



For Lease

Office Opportunity

1,428 SF | \$24.50 SF/yr

Newly Built Farragut Office Opportunity/Retail Corner Exposure

831 Loop Road

Farragut, Tennessee 37934

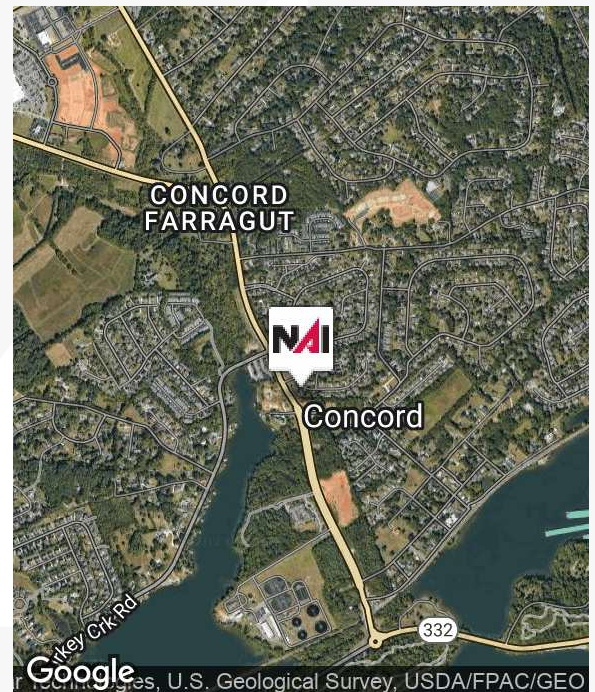
Property Highlights

- Class "A" end unit
- Retail type corner exposure
- County Zoning
- Generous buildout allowance
- Outstanding demographics

Property Description

This office opportunity offers corner retail exposure for tenants seeking prime time end cap visibility to 12,000 +/- cars daily. Situated on the inbound side to the Town of Farragut and outstanding area demographics, the site would be ideal for insurance sales, financial advisors, real estate offices and any other office/service user that benefits from outstanding traffic counts, line of site and an easy to find location.

Floor to ceiling windows with southern exposure provide abundant natural lighting, Class "A" construction, generous build out allowance and a Farragut address but county zoning further highlight this opportunity.



