

1501 White Avenue

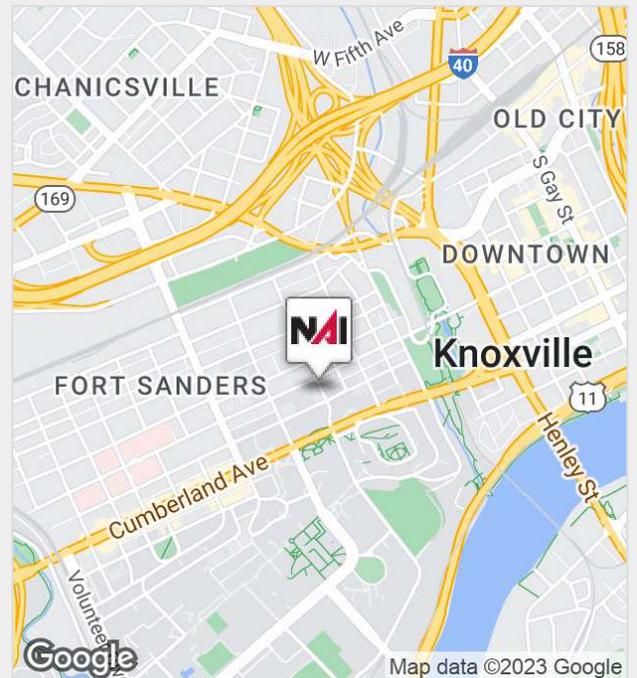
Knoxville, Tennessee 37916

Property Features

- Terrific Location in Fort Sanders/UT Campus!
- Large Amount of Foot Traffic
- Surrounded by Student Housing and Private Developments.
- Landlord will provide “Vanilla Box” plus grease trap and HVAC
- TI allowance negotiable
- Some Employee Parking Available

Lease Rate

\$20.00 - 30.00 SF/Yr NNN



For more information:

John Haney, CCIM

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For Lease

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Property Summary

Available SF: 1,750-7,100

Lease Rate: \$20.00-30.00/SF
(NNN)

