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OFFICE BUILDING FOR SALE

7632

CLINTON HWY.
POWELL, TN

OFFERING SUMMARY

Sale Price:	\$175,000
Price / SF:	\$52.97
Building Size:	3,304 SF
Lot Size:	12,382 SF
Year Built:	1977
Renovated:	1991

PROPERTY OVERVIEW

- Great functional building with plenty of versatility for uses in need of a back office, front show room / sales office and separate storage building.
- Front retail or show room with great visibility to Clinton Hwy.
- Back office with full kitchen, restroom and shower.
- Extra storage on the back of the property not included in the square footage footprint of the front building.
- Front door parking with a driveway to the back office and storage area.



Platinum member

Troy Zawadzki

Senior Associate

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OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.28 Acres
Year Built:	1977
Building Size:	3,304
Renovated:	1991
Zoning:	CA
Market:	Powell
Price / SF:	\$52.97



BUILDING OVERVIEW

Property is located just west of newly constructed Weigel's.

Front retail or show room with great visibility to Clinton Hwy.

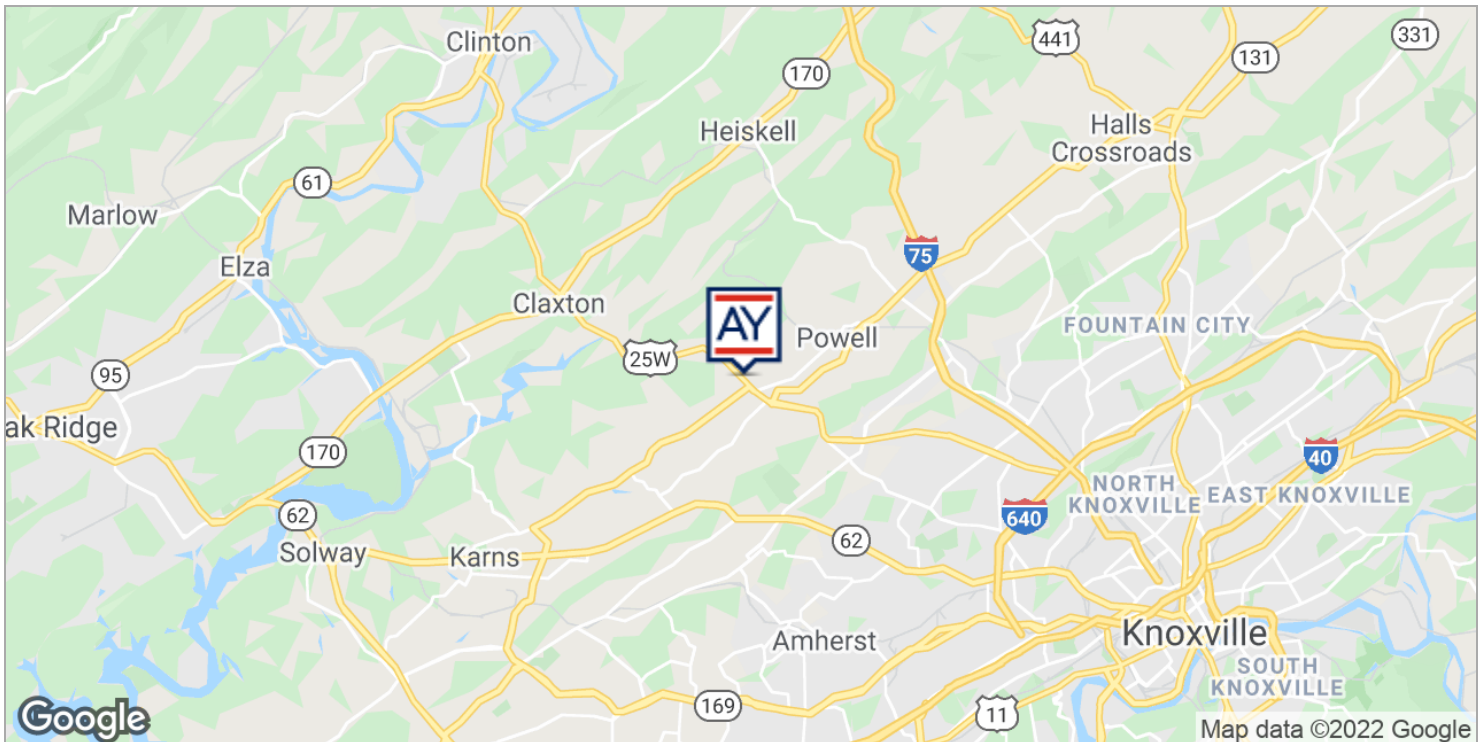
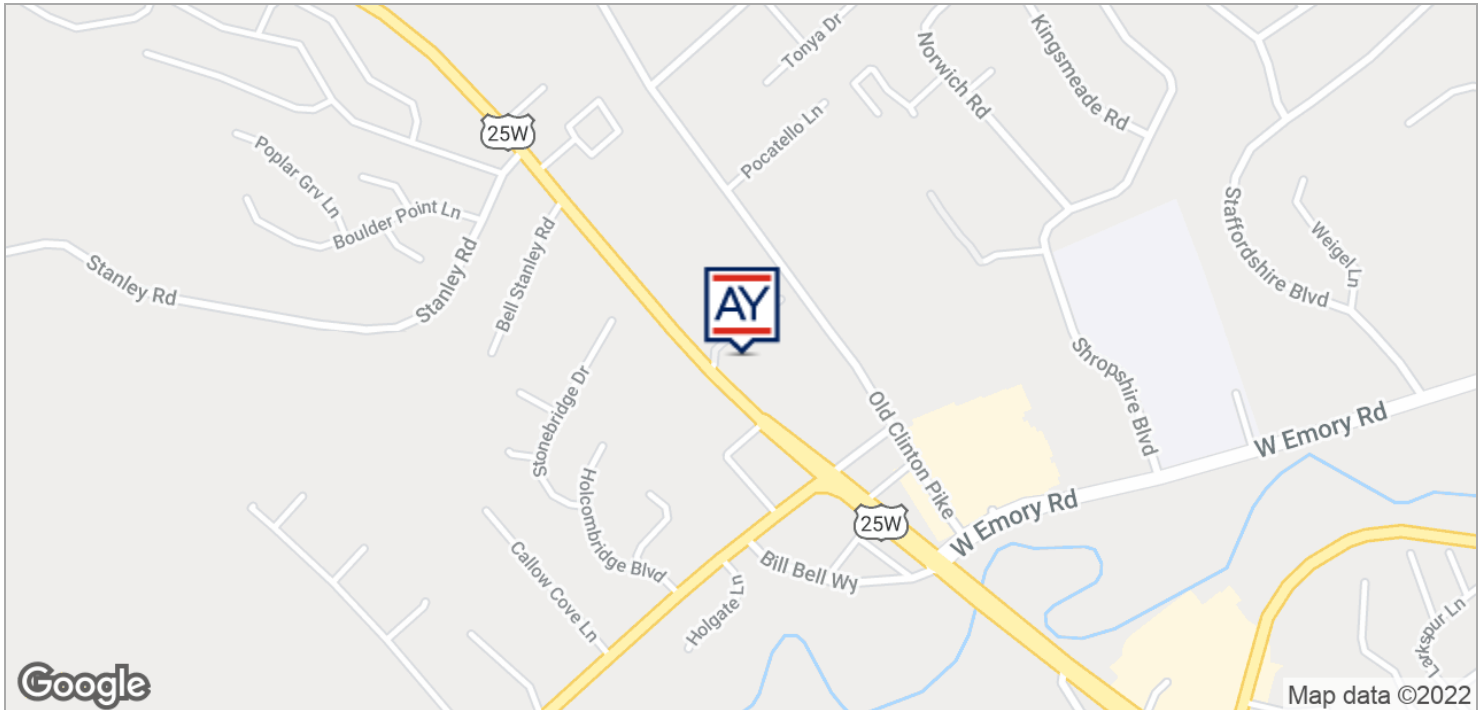
Closest Clinton Hwy. traffic count of 16,322.

