

For Sale

Office/Warehouse

3,000 SF | \$229,000

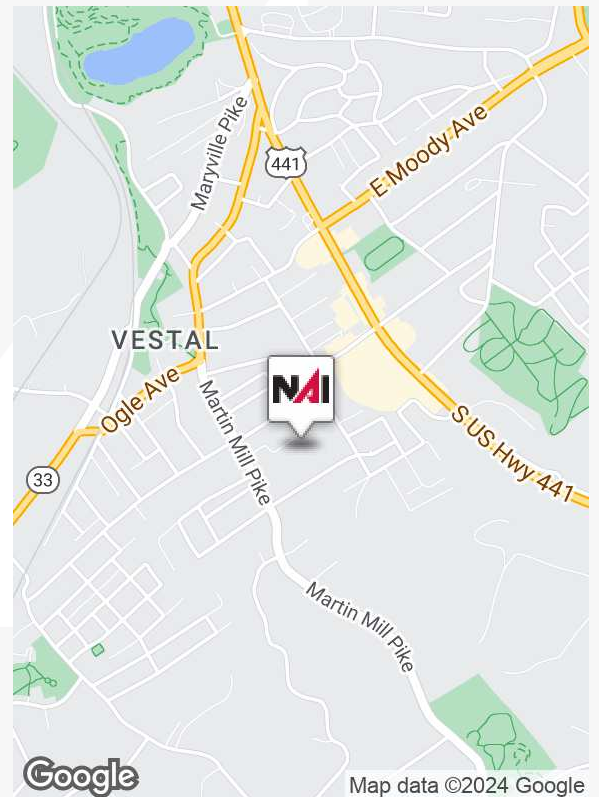


3832 Martin Mill Pike

3828, 3832, 3838 Martin Mill Pike
Knoxville, Tennessee 37920

Property Highlights

- Approximately 0.66 AC of Land on 3 Parcels
- Zoned C-G-2 Which Allows for a Variety of Commercial and Residential Uses
- Located in the Emerging South Knoxville Market
- Close Proximity to Chapman Highway and Downtown
- Approximately 3000 SF:
 - 1641 SF office space
 - 974 SF warehouse / storage
 - 360 SF detached garage with roll-up door
- Newly Updated Interior and Recently Replaced Roof
- Adjacent 0.39 AC Corner Parcel Also Available For Purchase



