



PROPERTY DESCRIPTION

2.34 acres improved with a 64,770 square foot office/flex building. This property originally was a multi-tenant building that evolved into Regal Entertainment Group's headquarters. Great opportunity for re-development with limited inventory within the submarket. Combination of office and warehouse space with front door parking and loading.

PROPERTY HIGHLIGHTS

- Most flexible zoning in Knox County
- Spaces are partially demised
- Excellent location to service north Knoxville
- Flexible building design
- Low real estate taxes
- Dock door loading
- Heavy power

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	2.34 Acres
Building Size:	65,770 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,683	13,360	32,848
Total Population	4,235	33,073	77,302
Average HH Income	\$53,646	\$61,526	\$56,777

Brian Tapp, SIOR, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	2.34 Acres
Building Size:	65,770
Zoning:	CB
Market:	Knoxville
Submarket:	Halls
Price / SF:	\$21.29

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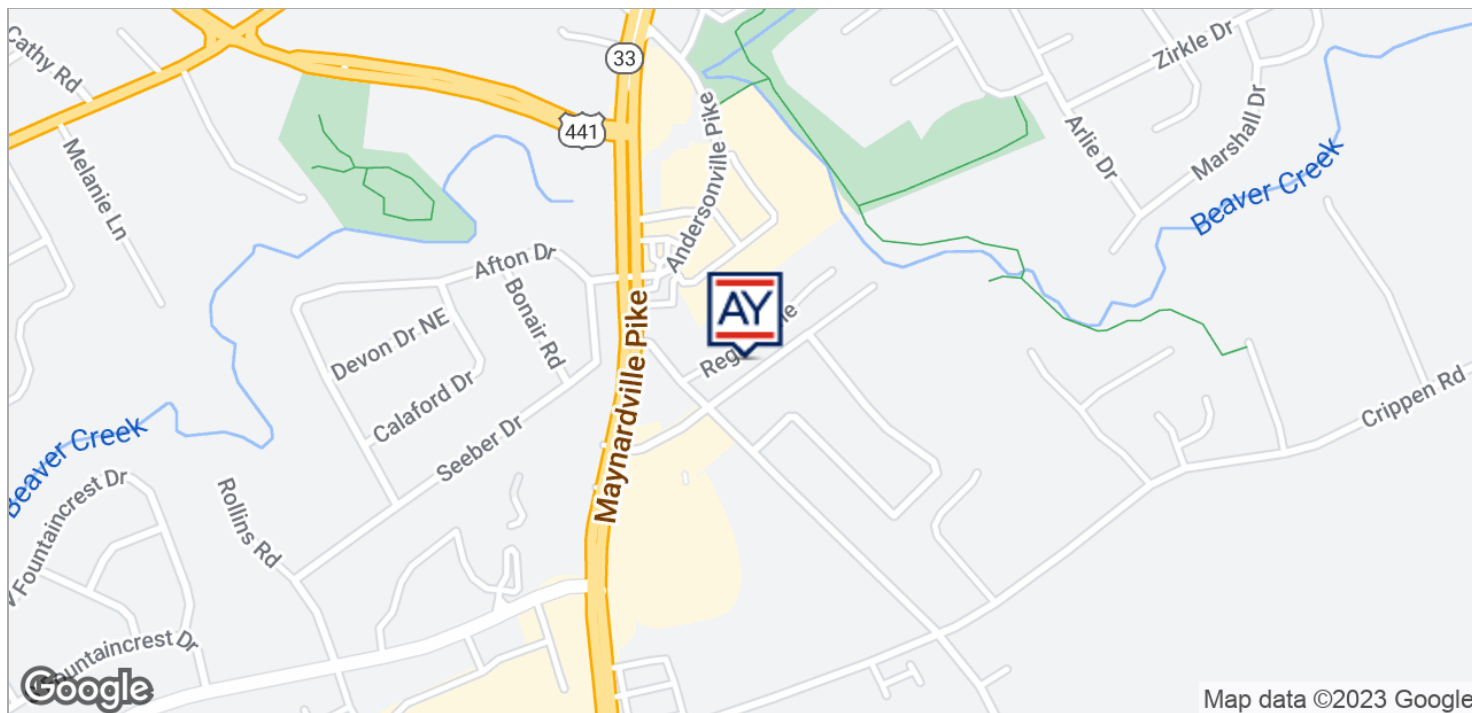


