

# Office Land

.91 acres in Fountain City



## 2836 Woodrow Drive

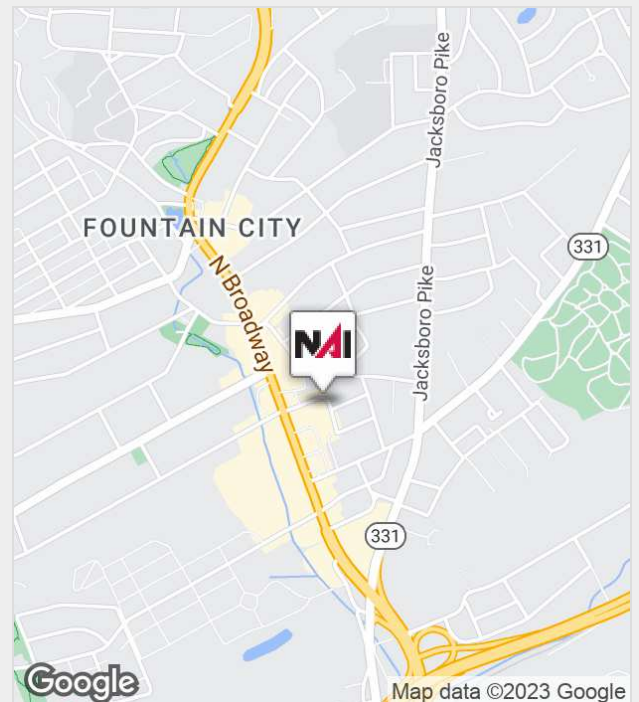
Knoxville, Tennessee 37918

### Property Features

- Great Location near Fountain City
- Just off Broadway behind large retail development
- O-1 Zoning
- .91 acres FLAT with all utilities available
- Stop light access

Sale Price

# \$75,000



For more information:

**John Haney, CCIM**

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NAI Koella | RM Moore

255 N Peters Road, Suite 101

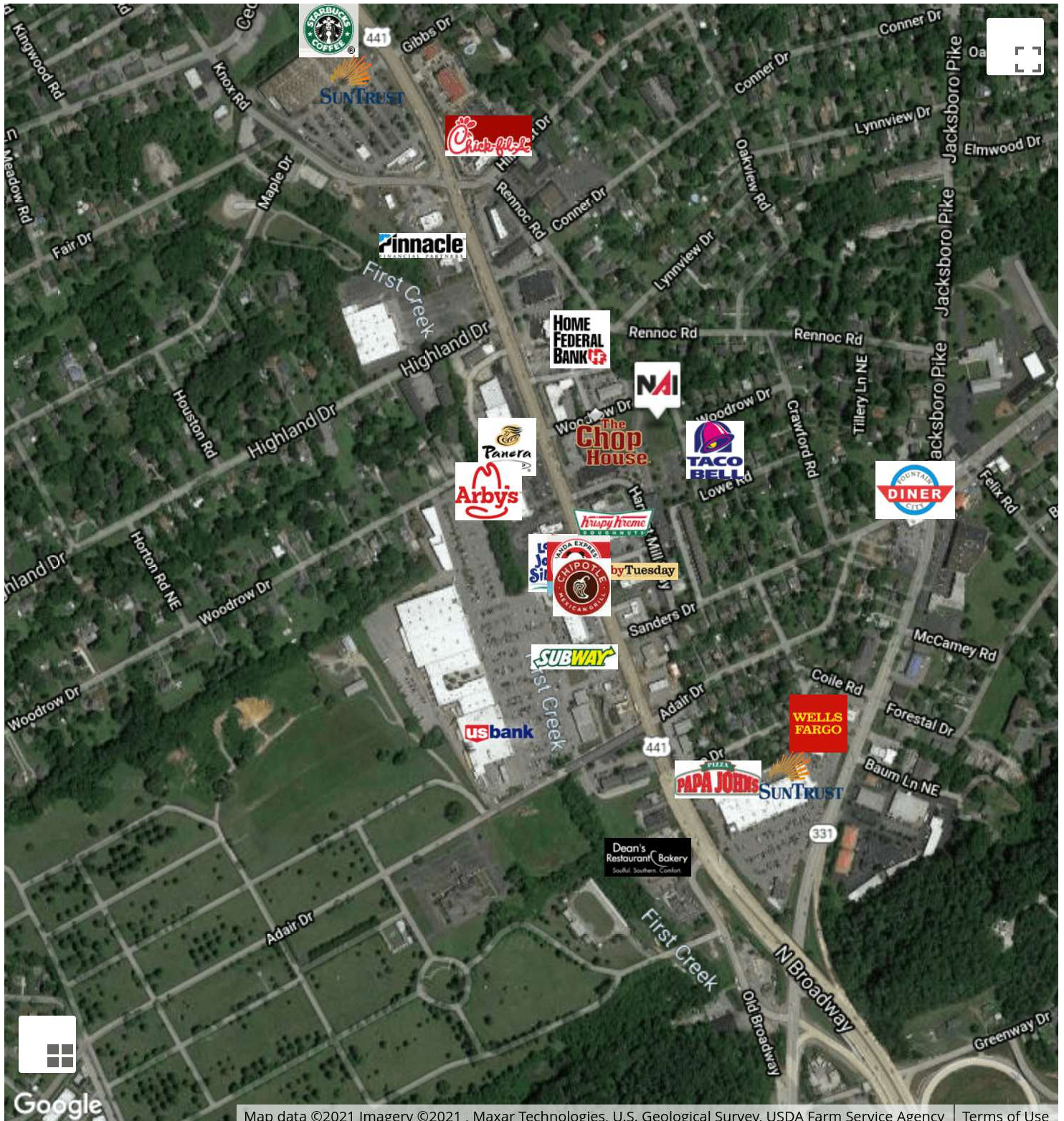
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For Sale

