



## 460 Medical Park Drive

Lenoir City, Tennessee 37772

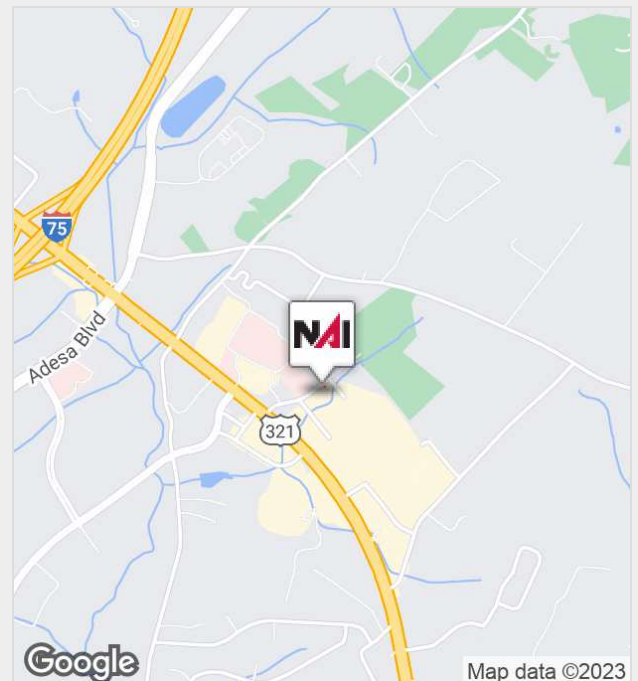
### Property Features

- Former medical space with expansion available
- Former Physical Therapy space with further buildout options
- Close proximity to Ft. Loudon Medical Center
- Quick access/easy to find of I-75
- Medical specific property

Space	Lease Rate	Size (SF)
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Lease Rate

**Negotiable**



For more information:

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For Lease

# Lakeway Medical



## Property Summary

Available SF:

Lease Rate:

Negotiable

Building Size:

20,000 SF

Building Class:

A

Market:

Knoxville

## Property Overview

Class A medical space ready for move in (1288 sf/suite 102/former cosmetic surgery suite), sitting adjacent to 2650 sf of retail pharmacy space (Suite 101).

Located adjacent to Ft. Loudon Medical Campus. The pharmacy suite offers corner exposure to heavy Walmart traffic and both suites face the Hwy 321 side of the building. These suites may be combined for larger space needs.

## Location Overview

Located adjacent to Ft. Loudon Medical Campus, this property caters to health related uses. Former retail pharmacy space adjoining full standard medical office.

Well cared for, strong visibility, ease of ingress/egress, ample parking and proximity to medical properties further highlight this property.