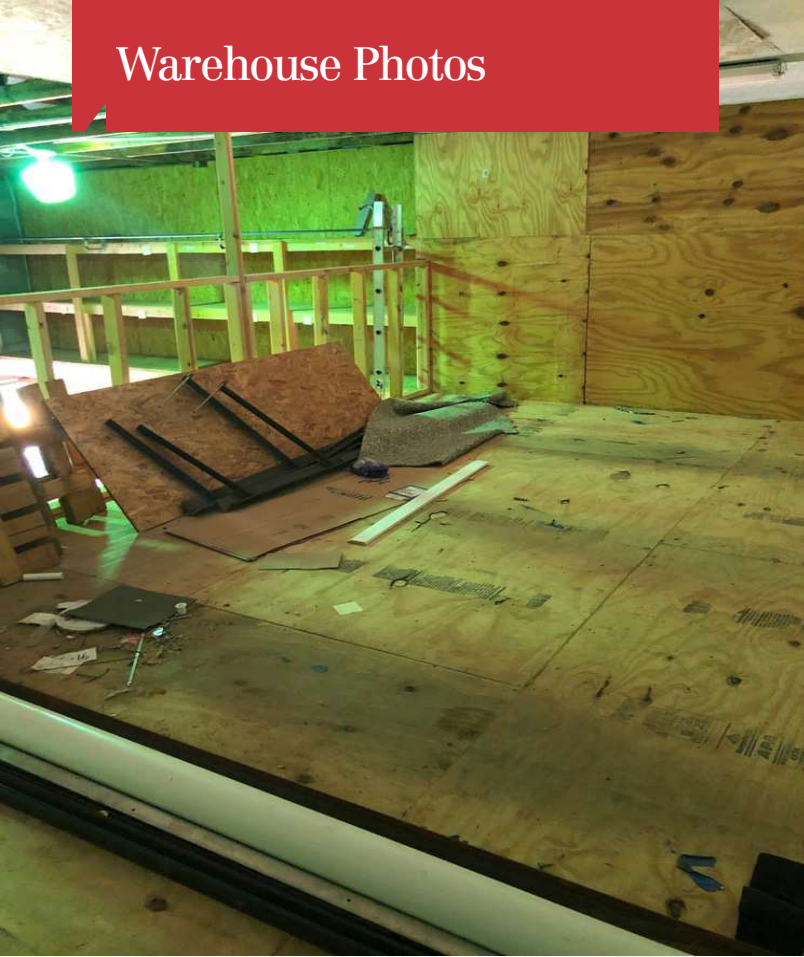
For more information

John Haney, CCIM

