



1413 Tusculum Blvd.

Greeneville, Tennessee 37745

Medical Office Investment Opportunity

Property Highlights

- Single tenant (AdaptHealth), Net Leased medical office
- 4,728 SF | 0.48 AC
- 4 years remaining on lease, corporate guarantee
- Across the street from Laughlin Medical Hospital, Tennessee Cancer Specialists of Greeneville, and Greeneville Community Hospital
- Below Market Rents
- Strong road frontage with high traffic count volume
- Positioned on Tusculum Blvd. surrounded by national tenants including Hobby Lobby, CVS, Walgreens, Marshall's and many others
- About AdaptHealth (NASDAQ: AHCO): home medical equipment company, operating in 41 states, with a mission to provide patients with the necessary products and services to resume their lives at home, out of the hospital. (<https://adapthealth.com/about/>)

Offering Summary

Sale Price:	\$533,333
Building Size:	4,728 SF

Demographics 1 Mile 2 Miles 3 Miles

Total Households	1,530	4,505	7,312
Total Population	2,964	8,986	15,655
Average HH Income	\$45,403	\$50,992	\$53,907

For More Information

Roger M. Moore, Jr, SIOR

O: 865 531 6400

rogermoore@koellamoore.com

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease End
1413 Tusculum Blvd.	AdaptHealth	4,728 SF	100%	\$7.61	\$36,000	12/31/2026
Totals		4,728 SF	100%	\$7.61	\$36,000	





Investment Overview 1413 Tusculum Blvd.

Price \$533,333

Price per SF \$113

CAP Rate 6.75%

Operating Data 1413 Tusculum Blvd.

Net Operating Income \$36,000

Greeneville Municipal Airport

Tennova Primary Care - Greeneville

Greenville Intrnl Med Group

DirectMD Greeneville

Medtec

Laughlin Medical Hospital

Greenville Community Hospital

Mountain Surgical

Summit Medical Group Ancillary

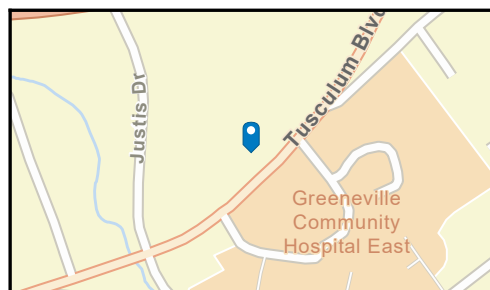
Family Physicians of Greeneville





Rings: 1, 3, 5 mile radii

Longitude: -82.79217



▲ **More than 100,000 per day**





Demographic and Income Profile

1413 Tusculum Blvd, Greeneville, Tennessee, 37745
Ring: 1 mile radius

Prepared by Esri
Latitude: 36.17478
Longitude: -82.79217

Summary	Census 2010	Census 2020	2022	2027
Population	3,213	3,351	3,367	3,380
Households	1,475	1,523	1,527	1,533
Families	867	-	869	867
Average Household Size	2.18	2.19	2.20	2.20
Owner Occupied Housing Units	875	-	791	808
Renter Occupied Housing Units	600	-	736	726
Median Age	45.0	-	48.9	50.1

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.08%	0.52%	0.25%
Households	0.08%	0.55%	0.31%
Families	-0.05%	0.45%	0.28%
Owner HHs	0.43%	0.77%	0.53%
Median Household Income	3.15%	3.87%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	283	18.5%	226	14.7%
\$15,000 - \$24,999	203	13.3%	177	11.5%
\$25,000 - \$34,999	148	9.7%	125	8.2%
\$35,000 - \$49,999	180	11.8%	196	12.8%
\$50,000 - \$74,999	269	17.6%	300	19.6%
\$75,000 - \$99,999	146	9.6%	155	10.1%
\$100,000 - \$149,999	163	10.7%	189	12.3%
\$150,000 - \$199,999	105	6.9%	135	8.8%
\$200,000+	30	2.0%	29	1.9%

