VALUE	\$325,358	\$326,554	\$326,210

* Demographic data derived from 2020 ACS - US Census