O: 865 531 6400

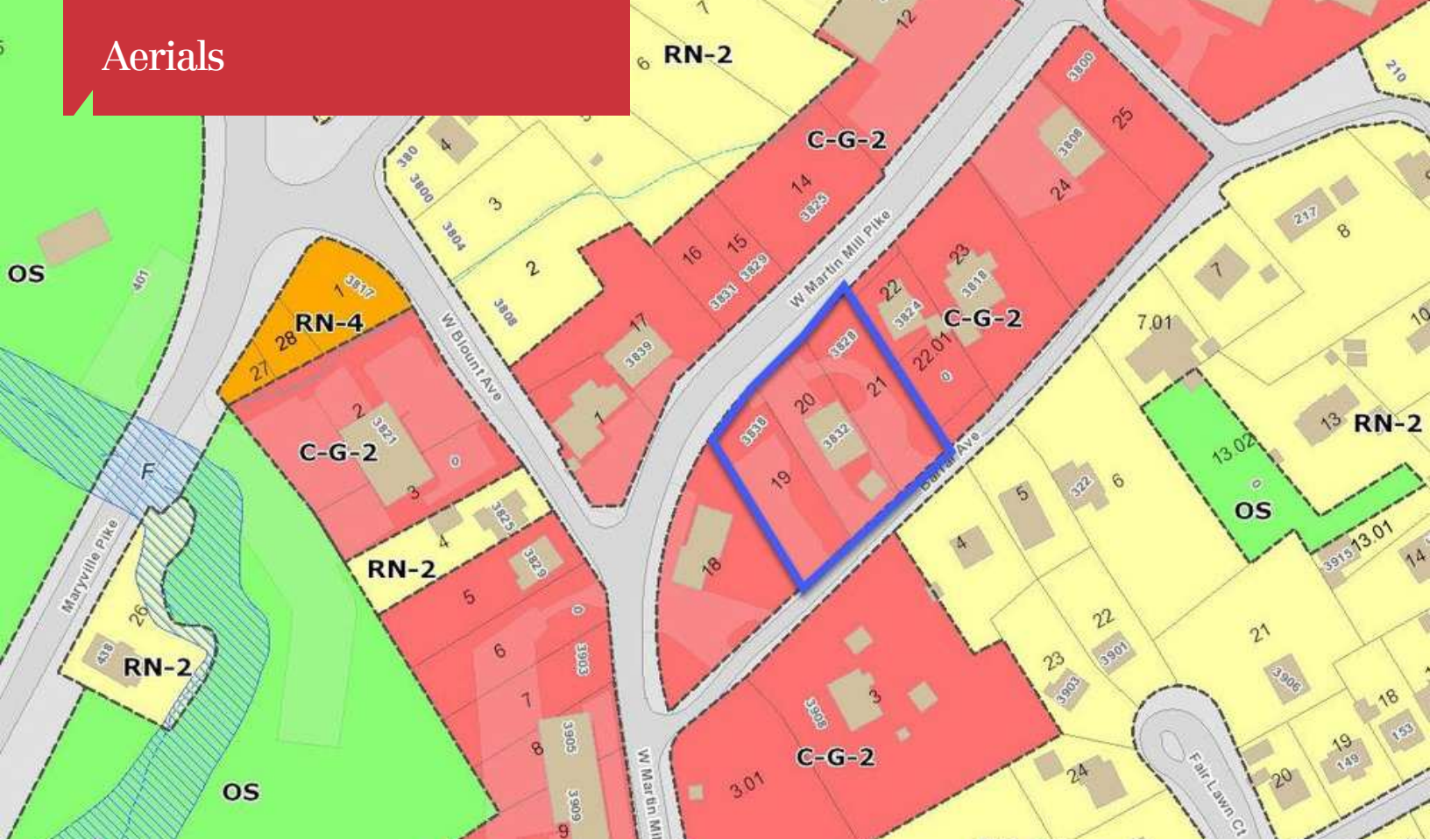
jhaney@koellamoore.com