Median Household Income	\$44,862	\$52,387
Average Household Income	\$65,211	\$74,111
Per Capita Income	\$29,878	\$33,947

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	163	5.1%	146	4.3%	144	4.3%
5 - 9	199	6.2%	153	4.5%	153	4.5%
10 - 14	202	6.3%	169	5.0%	163	4.8%
15 - 19	173	5.4%	193	5.7%	159	4.7%
20 - 24	147	4.6%	173	5.1%	163	4.8%
25 - 34	329	10.2%	339	10.1%	353	10.4%
35 - 44	392	12.2%	361	10.7%	352	10.4%
45 - 54	425	13.2%	410	12.2%	398	11.8%
55 - 64	439	13.7%	447	13.3%	446	13.2%
65 - 74	384	12.0%	466	13.8%	467	13.8%
75 - 84	256	8.0%	361	10.7%	397	11.7%
85+	103	3.2%	150	4.5%	186	5.5%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,974	92.6%	2,943	87.8%	2,945	87.4%	2,959	87.5%
Black Alone	88	2.7%	67	2.0%	68	2.0%	68	2.0%
American Indian Alone	5	0.2%	15	0.4%	17	0.5%	17	0.5%
Asian Alone	28	0.9%	53	1.6%	54	1.6%	54	1.6%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	62	1.9%	75	2.2%	76	2.3%	75	2.2%
Two or More Races	54	1.7%	198	5.9%	208	6.2%	207	6.1%
Hispanic Origin (Any Race)	120	3.7%	196	5.8%	199	5.9%	199	5.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

