

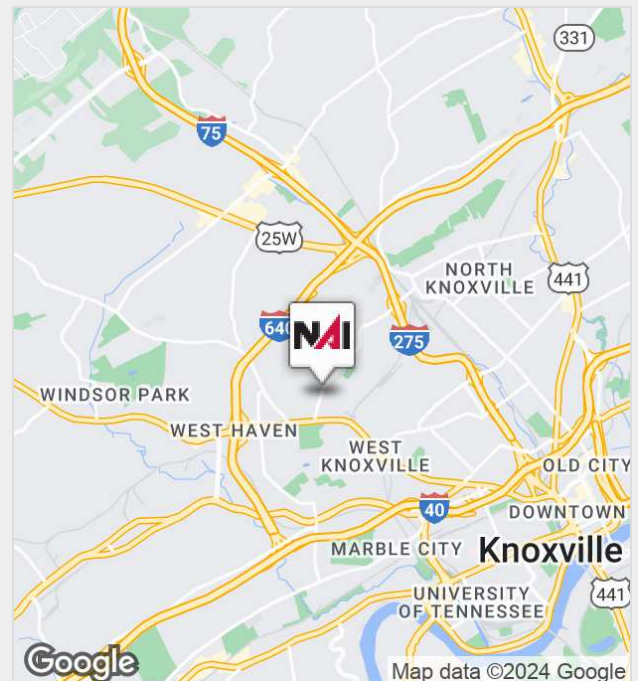


2622 Texas Avenue

Knoxville, Tennessee 37921

Property Features

- 5,000 SF of warehouse space (some 2nd floor office space could also be available)
- Clear height: 17'
- Shared loading doors:
 - (1) 16' x 14' door services 80' x 20' covered dock that can accommodate 4 trailers and 2 vans
 - (1) 16' x 14' door services covered dock that can accommodate 1 trailer
 - (1) 16' x 14' drive-in door
- Zoning: I-2 (restricted manufacturing & warehouse district)
- Lease rate: \$5.00 / SF / YR Gross (taxes, insurance and some utilities included) = \$2,083.33 / month



For more information:

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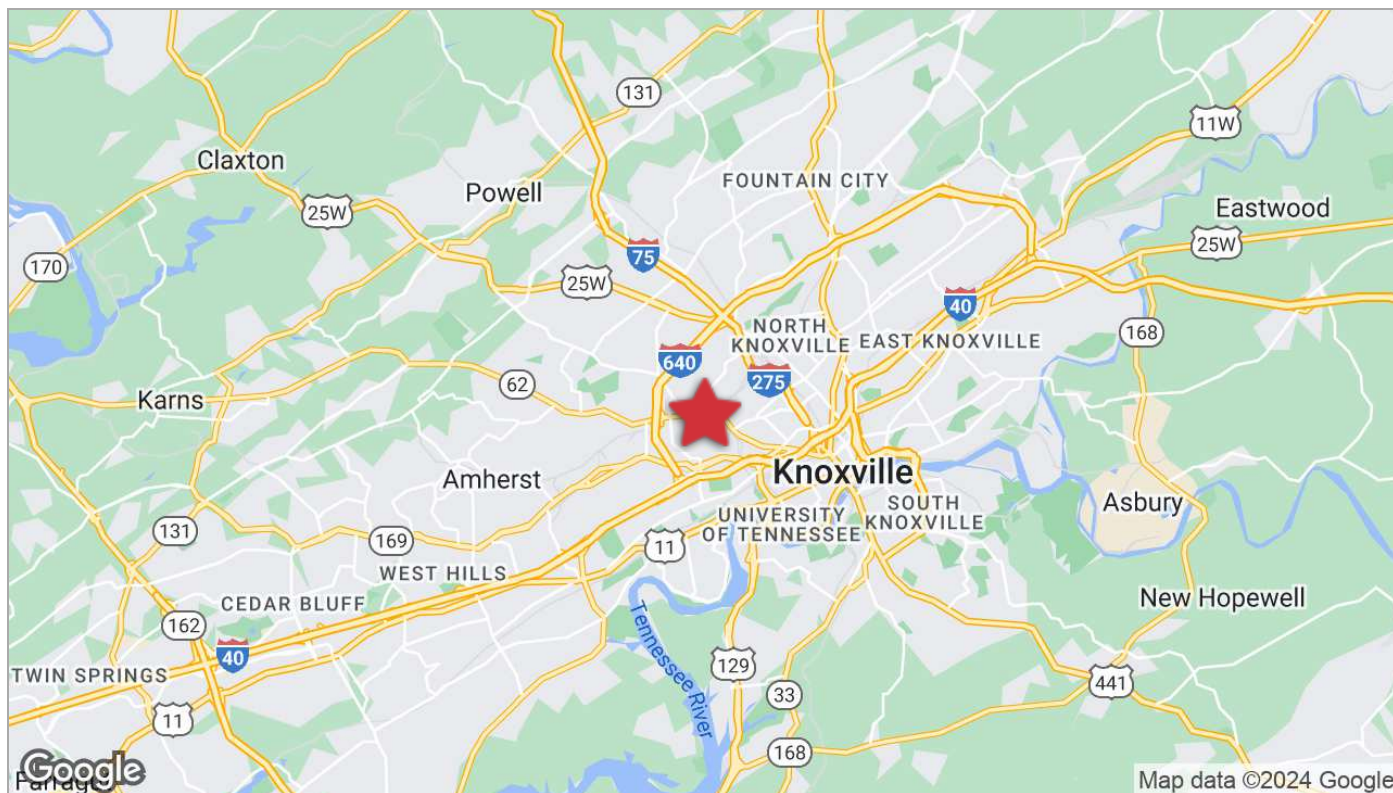