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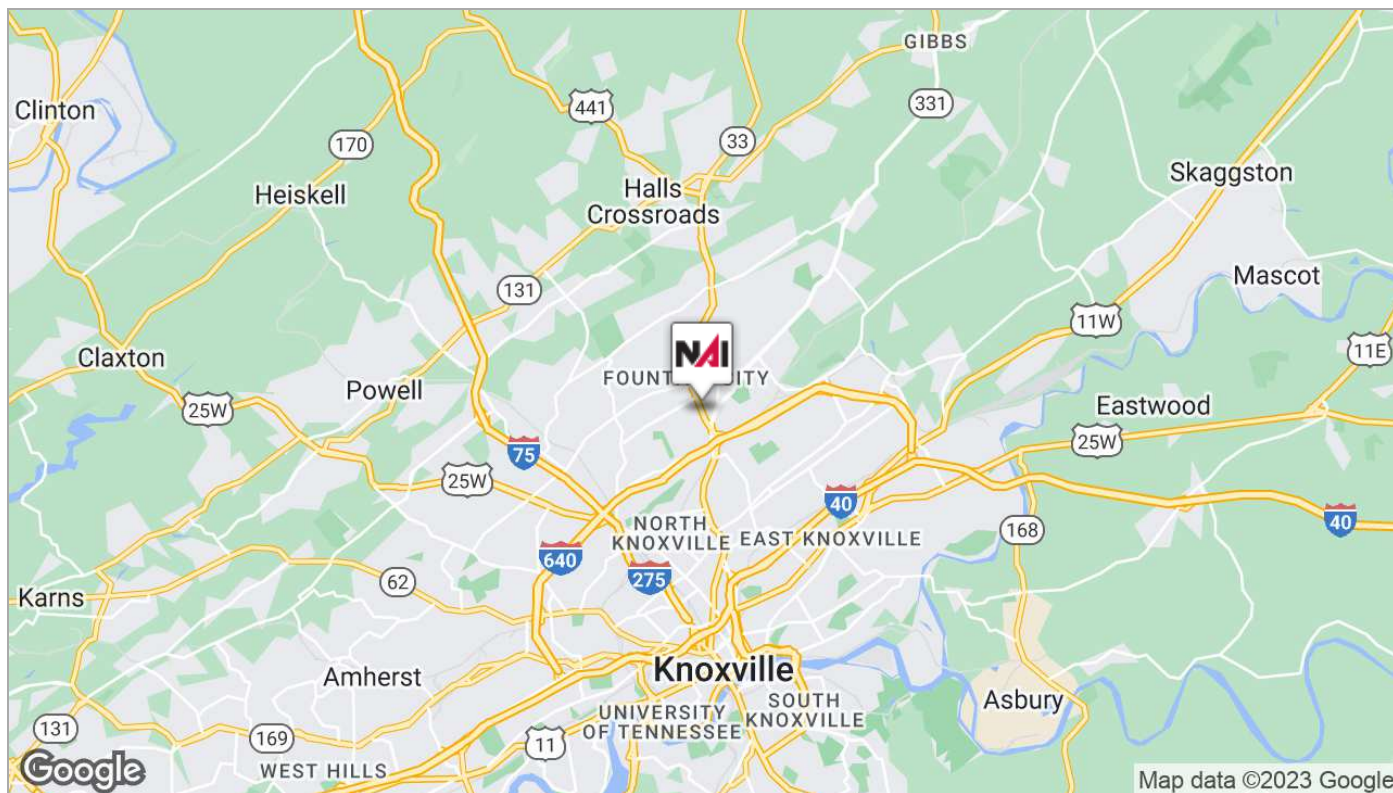
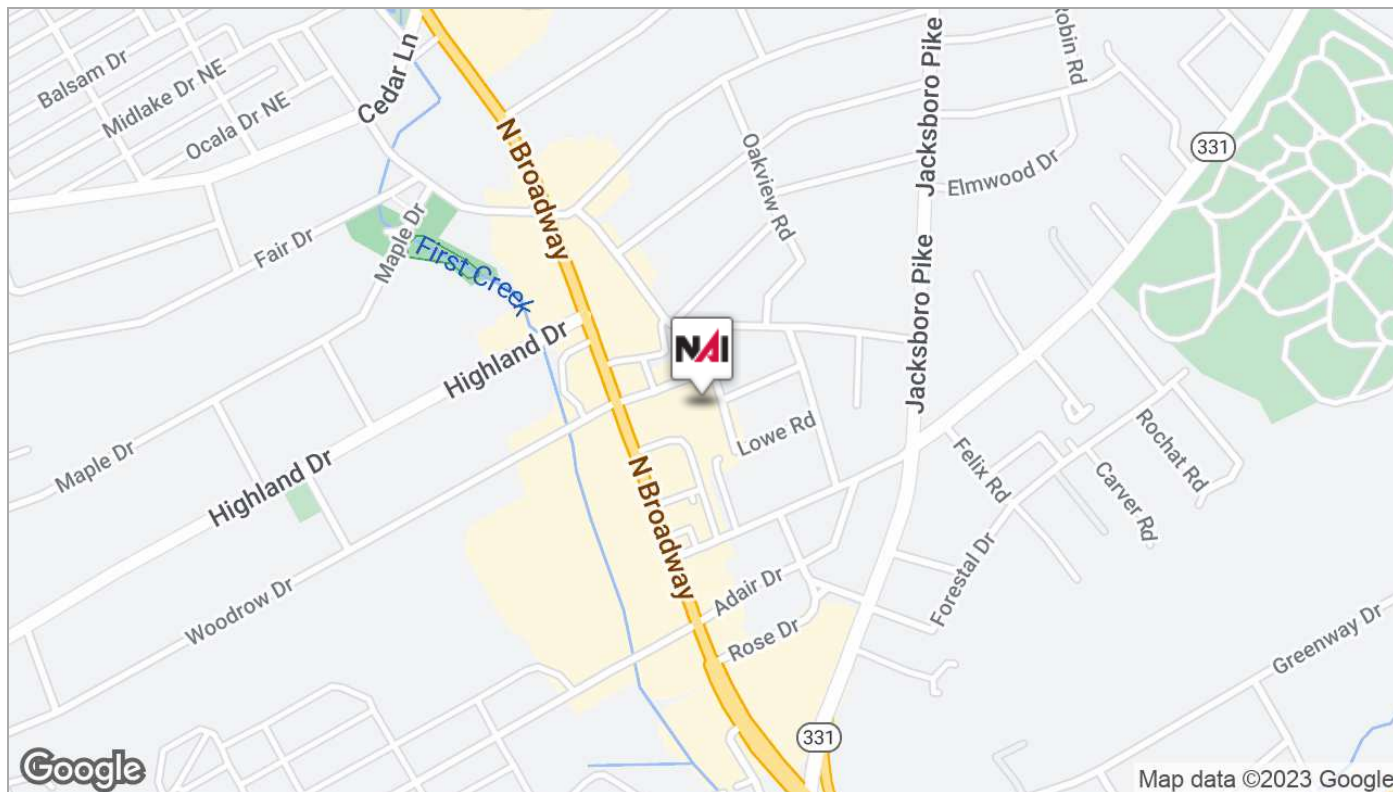