December 20, 2022

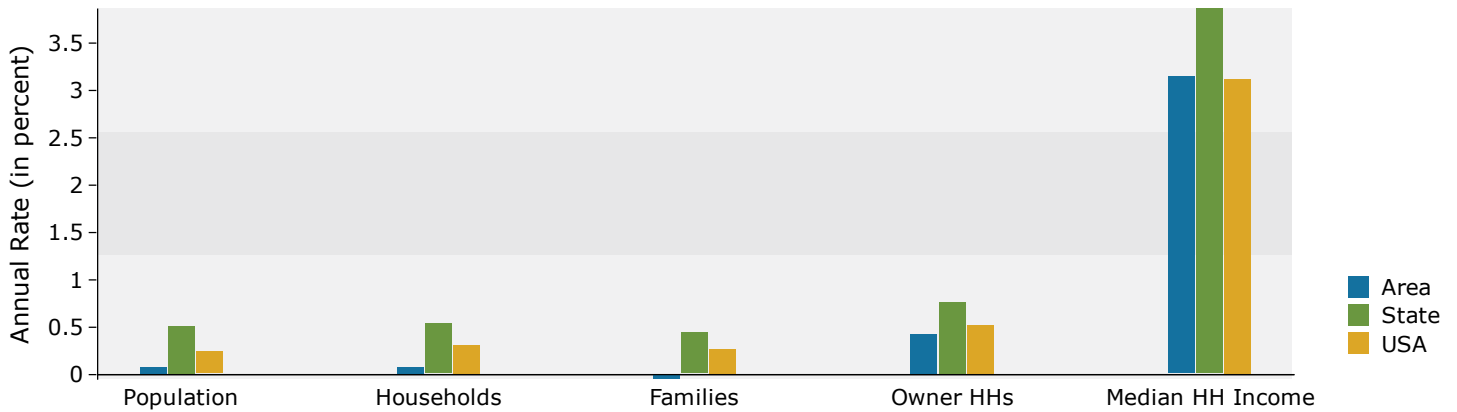


Demographic and Income Profile

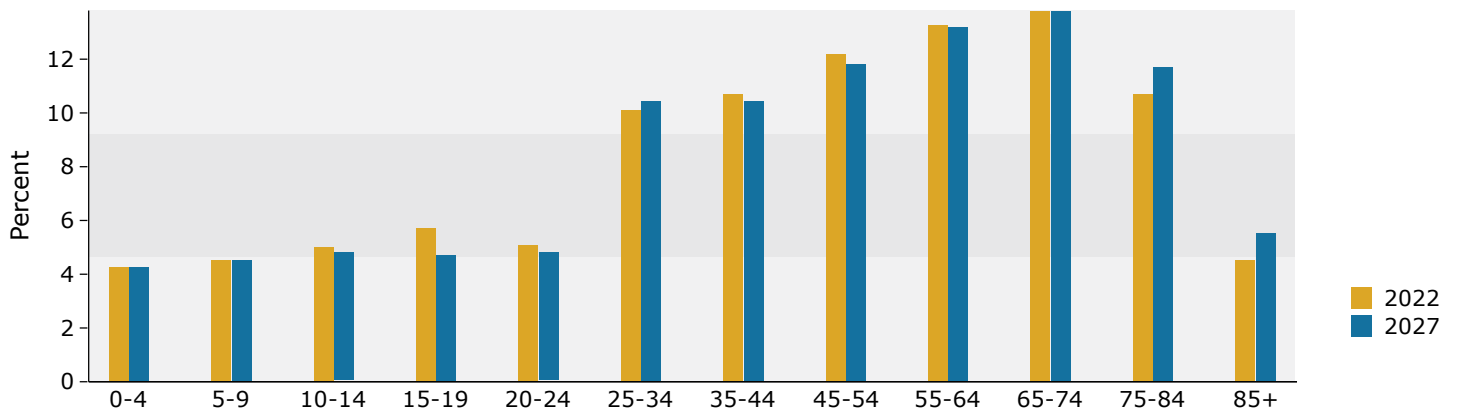
1413 Tusculum Blvd, Greeneville, Tennessee, 37745
Ring: 1 mile radius

Prepared by Esri
Latitude: 36.17478
Longitude: -82.79217

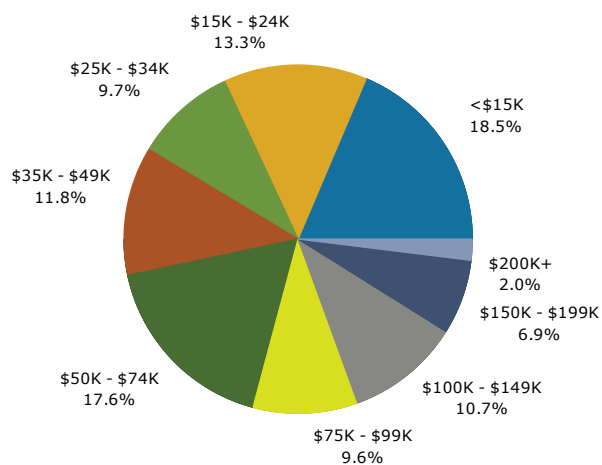
Trends 2022-2027



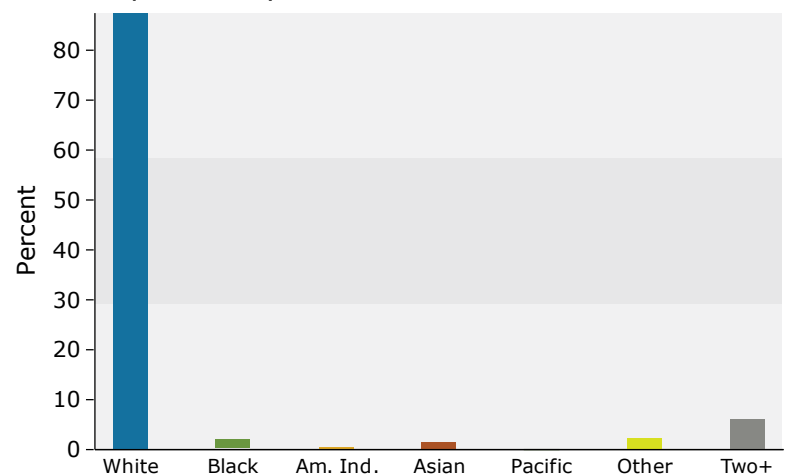
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.9%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