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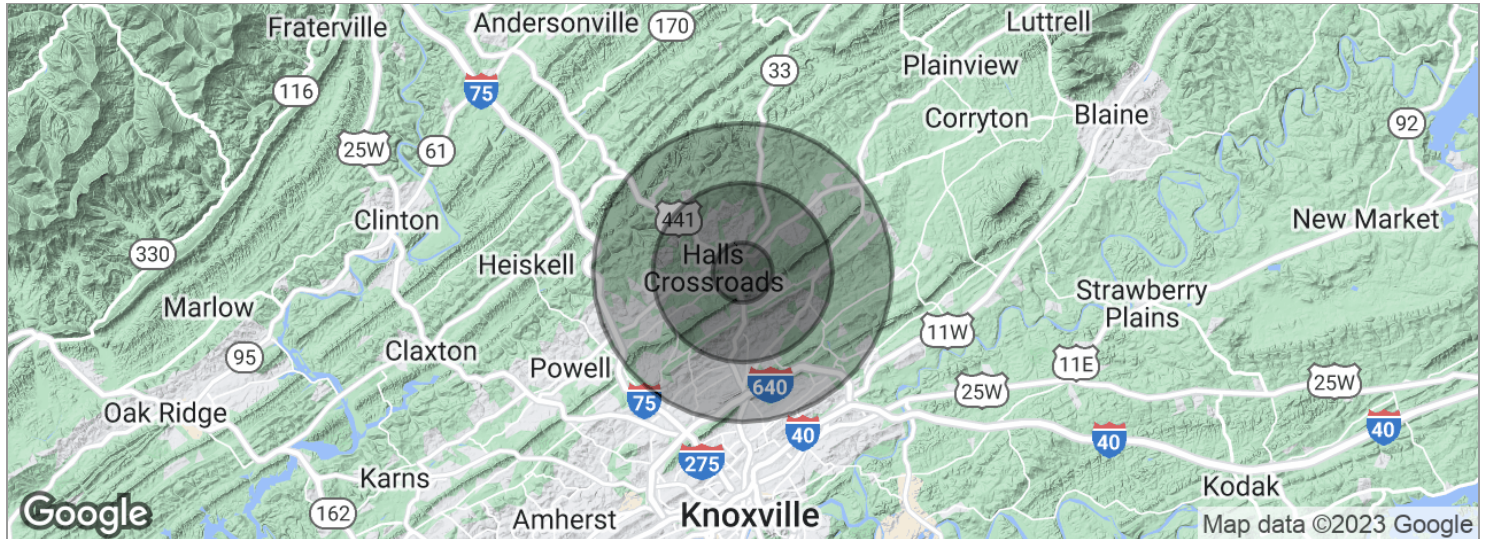


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,235	33,073	77,302
Median age	35.7	37.2	37.7
Median age (Male)	36.8	37.1	36.5
Median age (Female)	35.8	37.7	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,683	13,360	32,848
# of persons per HH	2.5	2.5	2.4
Average HH income	\$53,646	\$61,526	\$56,777
Average house value	\$236,971	\$201,515	\$166,162

* Demographic data derived from 2020 ACS - US Census

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SALE PRICE

\$1,400,000

LOCATION INFORMATION

Building Name	Buildings A&B
Street Address	7110-7124 Regal Ln
City, State, Zip	Knoxville, TN 37918
County/Township	Knox
Market	Knoxville
Submarket	Halls
Cross Streets	Maynardville Pike
Side Of Street	South
Road Type	Cul-de-sac
Nearest Highway	Maynardville Pike
Nearest Airport	McGhee Tyson

BUILDING INFORMATION

Building Size	65,770 SF
Building Class	B
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	CB
Lot Size	2.34 Acres
APN#	038EC005, 012, 014, 016, 017
Submarket	Halls
Corner Property	no
Waterfront	Yes
FEMA	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	1.58
Number Of Spaces	104

UTILITIES & AMENITIES

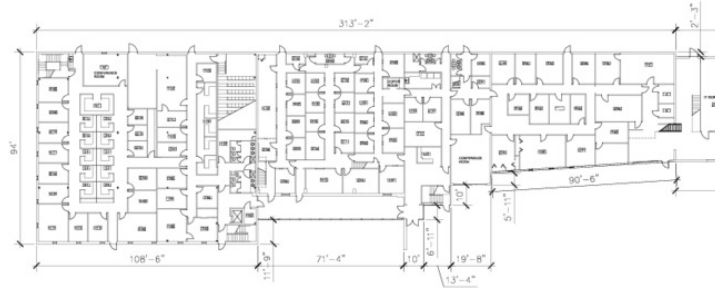
Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number Of Elevators	1
Centrix Equipped	Yes
Leed Certified	Yes
Loading Description	One dock high door