Warehouse Photos



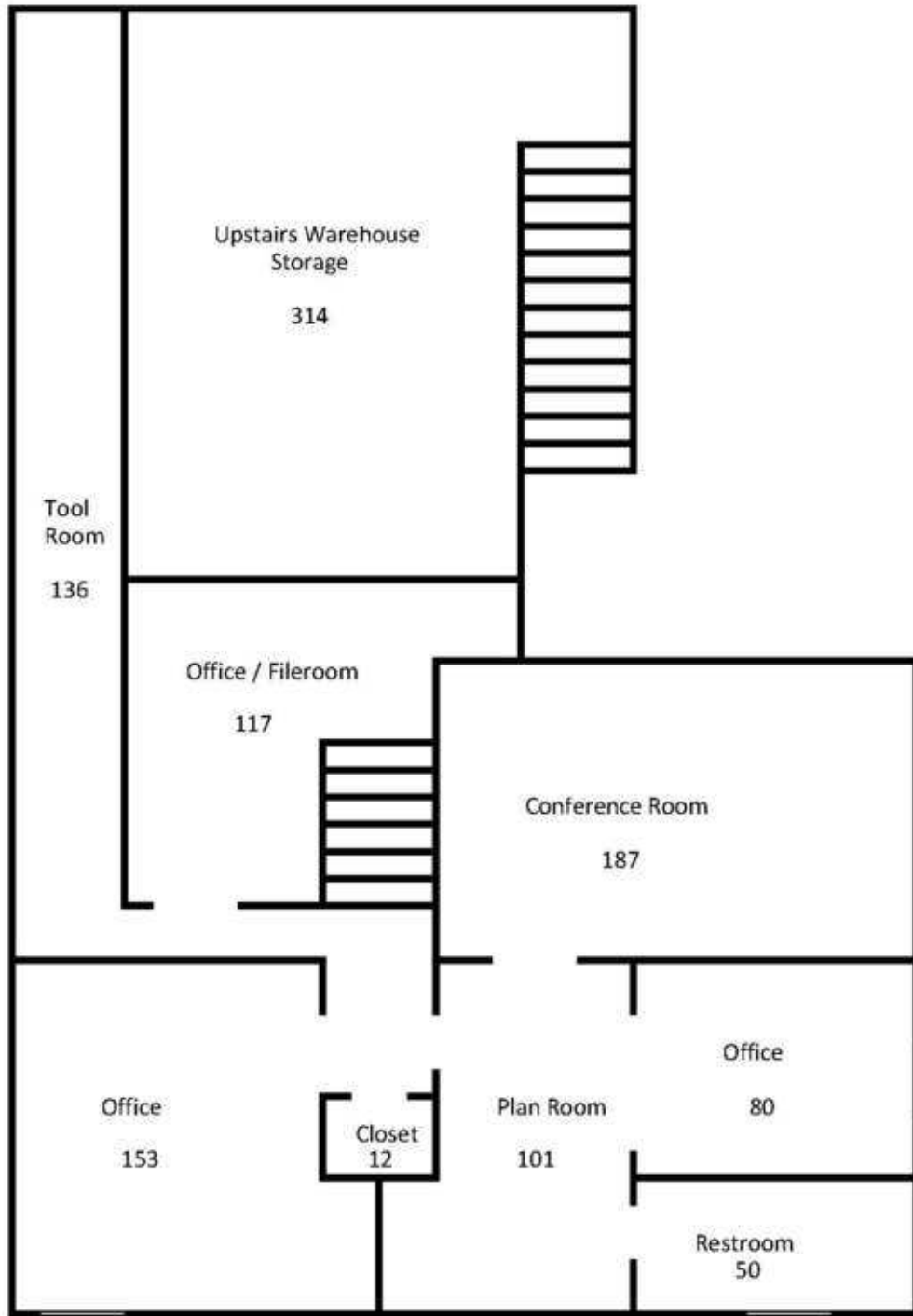
Office Photos