December 20, 2022



Demographic and Income Profile

1413 Tusculum Blvd, Greeneville, Tennessee, 37745
Ring: 3 mile radius

Prepared by Esri
Latitude: 36.17478
Longitude: -82.79217

Summary	Census 2010	Census 2020	2022	2027
Population	18,341	19,340	19,320	19,279
Households	7,497	7,659	7,657	7,649
Families	4,673	-	4,649	4,610
Average Household Size	2.26	2.29	2.29	2.29
Owner Occupied Housing Units	4,867	-	4,930	5,006
Renter Occupied Housing Units	2,630	-	2,727	2,643
Median Age	41.8	-	43.3	44.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.04%	0.52%	0.25%
Households	-0.02%	0.55%	0.31%
Families	-0.17%	0.45%	0.28%
Owner HHs	0.31%	0.77%	0.53%
Median Household Income	2.74%	3.87%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	871	11.4%	669	8.7%
\$15,000 - \$24,999	1,053	13.8%	998	13.0%
\$25,000 - \$34,999	976	12.7%	802	10.5%
\$35,000 - \$49,999	1,142	14.9%	1,115	14.6%
\$50,000 - \$74,999	1,271	16.6%	1,367	17.9%
\$75,000 - \$99,999	884	11.5%	966	12.6%
\$100,000 - \$149,999	790	10.3%	905	11.8%
\$150,000 - \$199,999	395	5.2%	530	6.9%
\$200,000+	274	3.6%	298	3.9%

Median Household Income	\$46,400	\$53,116
Average Household Income	\$71,020	\$80,558
Per Capita Income	\$28,512	\$32,314

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	937	5.1%	833	4.3%	806	4.2%
5 - 9	1,032	5.6%	911	4.7%	881	4.6%
10 - 14	1,049	5.7%	944	4.9%	957	5.0%
15 - 19	1,324	7.2%	1,617	8.4%	1,581	8.2%
20 - 24	1,262	6.9%	1,400	7.2%	1,344	7.0%
25 - 34	1,958	10.7%	2,220	11.5%	1,926	10.0%
35 - 44	2,342	12.8%	2,078	10.8%	2,256	11.7%
45 - 54	2,472	13.5%	2,307	11.9%	2,227	11.6%
55 - 64	2,353	12.8%	2,436	12.6%	2,382	12.4%
65 - 74	1,889	10.3%	2,383	12.3%	2,427	12.6%
75 - 84	1,202	6.6%	1,563	8.1%	1,782	9.2%
85+	520	2.8%	625	3.2%	709	3.7%