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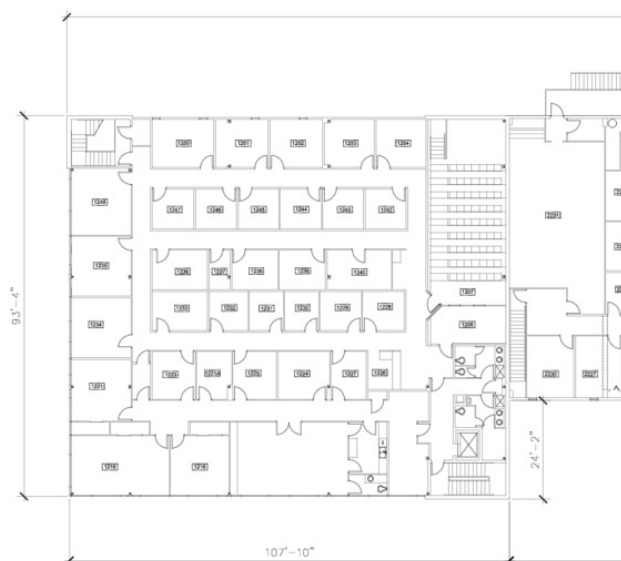
Senior Vice President

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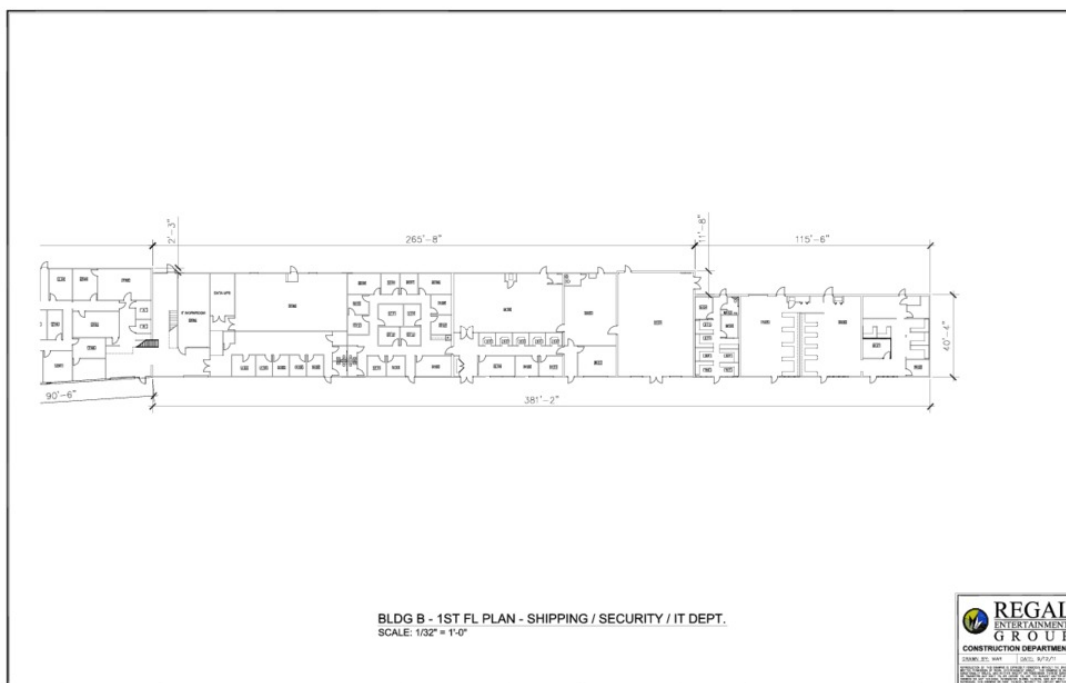
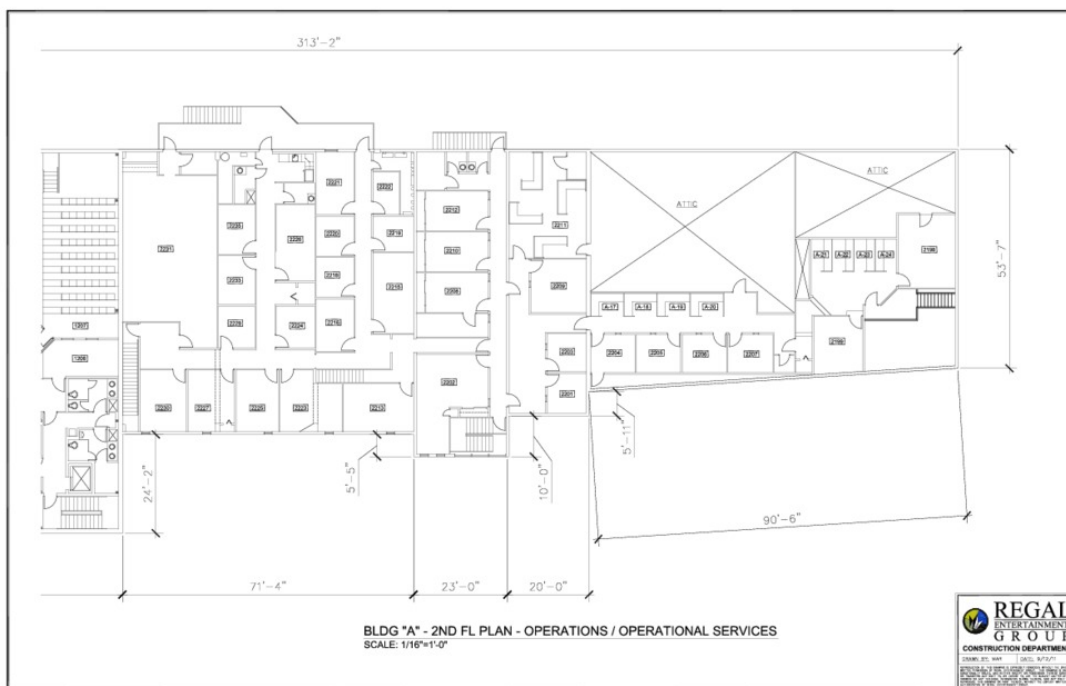
BLDG. A - 1ST FL PLAN - IT / ACCOUNTING DEPT.
SCALE: 1/32"=1'-0"