Building Size: 11,000 SF

Market: Knoxville

Property Overview

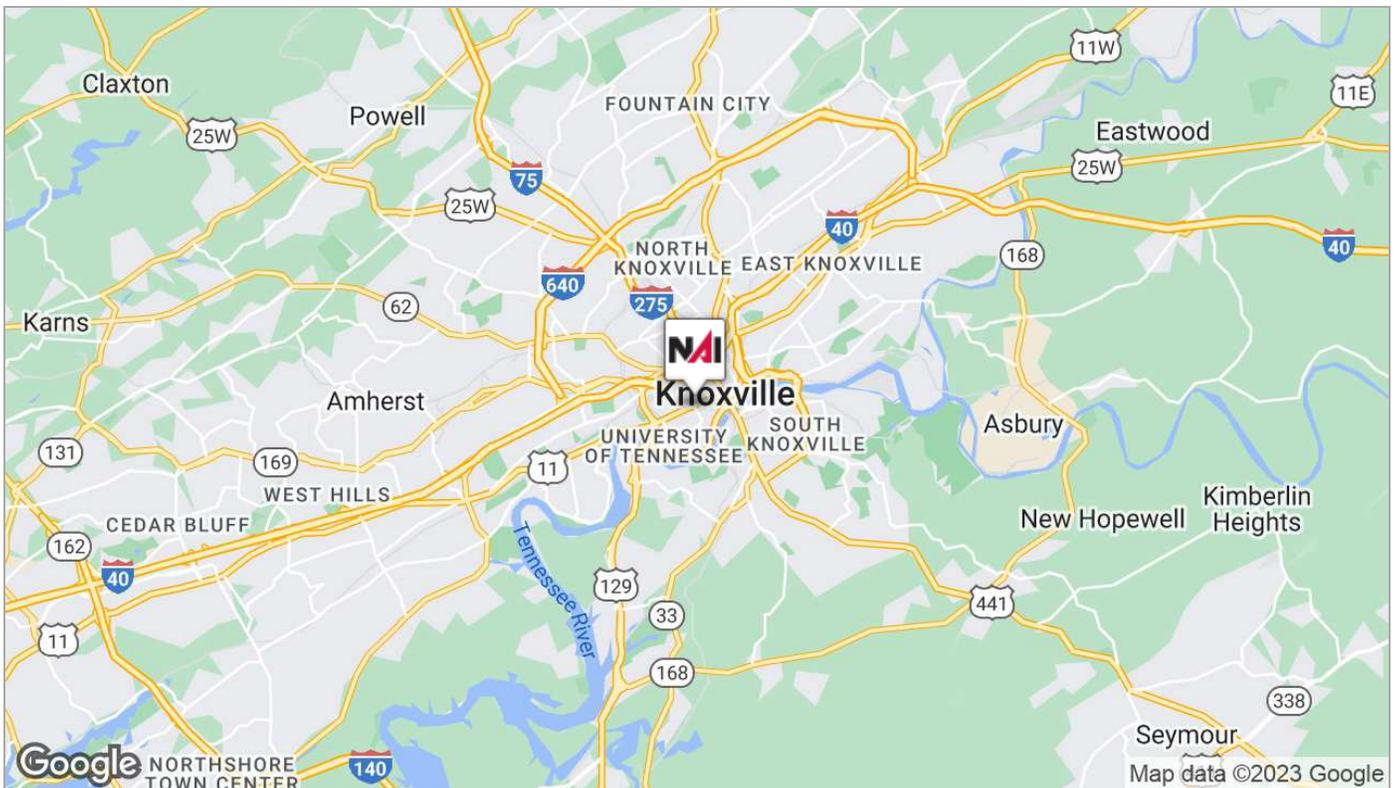
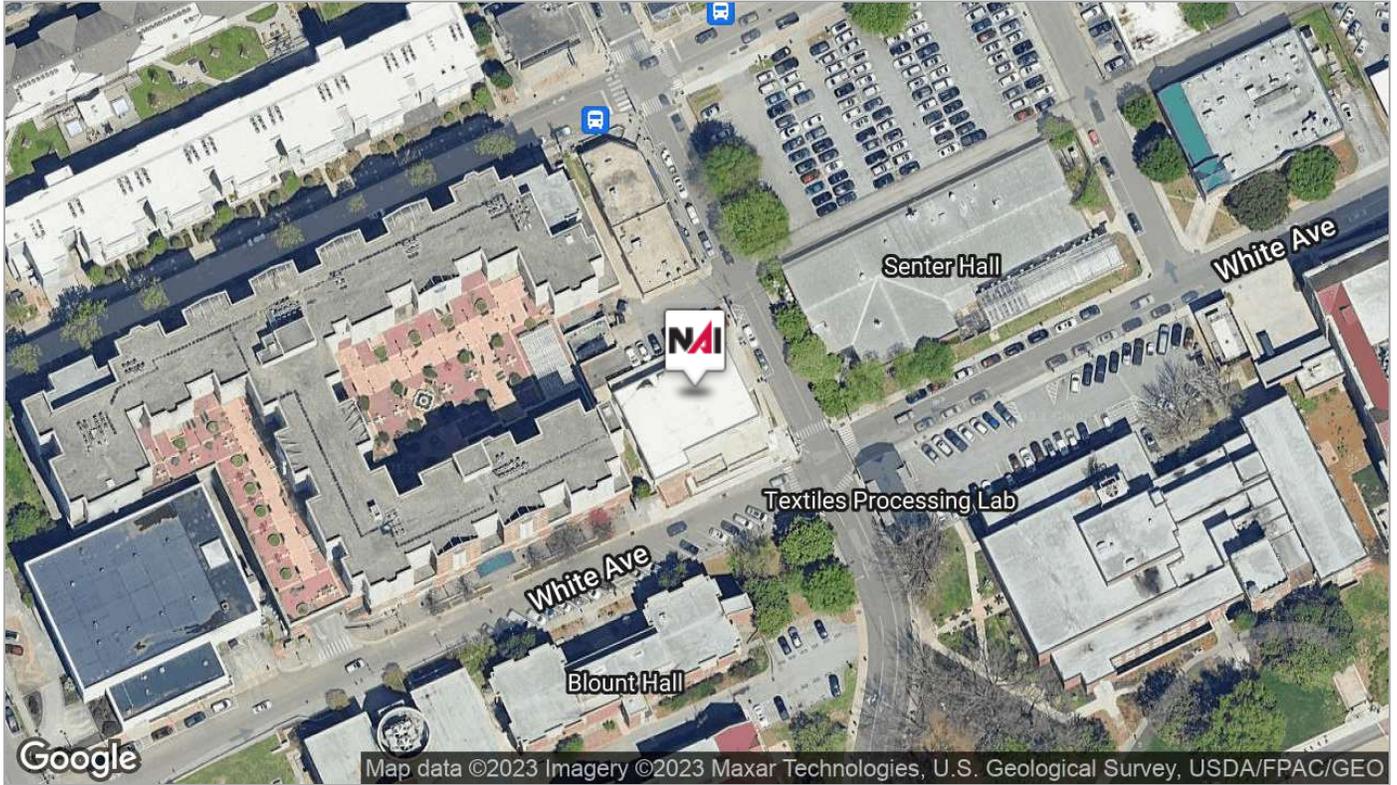
Retail/Commercial For Lease in close proximity to the University of Tennessee. Surrounded by student housing from the university and private development. This location sees a large amount of foot traffic due to its central location from Fort Sanders to the University of Tennessee. The landlord will provide a vanilla box plus a grease trap and HVAC to incoming tenants. This building is unique with its large outdoor dining and patio area which provides for a great Game Day atmosphere.

Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)
Terrace	Restaurant	\$30.00/SF	NNN	1,750-3,600
Lower Level	Restaurant	\$20.00/SF	NNN	2,500-3,500

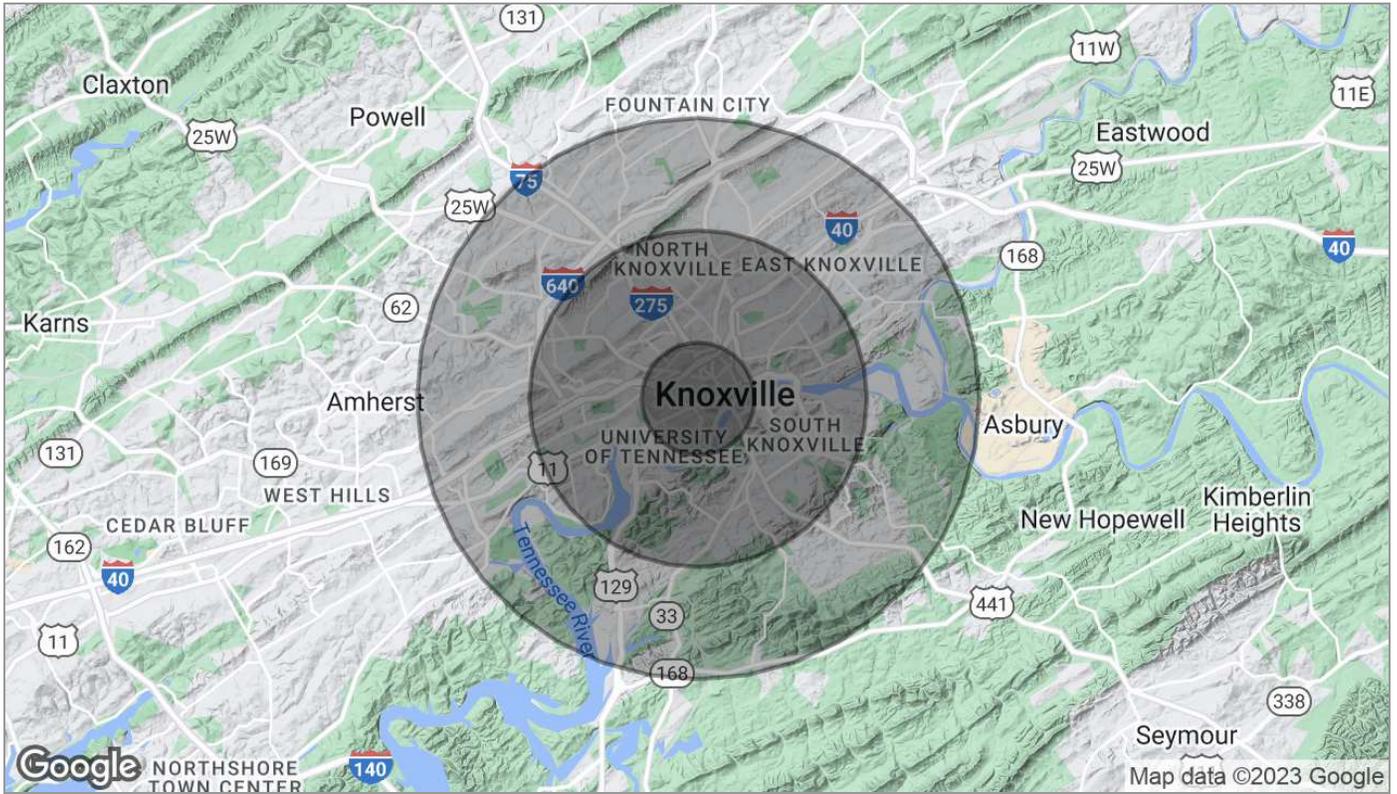
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	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	16,021	69,920	144,322
MEDIAN AGE	23.4	31.0	34.2
MEDIAN AGE (MALE)	23.8	30.2	33.0
MEDIAN AGE (FEMALE)	23.1	31.9	35.6
Households & Income			
TOTAL HOUSEHOLDS	5,169	30,102	65,808
# OF PERSONS PER HH	3.1	2.3	2.2
AVERAGE HH INCOME	\$23,310	\$33,503	\$40,332
AVERAGE HOUSE VALUE		\$122,403	\$134,411

* 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

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.