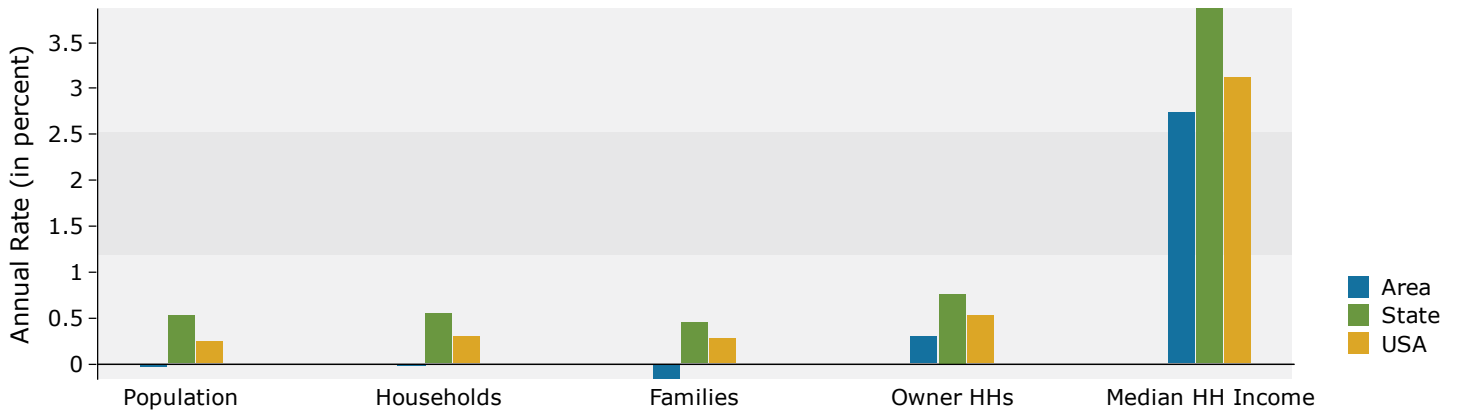
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	16,682	91.0%	16,715	86.4%	16,611	86.0%	16,578	86.0%
Black Alone	696	3.8%	728	3.8%	743	3.8%	740	3.8%
American Indian Alone	47	0.3%	69	0.4%	70	0.4%	70	0.4%
Asian Alone	131	0.7%	192	1.0%	196	1.0%	196	1.0%
Pacific Islander Alone	7	0.0%	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	457	2.5%	522	2.7%	529	2.7%	526	2.7%
Two or More Races	320	1.7%	1,111	5.7%	1,169	6.1%	1,166	6.0%
Hispanic Origin (Any Race)	770	4.2%	1,239	6.4%	1,259	6.5%	1,257	6.5%

Data Note: Income is expressed in current dollars.

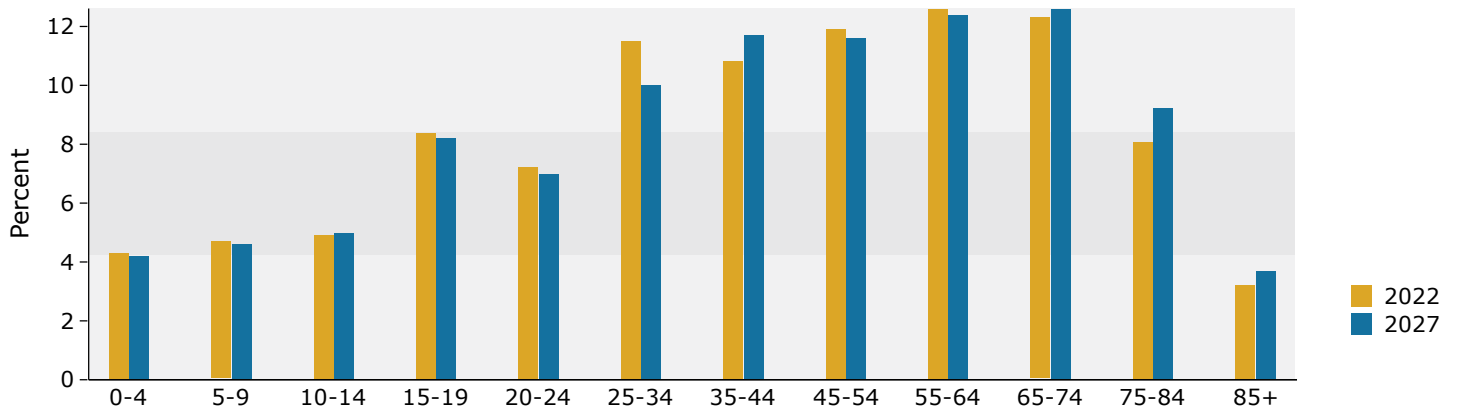
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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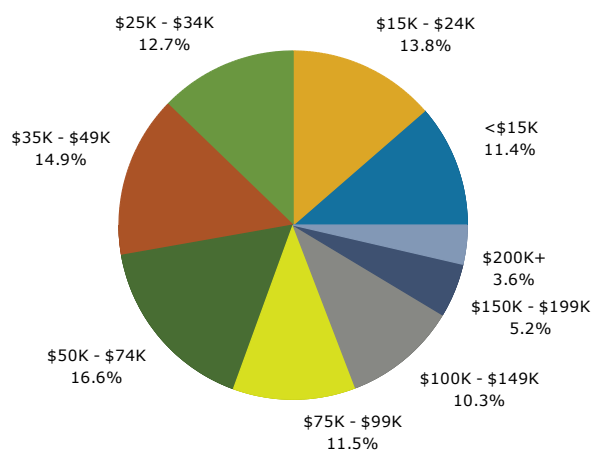
Trends 2022-2027