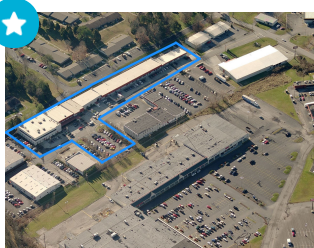
BLDG. A - 2ND FL PLAN - FILM DEPT.
SCALE: 1/16"=1'-0"



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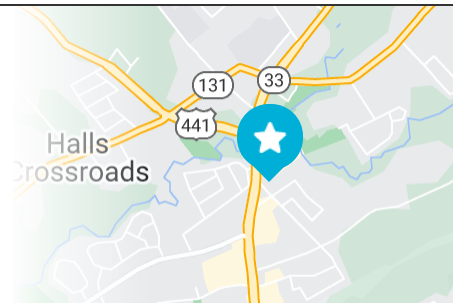
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SUBJECT PROPERTY

7110-7124 Regal Ln | Knoxville, TN 37918

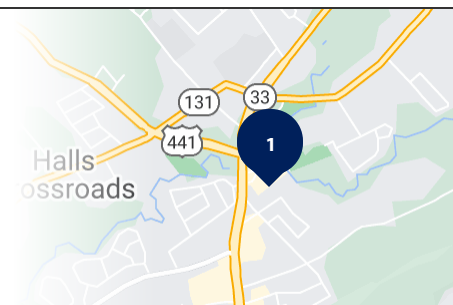
Sale Price:	\$1,400,000	Lot Size:	2.34 AC
Year Built:		Building SF:	65,770 SF
Price PSF:	\$21.29		



REGAL - BUILDING C

7117 Regal Lane | Knoxville, TN 37918

Sale Price:	\$650,000	Lot Size:	1.72 AC
Year Built:	1976	Building SF:	25,238 SF
Price PSF	\$25.75	Closed:	11/17/2020
Occupancy:	0%		



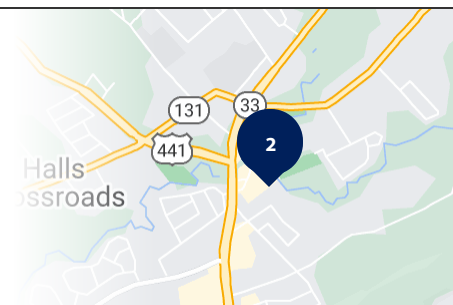
Former office for HR & Purchasing Departments for Regal Entertainment Group. 100% office space that has potential to multi-tenant. Great opportunity for re-development with limited inventory within the submarket.