For more information

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Strong Corner Exposure

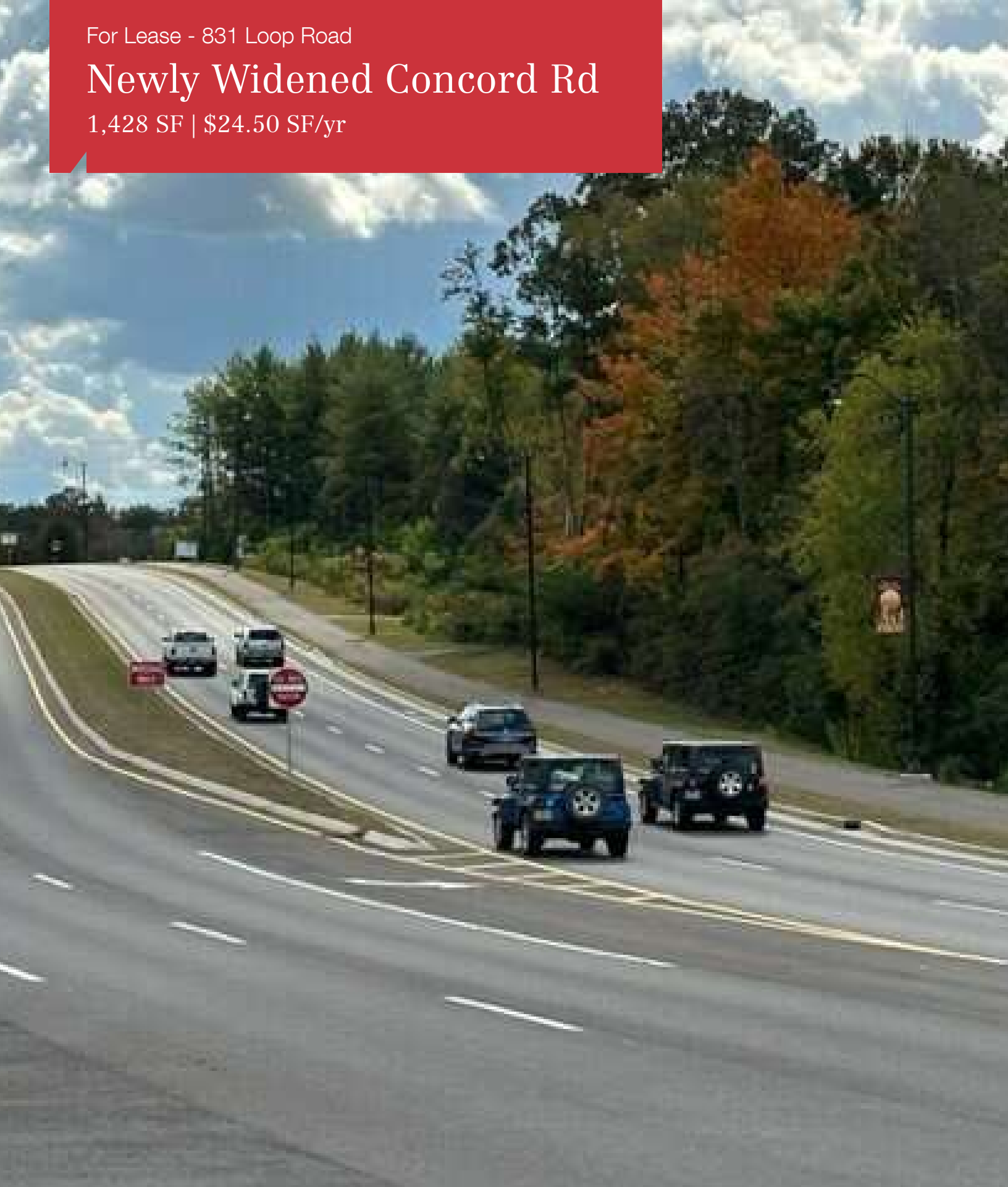
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For Lease - 831 Loop Road