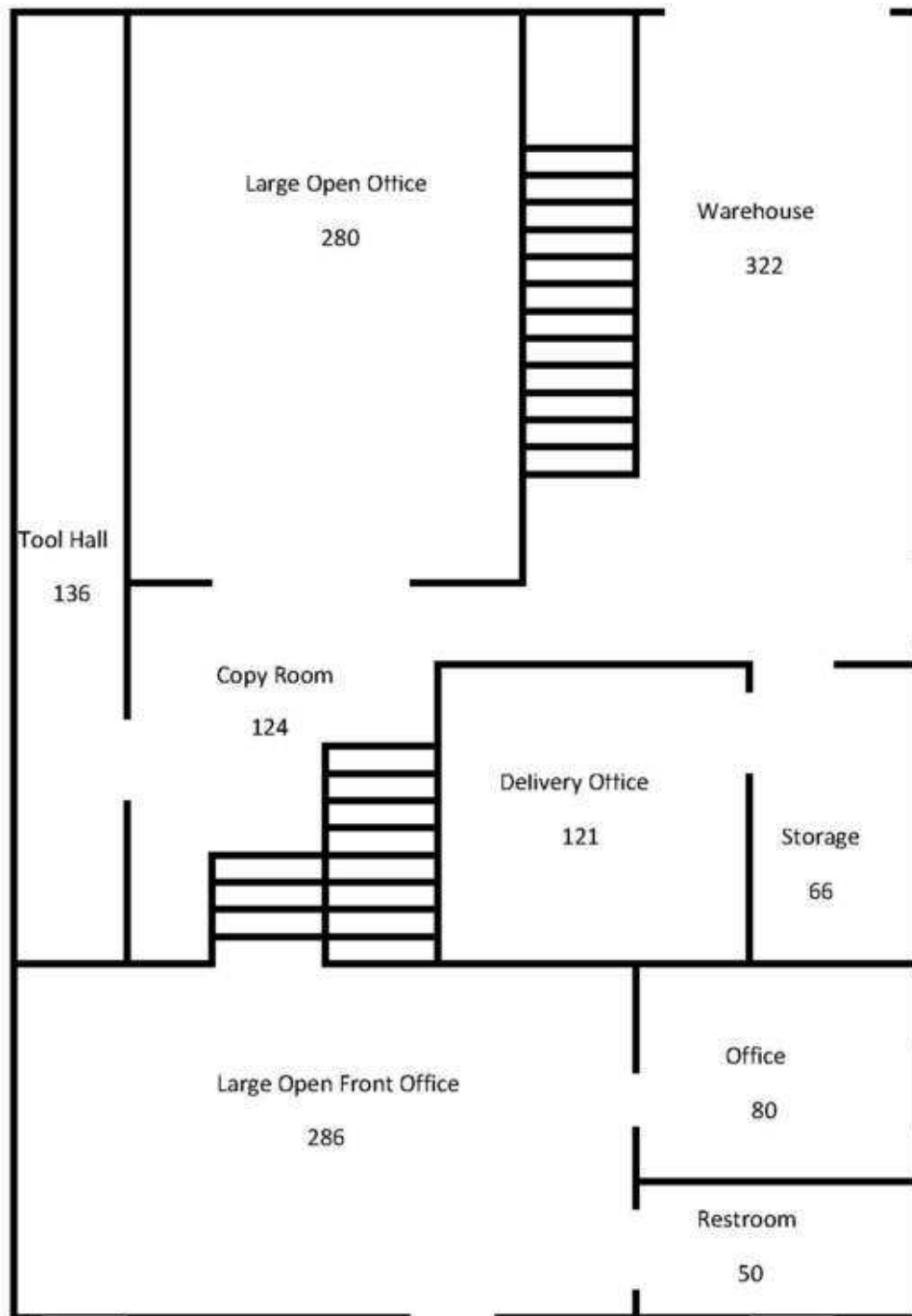




Floor Plan