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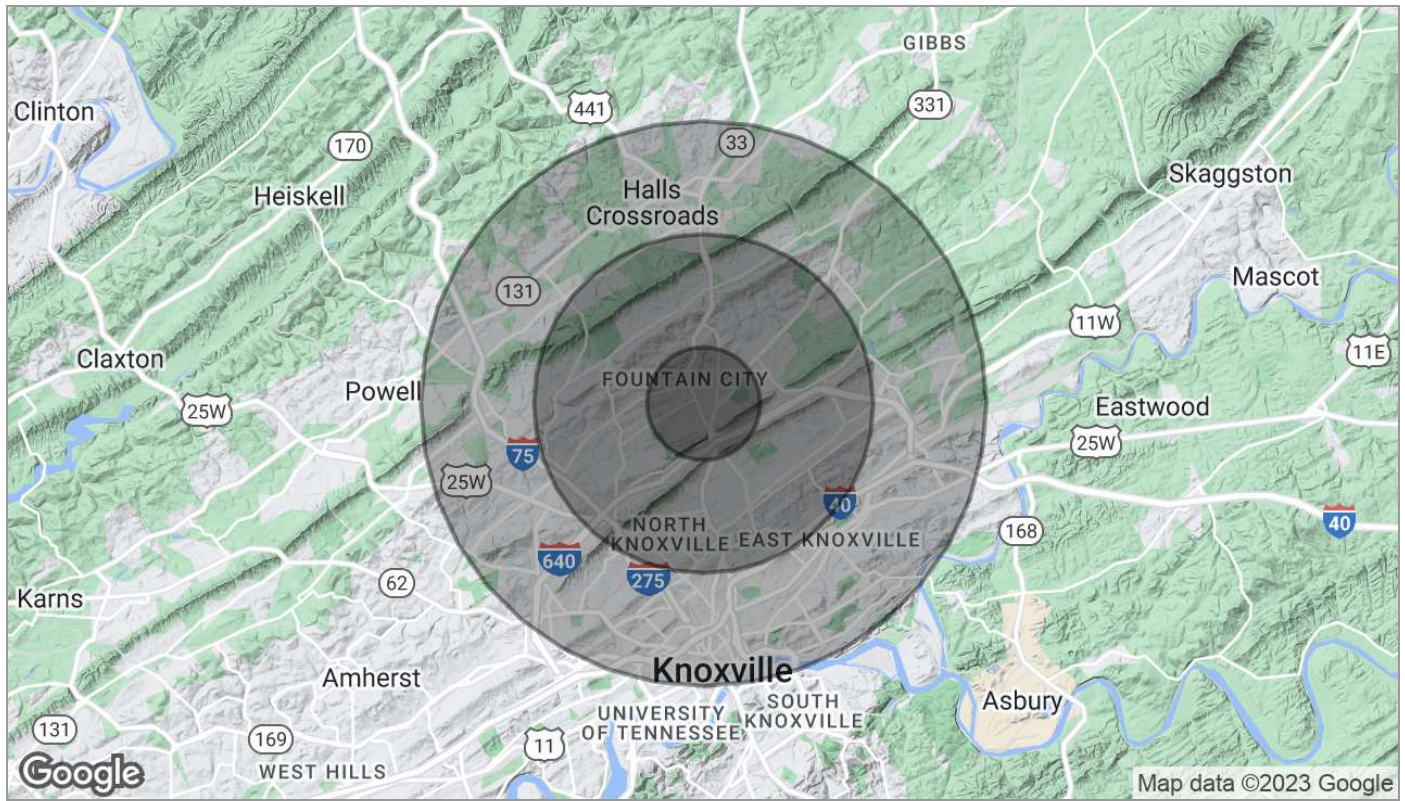
For Sale

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,005	53,909	138,719
MEDIAN AGE	38.5	39.4	36.5
MEDIAN AGE (MALE)	35.6	37.1	35.2
MEDIAN AGE (FEMALE)	41.0	41.8	38.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,818	26,345	64,982
# OF PERSONS PER HH	2.1	2.0	2.1
AVERAGE HH INCOME	\$46,370	\$43,974	\$42,160
AVERAGE HOUSE VALUE	\$113,822	\$121,683	\$139,265

\* Demographic data derived from 2020 ACS - US Census



# Agent Profile

## John Haney, CCIM

Senior Advisor

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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, BESCO, Commercial Bank

**Retail:** Renewal by Andersen, Clothes Mentor, Northshore Wine & Spirits, Moonshine Mountain Cookies, Milan Laser, Southern Style Market

## Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Knoxville Chamber of Commerce

Farragut/West Knox Chamber of Commerce, Ambassador

Blount County Chamber of Commerce

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, 2014



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