Newly Widened Concord Rd

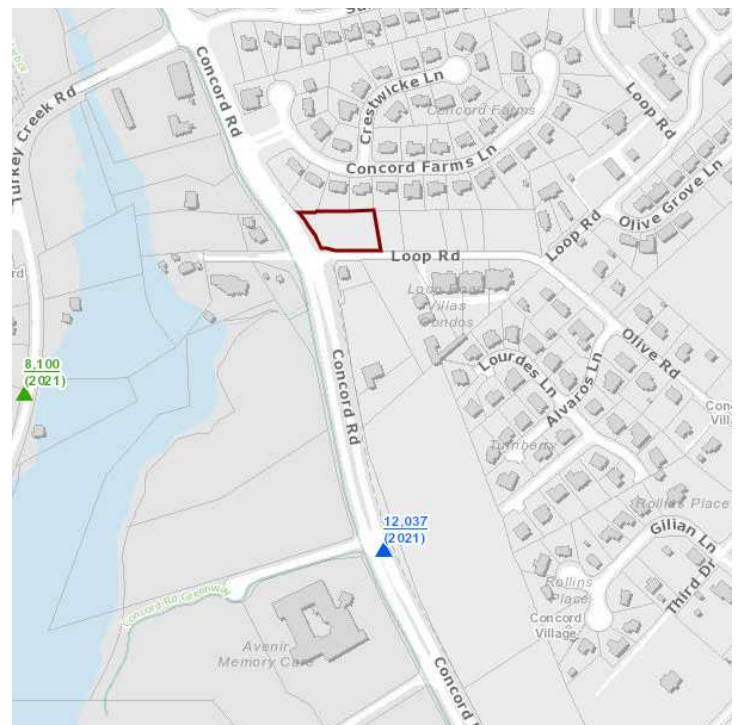
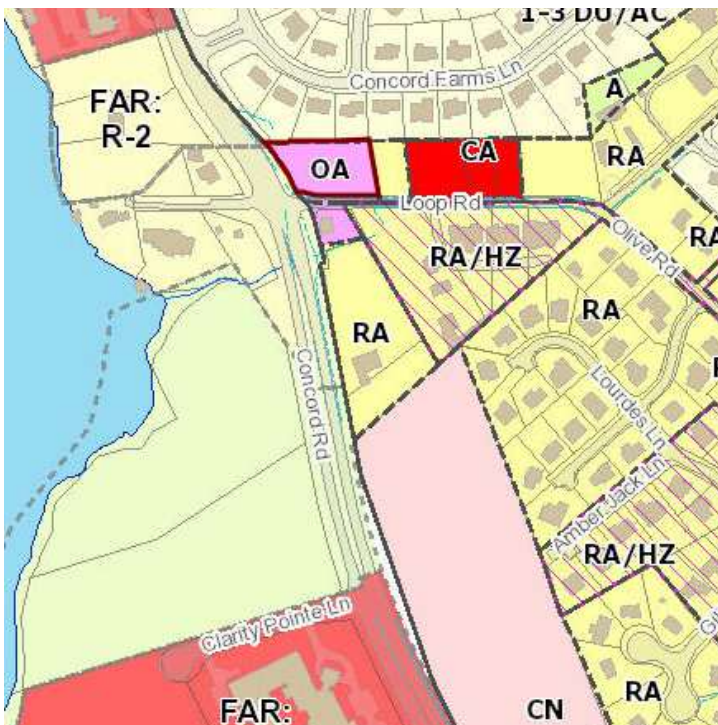
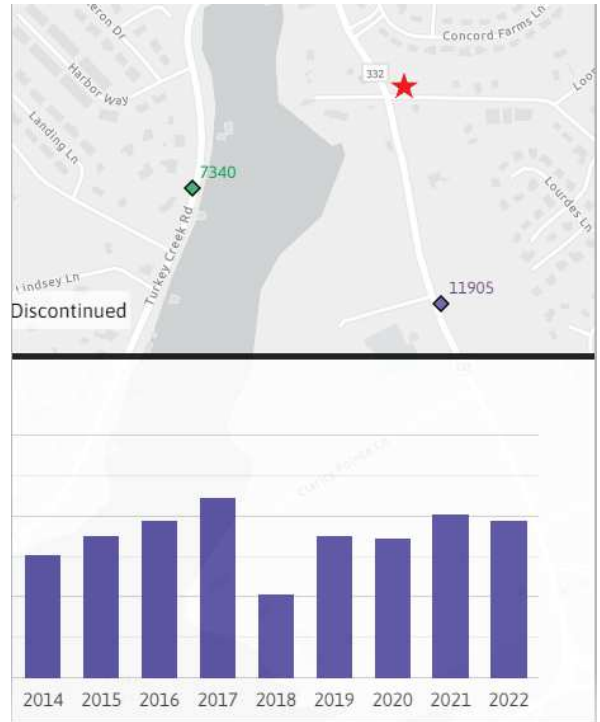
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Traffic and Zoning