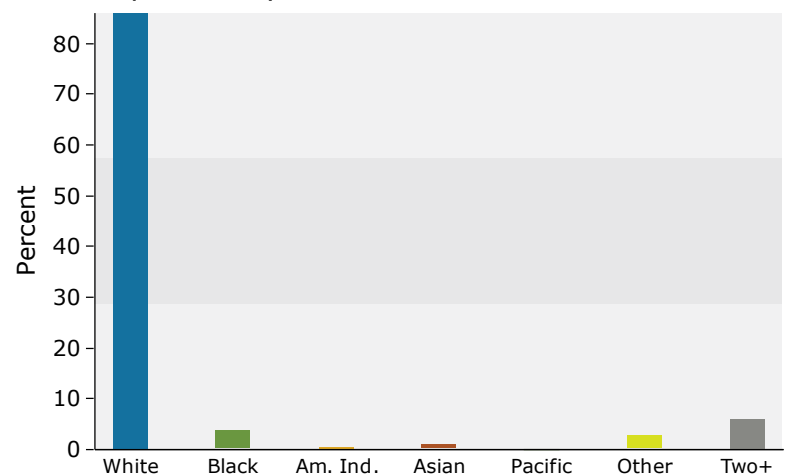
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 6.5%



Demographic and Income Profile

1413 Tusculum Blvd, Greeneville, Tennessee, 37745
Ring: 5 mile radius

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Latitude: 36.17478
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Summary	Census 2010	Census 2020	2022	2027
Population	27,457	28,661	28,688	28,718
Households	11,261	11,533	11,557	11,584
Families	7,215	-	7,228	7,195
Average Household Size	2.30	2.32	2.31	2.31
Owner Occupied Housing Units	7,578	-	7,813	7,933
Renter Occupied Housing Units	3,683	-	3,744	3,650
Median Age	42.1	-	44.1	45.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.02%	0.52%	0.25%
Households	0.05%	0.55%	0.31%
Families	-0.09%	0.45%	0.28%
Owner HHs	0.31%	0.77%	0.53%
Median Household Income	2.81%	3.87%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,286	11.1%	981	8.5%
\$15,000 - \$24,999	1,522	13.2%	1,468	12.7%
\$25,000 - \$34,999	1,494	12.9%	1,229	10.6%
\$35,000 - \$49,999	1,702	14.7%	1,595	13.8%
\$50,000 - \$74,999	2,015	17.4%	2,111	18.2%
\$75,000 - \$99,999	1,428	12.4%	1,631	14.1%
\$100,000 - \$149,999	1,177	10.2%	1,395	12.0%
\$150,000 - \$199,999	559	4.8%	768	6.6%
\$200,000+	374	3.2%	405	3.5%

Median Household Income	\$47,414	\$54,455
Average Household Income	\$70,105	\$79,921
Per Capita Income	\$28,454	\$32,424