REGAL - BUILDING D

7131 Regal Lane | Knoxville, TN 37918

Sale Price:	\$397,000	Lot Size:	0.44 AC
Building SF:	4,570 SF	Price PSF	\$86.87
Closed:	09/04/2019	Occupancy:	0%



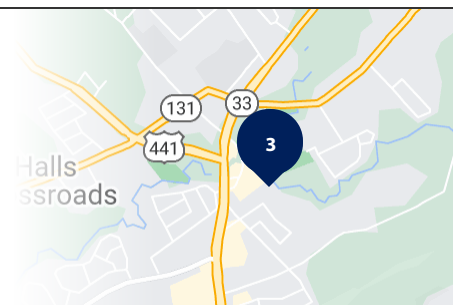
Building D is the executive building for Regal Entertainment Group. Well suited for general office or construction company. Most flexible zoning in Knox County. Low property taxes.



REGAL BUILDING F

7140 Regal Lane | Knoxville, TN 37918

Sale Price:	\$475,000	Lot Size:	1.23 AC
Year Built:	1988	Building SF:	12,456 SF
Price PSF	\$38.13	Closed:	01/15/2019
Occupancy:	0%		



Great opportunity for re-development with limited inventory within submarket. Building F is currently 100% office space but was originally designed as a multi-tenant flex building with rear truck loading. 2,492 square foot storage mezzanine (not included in total square feet). One (1) 8'x8'

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REGAL BUSINESS PARK - BUILDING E

7139 Regal Lane | Knoxville, TN 37918

Sale Price:	\$515,000	Lot Size:	1.26 AC
Year Built:	1987	Building SF:	12,465 SF
Price PSF	\$41.32	Closed:	10/03/2018



Former Regal Entertainment Group headquarters. Great opportunity for re-development with limited inventory within submarket. Building E is currently 100% office but was originally built as a warehouse with front door parking and rear loading. One (1) 12' x 14' drive-in door and room for two to three dock doors.

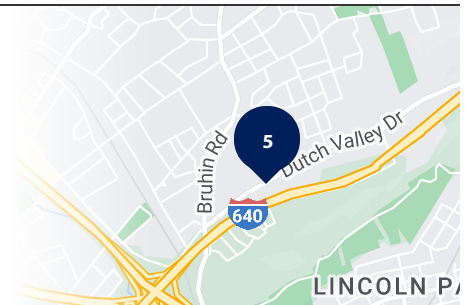
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MORGAN CONTRACTING BUILDING

900 Dutch Valley Drive | Knoxville, TN 37918

Sale Price:	\$750,000	Lot Size:	1.75 AC
Year Built:	1996	Building SF:	15,434 SF
Price PSF	\$48.59	Closed:	02/05/2019
Occupancy:	0%		



This Property has great visibility from I-640 located just east of the I-275/I-75 interchange. Excellent access to these interstates. The building is situated on 1.75 acres with room to maneuver large trucks. This building was formerly, "The Map Store".