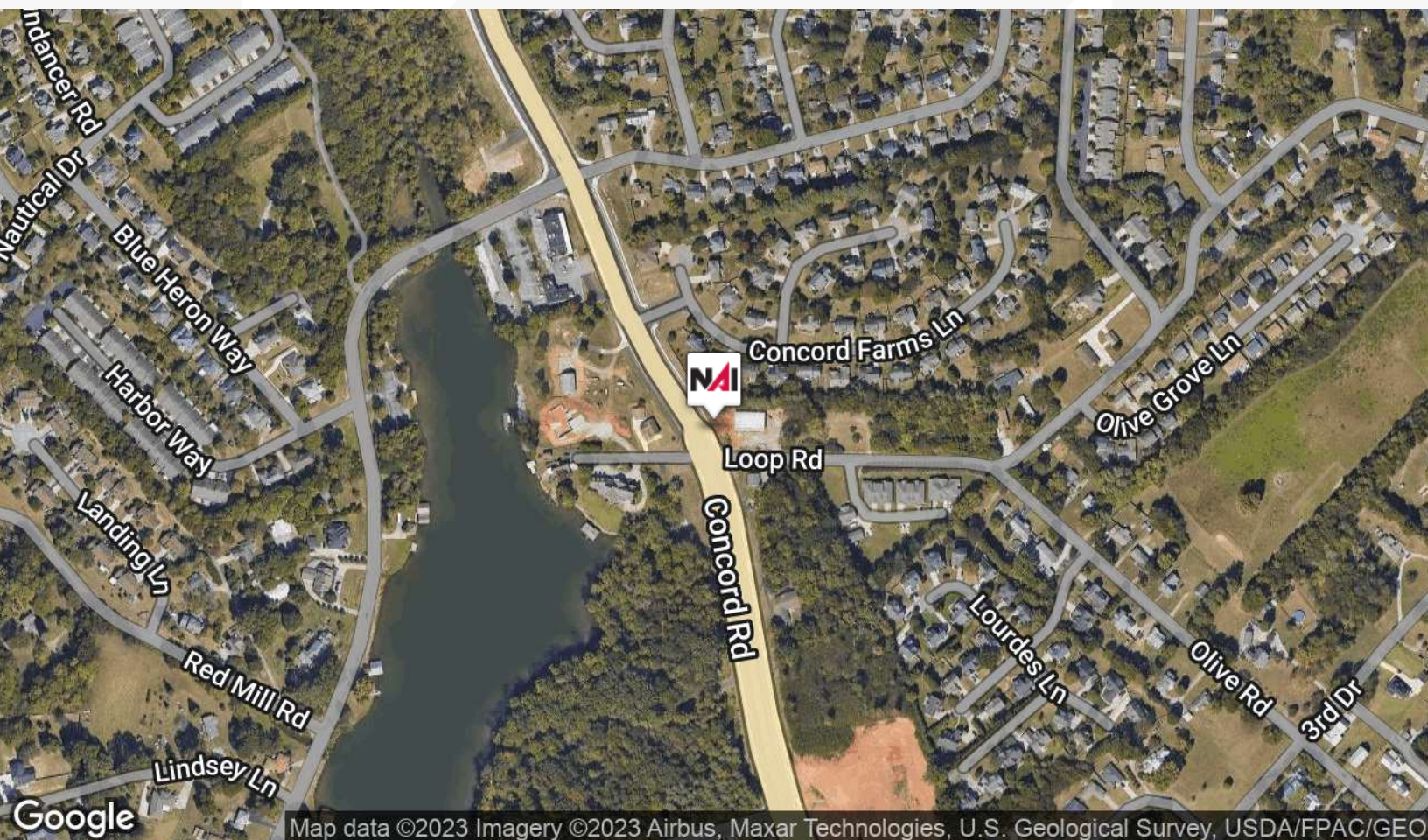
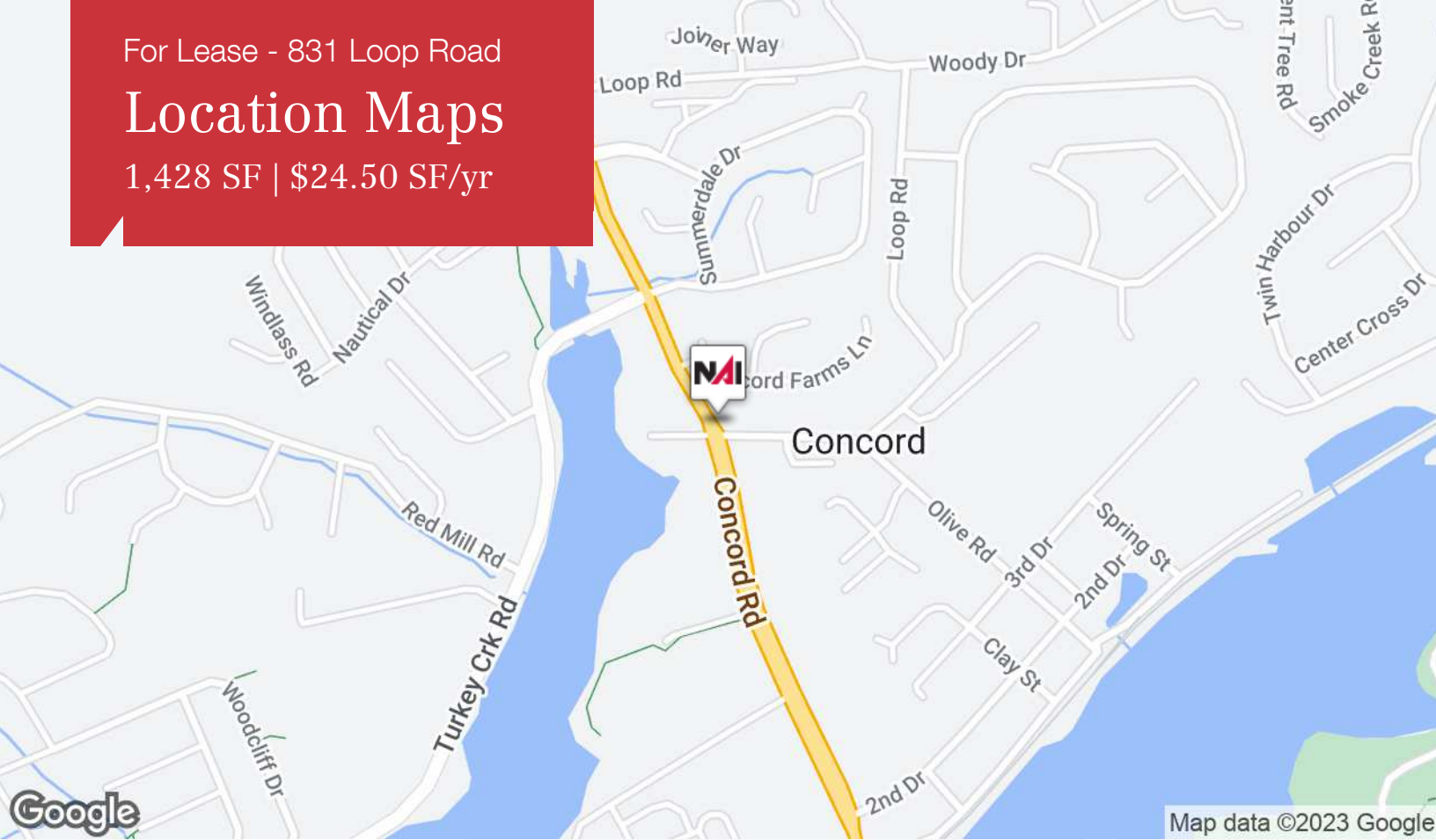
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Location Maps