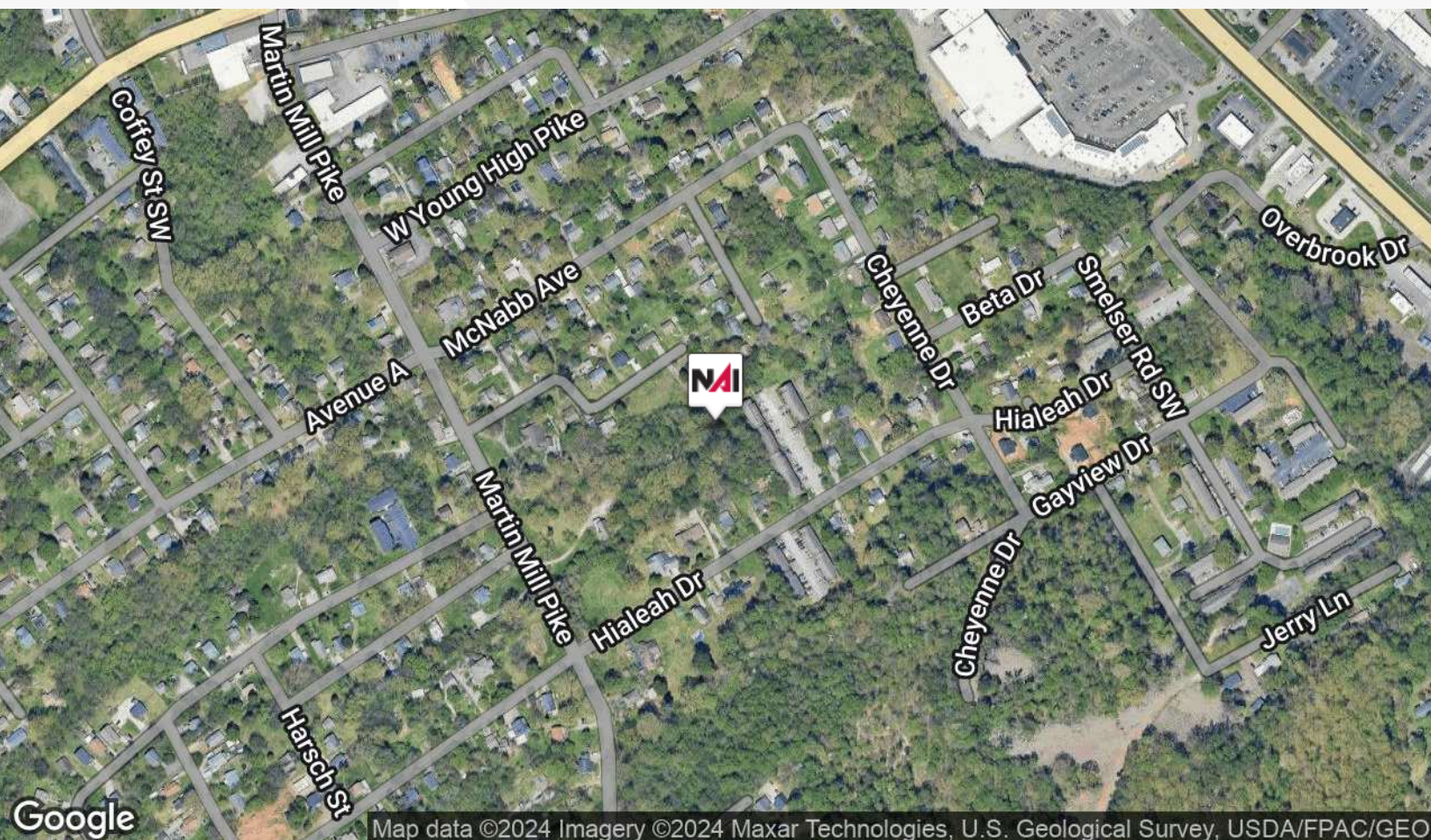
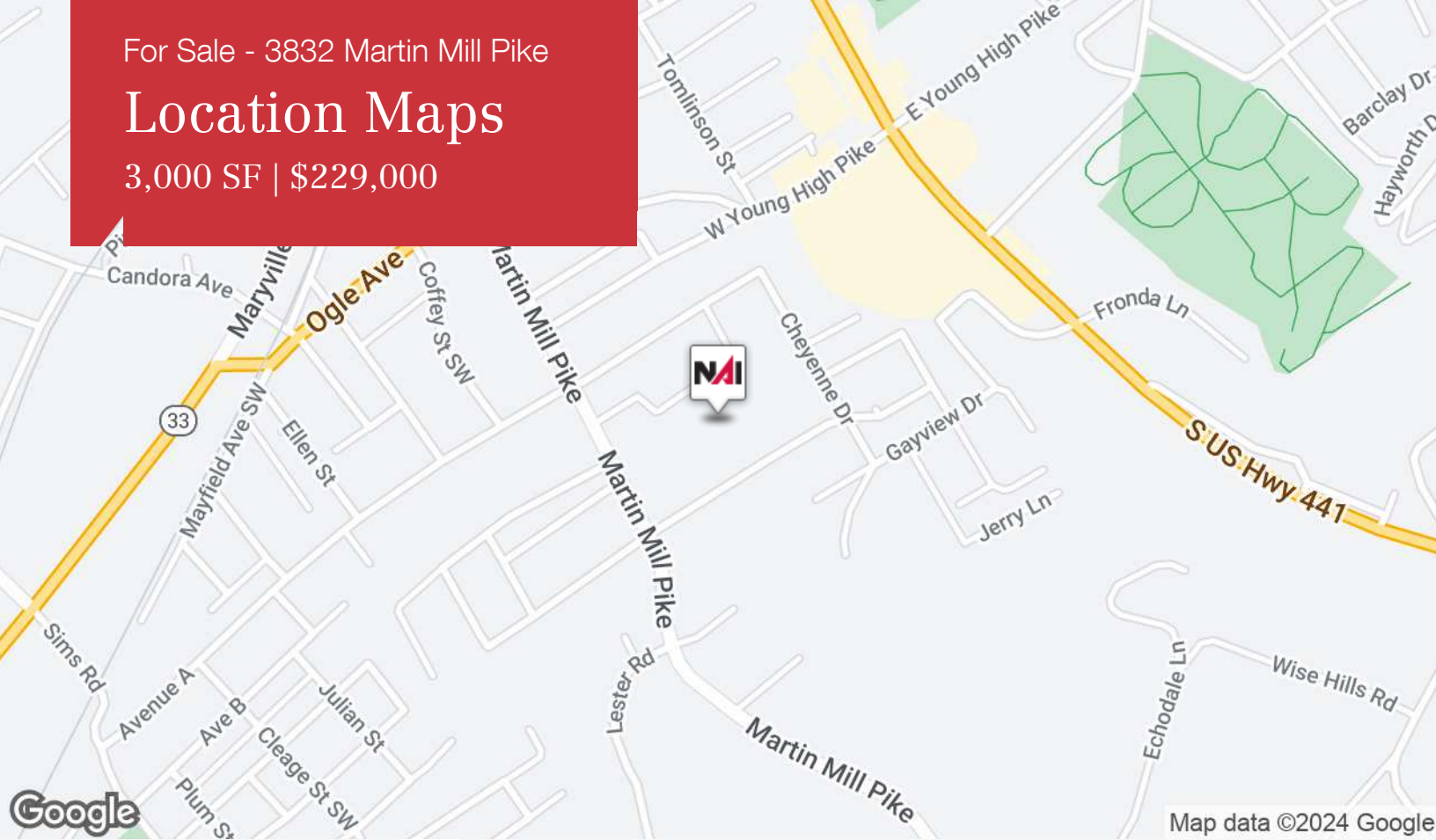
Floor Plan