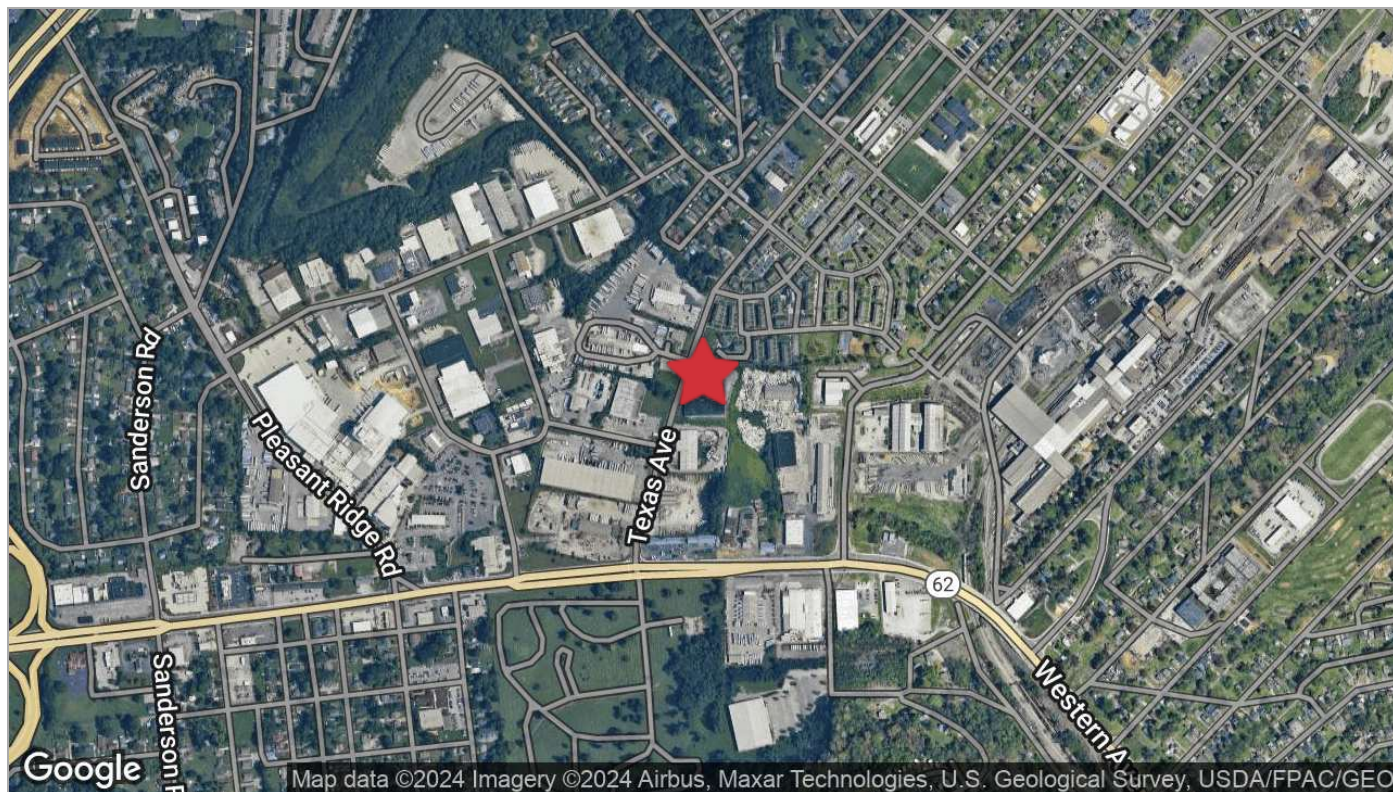
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For Lease