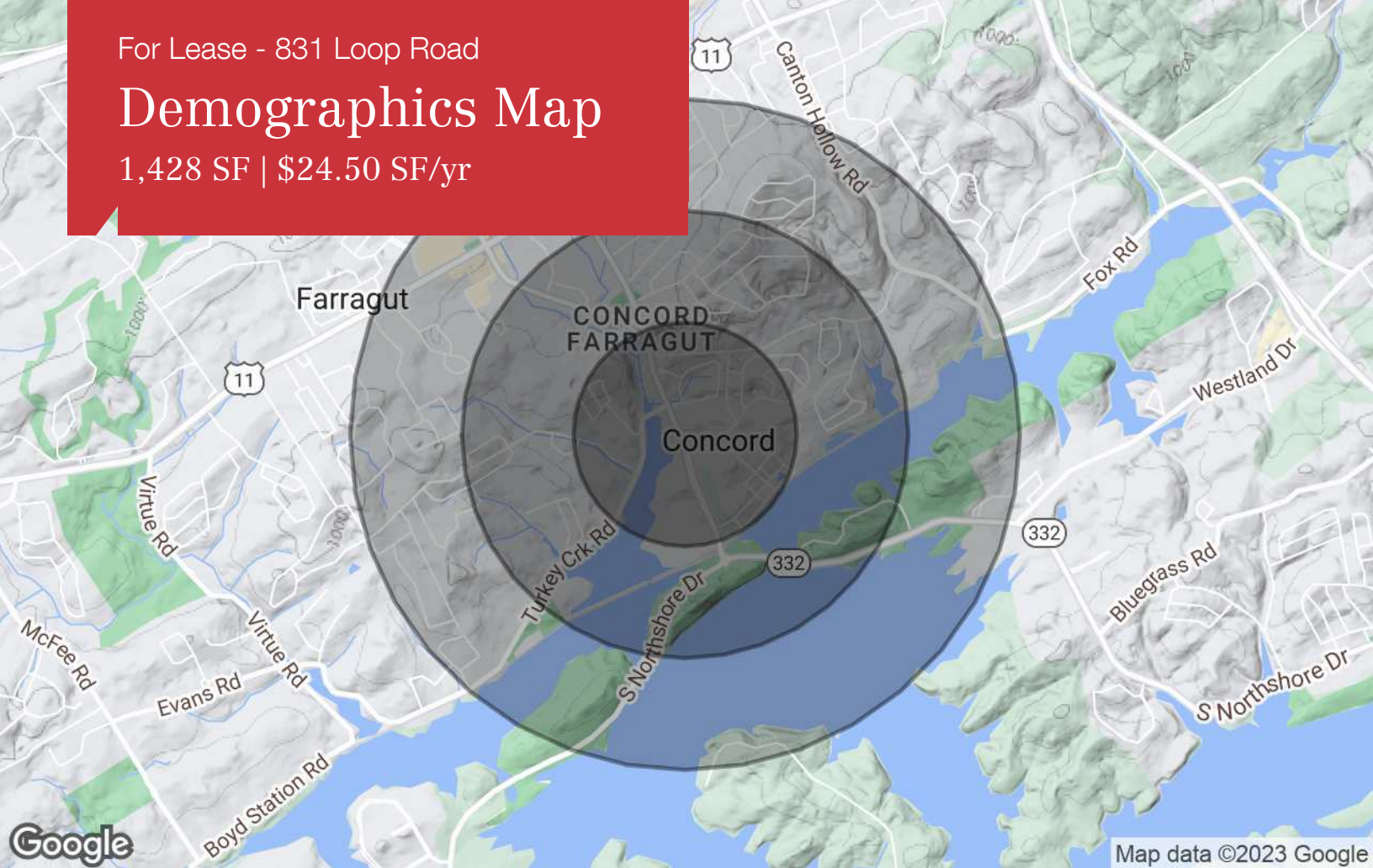
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Demographics Map

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Population

	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	1,478	5,272	10,253
MEDIAN AGE	41.7	42.8	44.6
MEDIAN AGE (MALE)	40.5	40.8	42.4
MEDIAN AGE (FEMALE)	42.5	44.2	46.2

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	648	2,250	4,332
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$116,999	\$118,953	\$120,896
AVERAGE HOUSE VALUE	\$242,918	\$275,181	\$303,512

Race

	0.5 Miles	1 Mile	1.5 Miles
% WHITE	89.9%	89.2%	90.5%
% BLACK	1.9%	2.0%	1.7%
% ASIAN	5.6%	7.2%	6.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.3%	0.2%
% OTHER	2.2%	1.3%	0.9%

Ethnicity

	0.5 Miles	1 Mile	1.5 Miles
% HISPANIC	3.3%	4.1%	3.6%

* Demographic data derived from 2020 ACS - US Census