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Location Maps

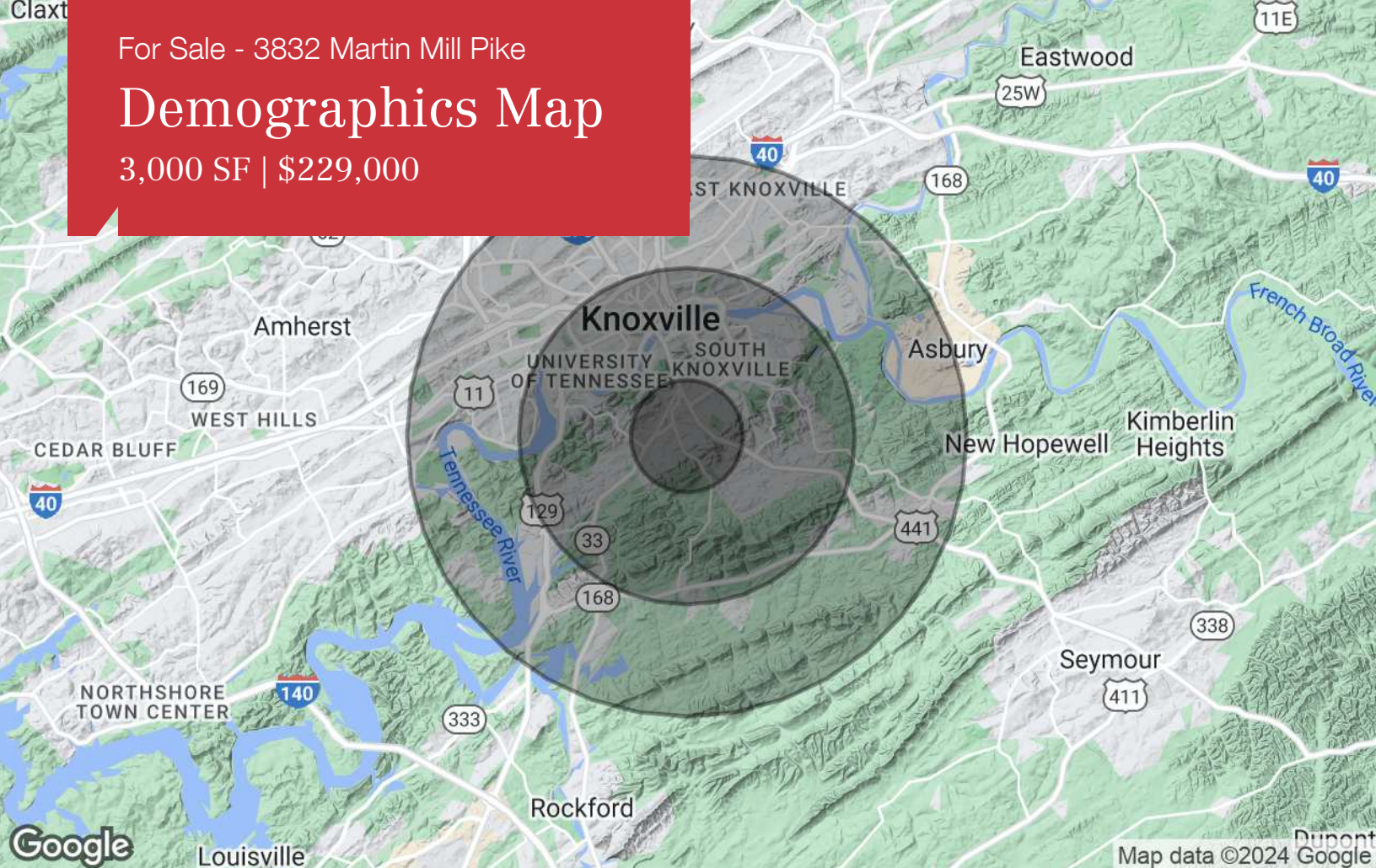
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Demographics Map

3,000 SF | \$229,000



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,198	51,882	111,697
MEDIAN AGE	34.2	29.8	34.2
MEDIAN AGE (MALE)	34.4	29.3	33.1
MEDIAN AGE (FEMALE)	34.0	30.4	35.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,371	21,516	49,625
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$33,610	\$33,545	\$40,599
AVERAGE HOUSE VALUE	\$229,030	\$169,804	\$152,559

Race

	1 Mile	3 Miles	5 Miles
% WHITE	90.5%	78.9%	76.0%
% BLACK	6.0%	18.2%	21.4%
% ASIAN	0.6%	1.7%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	2.9%	1.1%	1.0%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.5%	2.2%	2.7%

* Demographic data derived from 2020 ACS - US Census

Agent Profile

John Haney, CCIM

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Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore and specializes in professional/medical office property sales and leasing, retail properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His combination of professional experiences, education and contacts allows John to help his clients reach all of their real estate goals.

Recent Notable Clients

Medical: Tennova Healthcare, Urgent Team, Tennessee Foot & Ankle, Turner Orthodontics, Knoxville Dental Center

Professional: Clark & Washington Attorneys, Pattison Sign Group, Edward Jones, Cirrus Insight, Slamdot Web Design

Retail: Renewal by Andersen, Clothes Mentor, Northshore Wine & Spirits, Moonshine Mountain Cookies, Rosarito's Mexican Cantina

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)
National Association of REALTORS
Tennessee Association of REALTORS
Knoxville Area Association of REALTORS
Knoxville Chamber of Commerce
Farragut/West Knox Chamber of Commerce, Ambassador
North Knoxville Business & Professionals Organization, Board of Directors
PIN Referral Excellence Organization, Past Membership Chair

Education

Duke University School of Law, 1994, J.D. with Honors.
Indiana University, 1991, B.S. with High Distinction.
CCIM Institute – Certified Commercial Investment Member, CCIM Designee.