For Lease

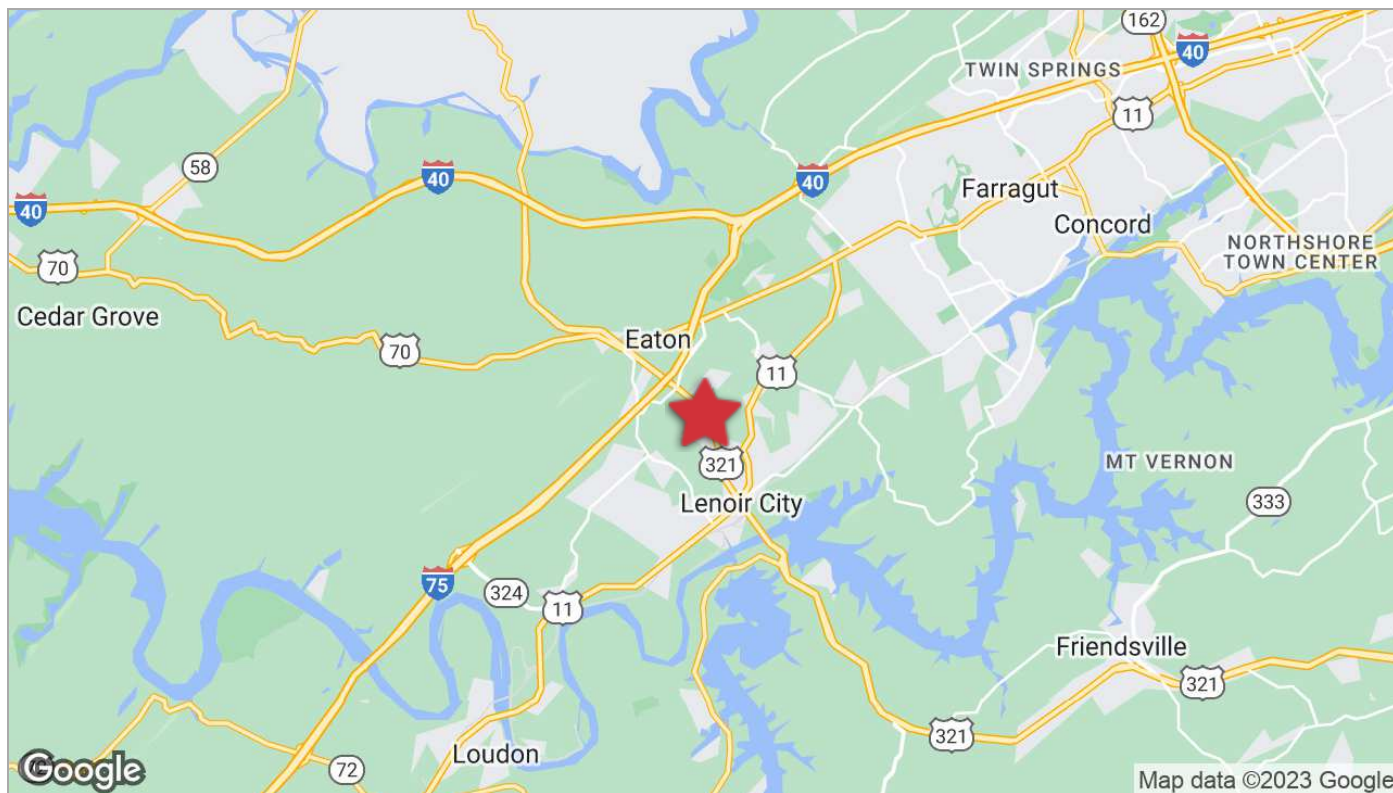
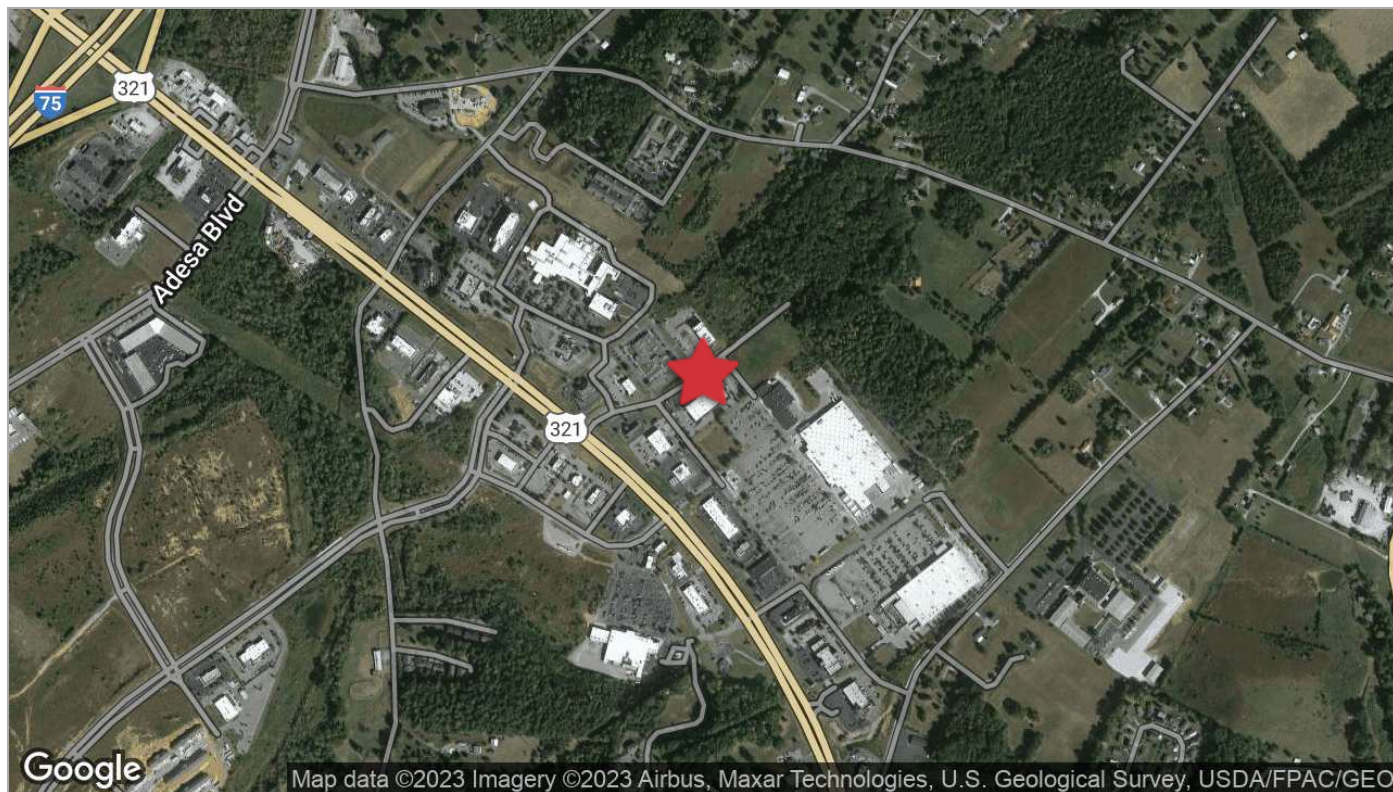
# Lakeway Medical