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SUBJECT PROPERTY

Buildings A&B

7110-7124 Regal Ln
Knoxville, TN 37918

PRICE

\$1,400,000

BLDG SF

65,770 SF

PRICE/SF

\$21.29

CAP

-

GRM

-

SALE COMPS

PRICE

BLDG SF

PRICE/SF

CAP

GRM

CLOSE

1



Regal - Building C

7117 Regal Lane
Knoxville, TN 37918

\$650,000

25,238 SF

\$25.75

-

-

11/17/2020

2



Regal - Building D

7131 Regal Lane
Knoxville, TN 37918

\$397,000

4,570 SF

\$86.87

-

-

09/04/2019

3



Regal Building F

7140 Regal Lane
Knoxville, TN 37918

\$475,000

12,456 SF

\$38.13

-

-

01/15/2019

4



Regal Business Park - Building E

7139 Regal Lane
Knoxville, TN 37918

\$515,000

12,465 SF

\$41.32

-

-

10/03/2018

5



Morgan Contracting Building

900 Dutch Valley Drive
Knoxville, TN 37918

\$750,000

15,434 SF

\$48.59

-

-

02/05/2019

PRICE

BLDG SF

PRICE/SF

CAP

OF
UNITS

Totals/Averages

\$557,400

14,033 SF

\$39.72

-

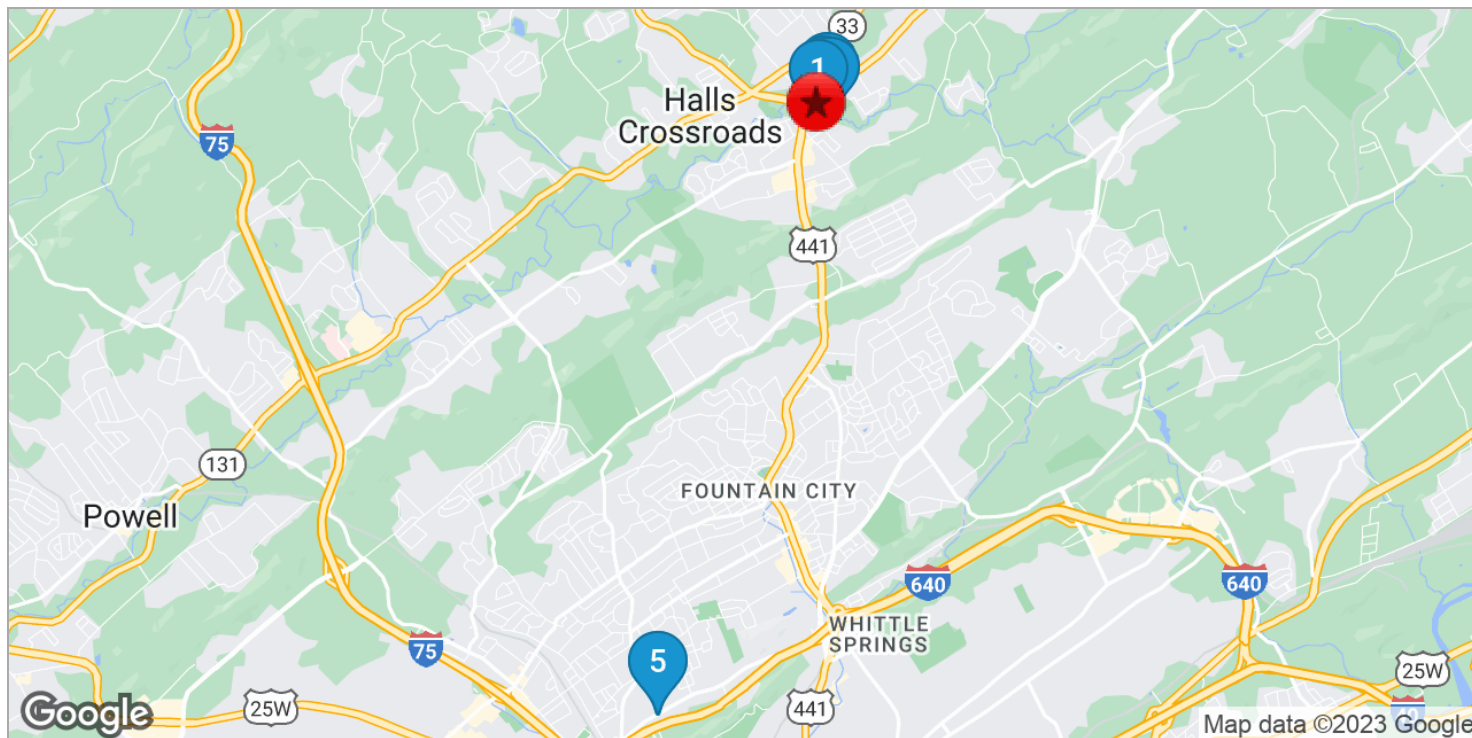
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SUBJECT PROPERTY

7110-7124 Regal Ln | Knoxville, TN 37918

1

REGAL - BUILDING C

7117 Regal Lane
Knoxville, TN 37918

2

REGAL - BUILDING D

7131 Regal Lane
Knoxville, TN 37918

3

REGAL BUILDING F

7140 Regal Lane
Knoxville, TN 37918

4

REGAL BUSINESS PARK - BUILDING E

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5

MORGAN CONTRACTING BUILDING

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