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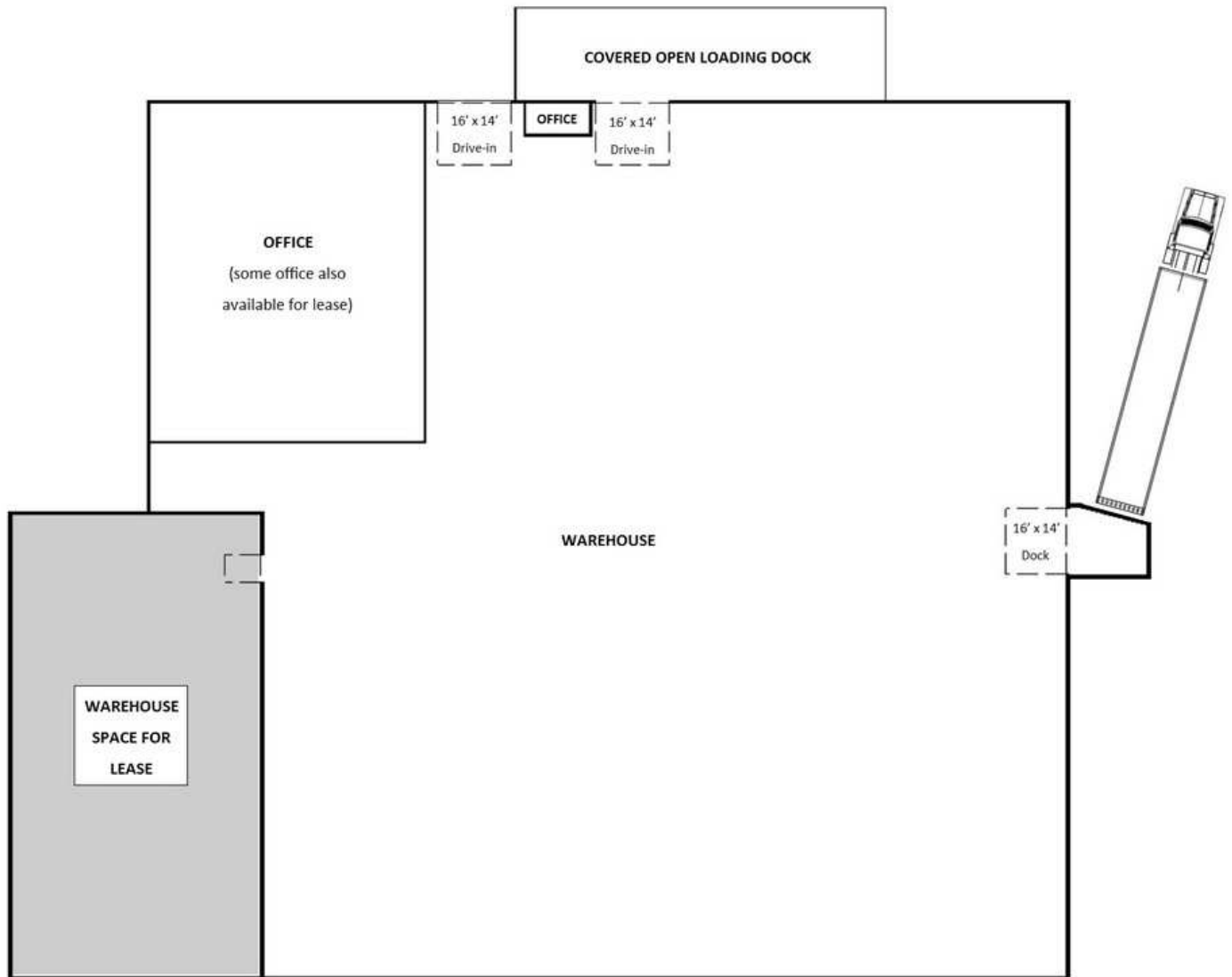
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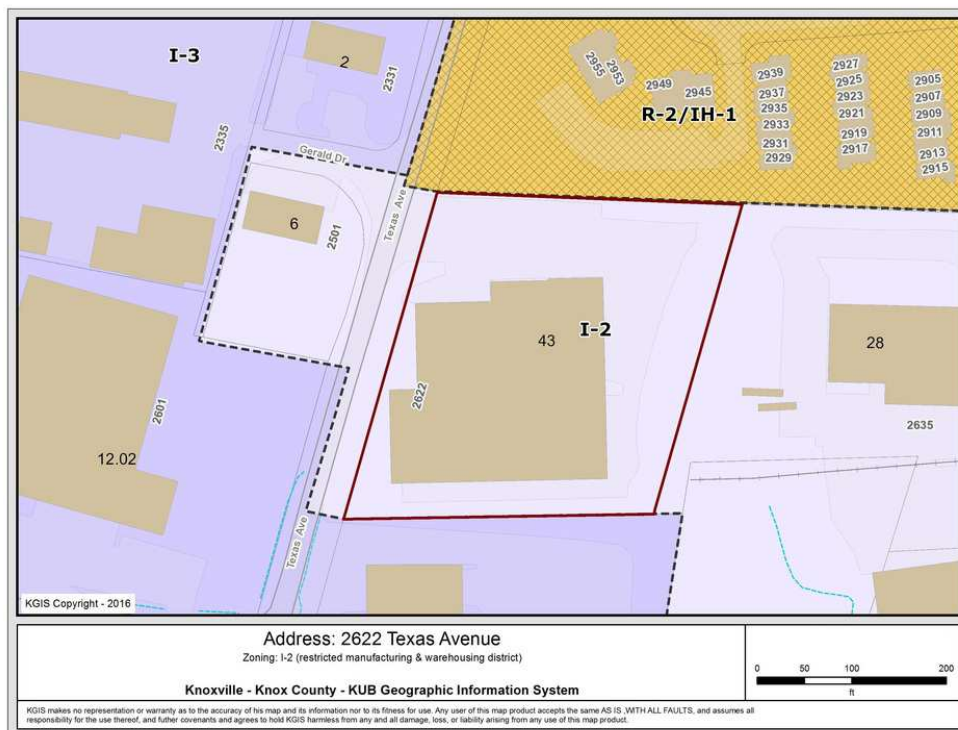
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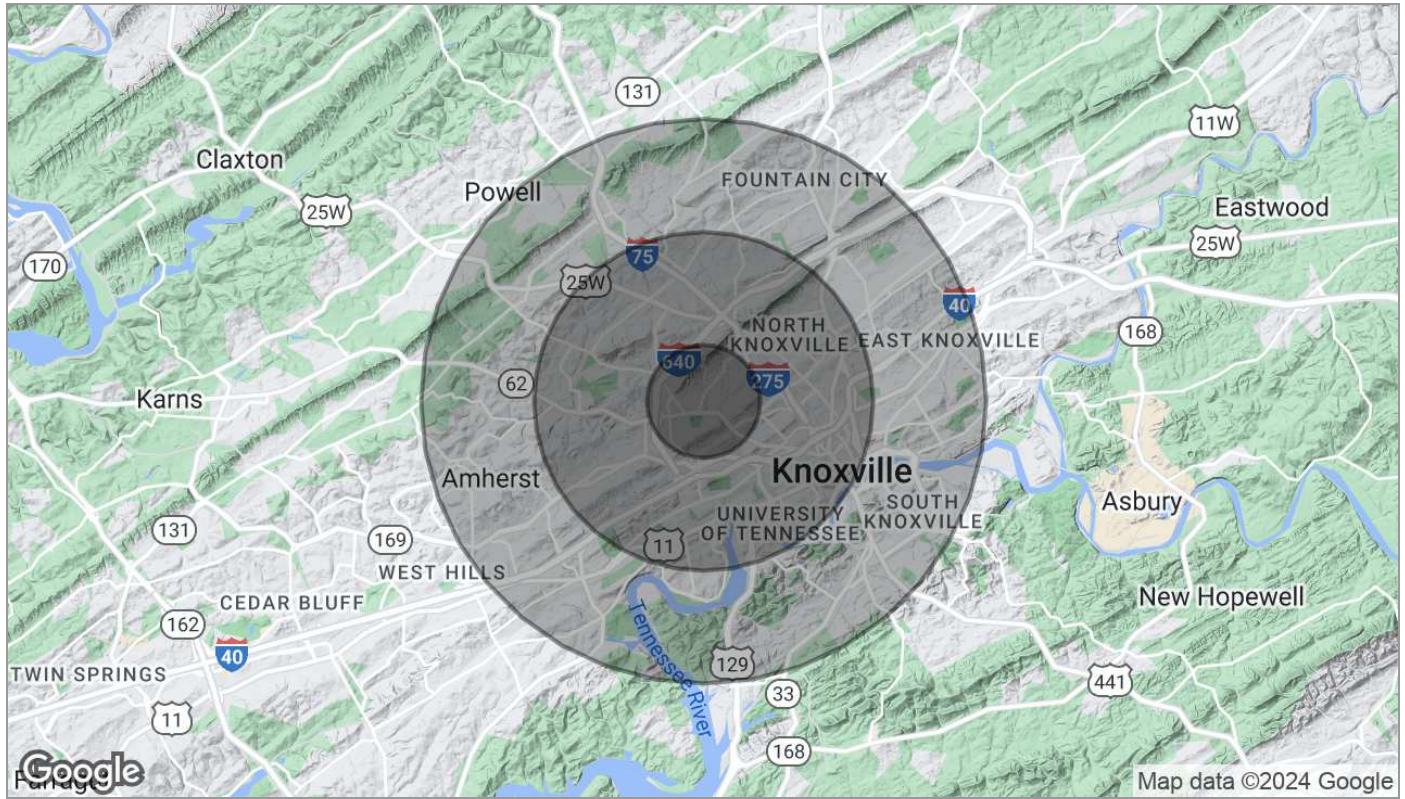
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,611	68,381	156,699
MEDIAN AGE	30.4	32.2	34.0
MEDIAN AGE (MALE)	30.2	31.6	32.9
MEDIAN AGE (FEMALE)	30.5	32.7	35.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,289	30,574	70,775
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$31,253	\$38,894	\$44,539
AVERAGE HOUSE VALUE		\$117,553	\$139,618

* Demographic data derived from 2020 ACS - US Census