For Lease

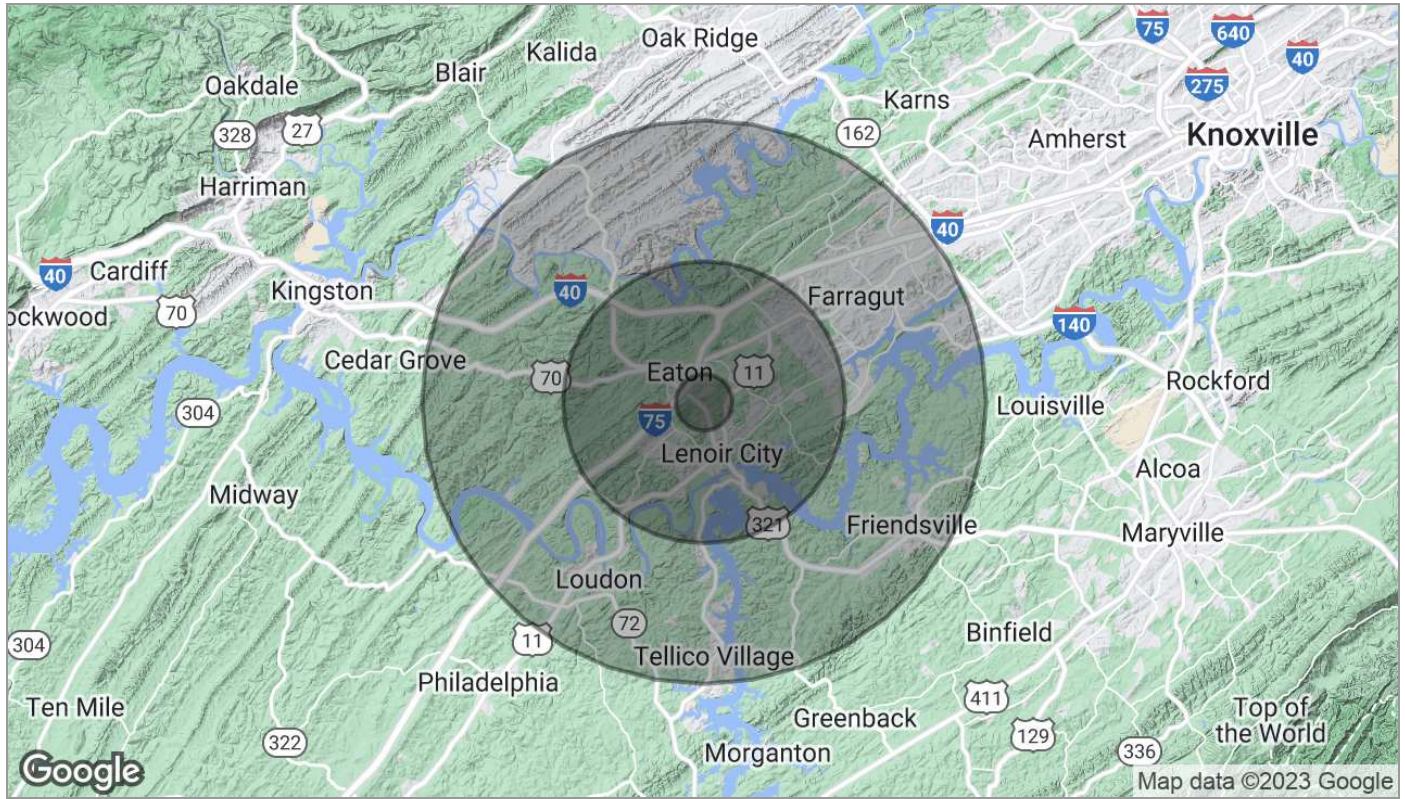
# Lakeway Medical





For Lease

# Lakeway Medical



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,328	28,762	90,336
MEDIAN AGE	36.8	40.5	43.4
MEDIAN AGE (MALE)	36.5	39.7	42.6
MEDIAN AGE (FEMALE)	40.0	42.7	44.6
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	935	11,337	35,203
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$51,789	\$70,626	\$85,630
AVERAGE HOUSE VALUE	\$177,934	\$227,094	\$302,511

\* Demographic data derived from 2020 ACS - US Census