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,454	5.3%	1,295	4.5%	1,252	4.4%
5 - 9	1,590	5.8%	1,419	4.9%	1,367	4.8%
10 - 14	1,624	5.9%	1,462	5.1%	1,496	5.2%
15 - 19	1,900	6.9%	2,149	7.5%	2,128	7.4%
20 - 24	1,703	6.2%	1,877	6.5%	1,783	6.2%
25 - 34	2,927	10.7%	3,280	11.4%	2,885	10.0%
35 - 44	3,582	13.0%	3,157	11.0%	3,350	11.7%
45 - 54	3,771	13.7%	3,554	12.4%	3,416	11.9%
55 - 64	3,661	13.3%	3,737	13.0%	3,694	12.9%
65 - 74	2,833	10.3%	3,666	12.8%	3,722	13.0%
75 - 84	1,716	6.2%	2,248	7.8%	2,664	9.3%
85+	696	2.5%	844	2.9%	961	3.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	25,198	91.8%	25,005	87.2%	24,906	86.8%	24,933	86.8%
Black Alone	996	3.6%	1,017	3.5%	1,038	3.6%	1,038	3.6%
American Indian Alone	73	0.3%	100	0.3%	101	0.4%	101	0.4%
Asian Alone	184	0.7%	230	0.8%	235	0.8%	236	0.8%
Pacific Islander Alone	11	0.0%	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	559	2.0%	709	2.5%	718	2.5%	717	2.5%
Two or More Races	435	1.6%	1,598	5.6%	1,687	5.9%	1,689	5.9%
Hispanic Origin (Any Race)	1,013	3.7%	1,644	5.7%	1,673	5.8%	1,674	5.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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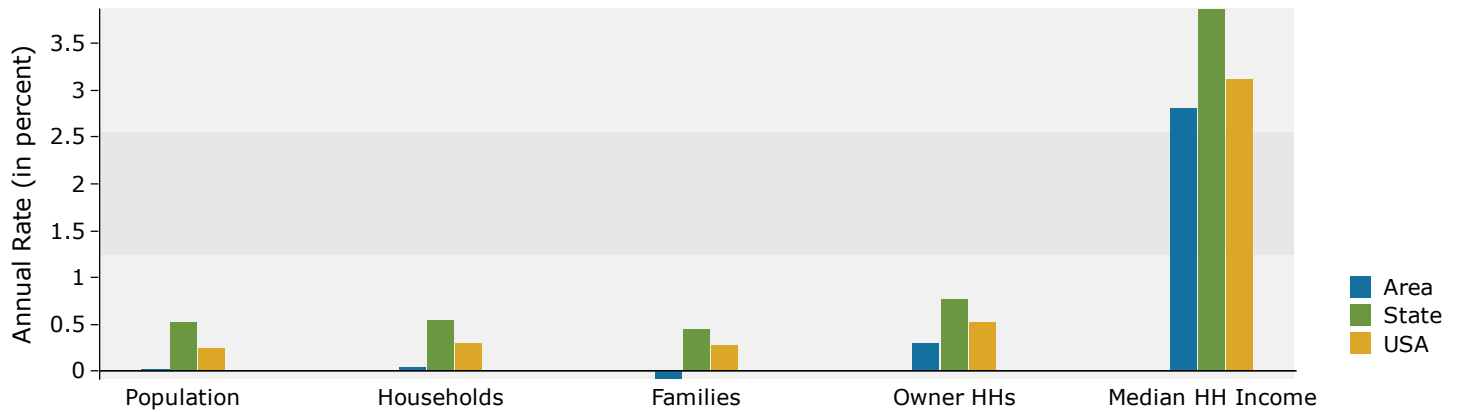