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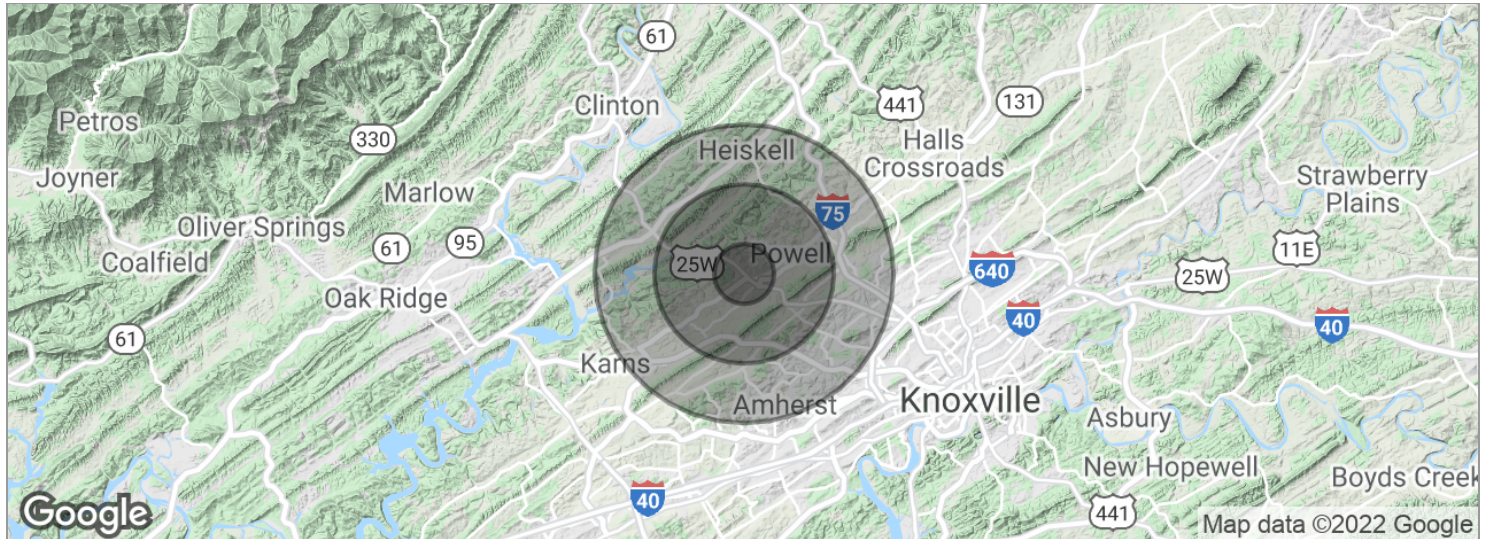


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	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	4,486	26,261	74,925
Median age	38.7	38.1	37.2
Median age (Male)	34.2	35.2	35.7
Median age (Female)	41.3	39.8	38.2
HOUSEHOLDS & INCOME			
Total households	1,695	10,206	30,646
# of persons per HH	2.6	2.6	2.4
Average HH income	\$67,107	\$64,276	\$61,280
Average house value	\$156,771	\$150,208	\$151,136

** Demographic data derived from 2010 US Census*

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