Demographic and Income Profile

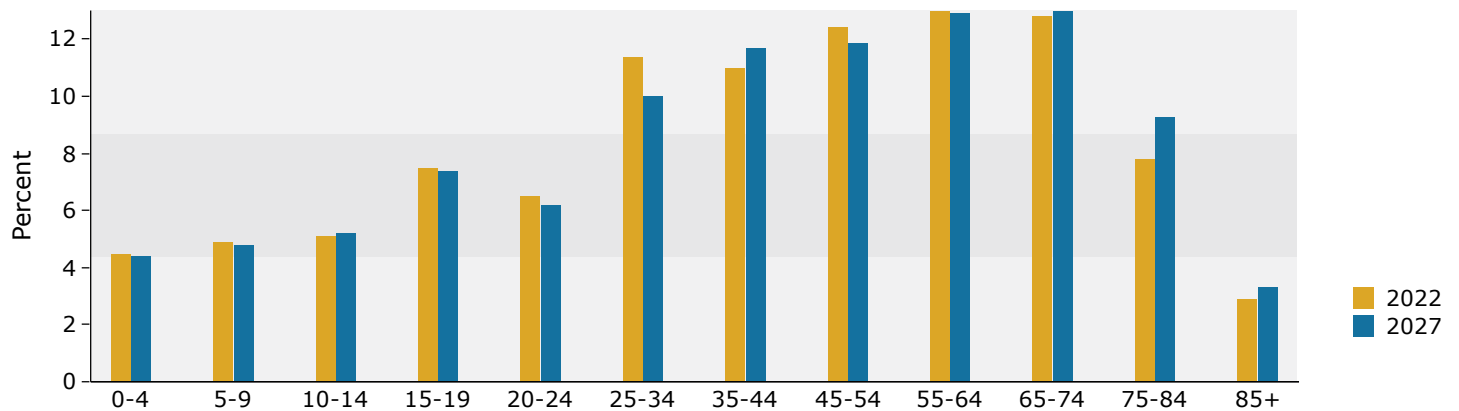
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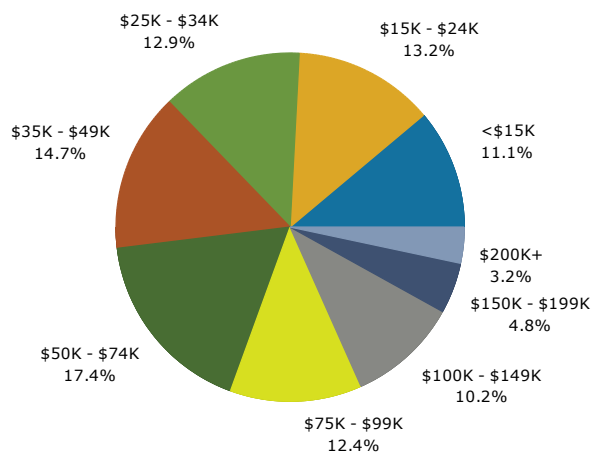
Trends 2022-2027



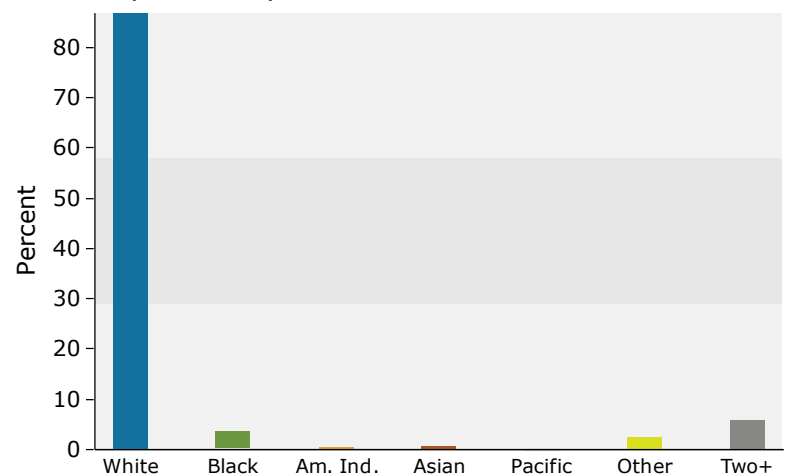
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.8%



Roger M. Moore, Jr, SIOR

President

rogermoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.755.8774

Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

Memberships

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400