

Convenience Store With Gas And Deli

2800 E. Governor John Sevier Hwy.
Knoxville, TN

NAI Koella
RM Moore



Confidential Offering Memorandum presented by:

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Executive Summary



Property Details

Sale Price	\$749,900
Cap Rate	5.92%
NOI	\$44,400
Lot Size	2.22 Acres
Building Size	2,704 SF
Year Built	1989
Zoning	CA (General Business)
Market	Knoxville
Cross Streets	

Property Overview

Commercial property for sale, on approximately 2.22 acres, subject to a NNN-lease of a C-Store, Gas Station and Deli (that could possibly be terminated). Cap rate is approx. 5.9%, lease term of 5 years with 3 x 5 year renewal options. At the beginning of each renewal option, there is a 5% increase or the current CPI increase whichever is more.

Property Highlights

- Sale of Real Property, subject to lease of a C-store and Gas Station with Deli which could possibly be terminated.
- Great location in Forks of the River Industrial Park, Knoxville's largest industrial park.
- Signalized Intersection.
- Easy access and excellent visibility.

Property Description

Property Overview

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Location Overview

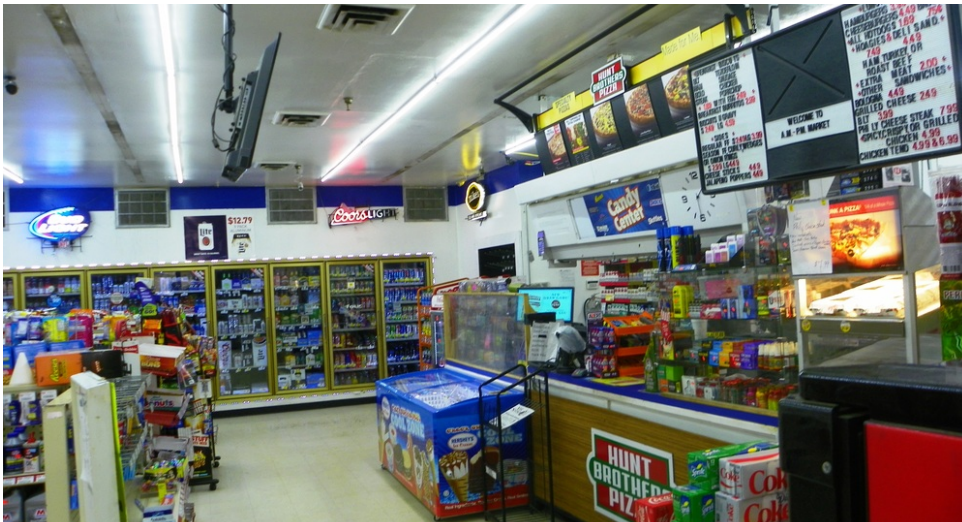
Property is located at Forks of the River Industrial Park. It is Knox County's largest industrial park at 1,460 acres. Some of the businesses that the industrial park serves as home to are Keurig Green Mountain, Melaleuca Inc., Aqua-Chem, Fresenius Medical Care North America, and Republic Plastics, just a few of the approximate 50 companies in the park.



Additional Photos



Additional Photos



1 PROPERTY INFORMATION



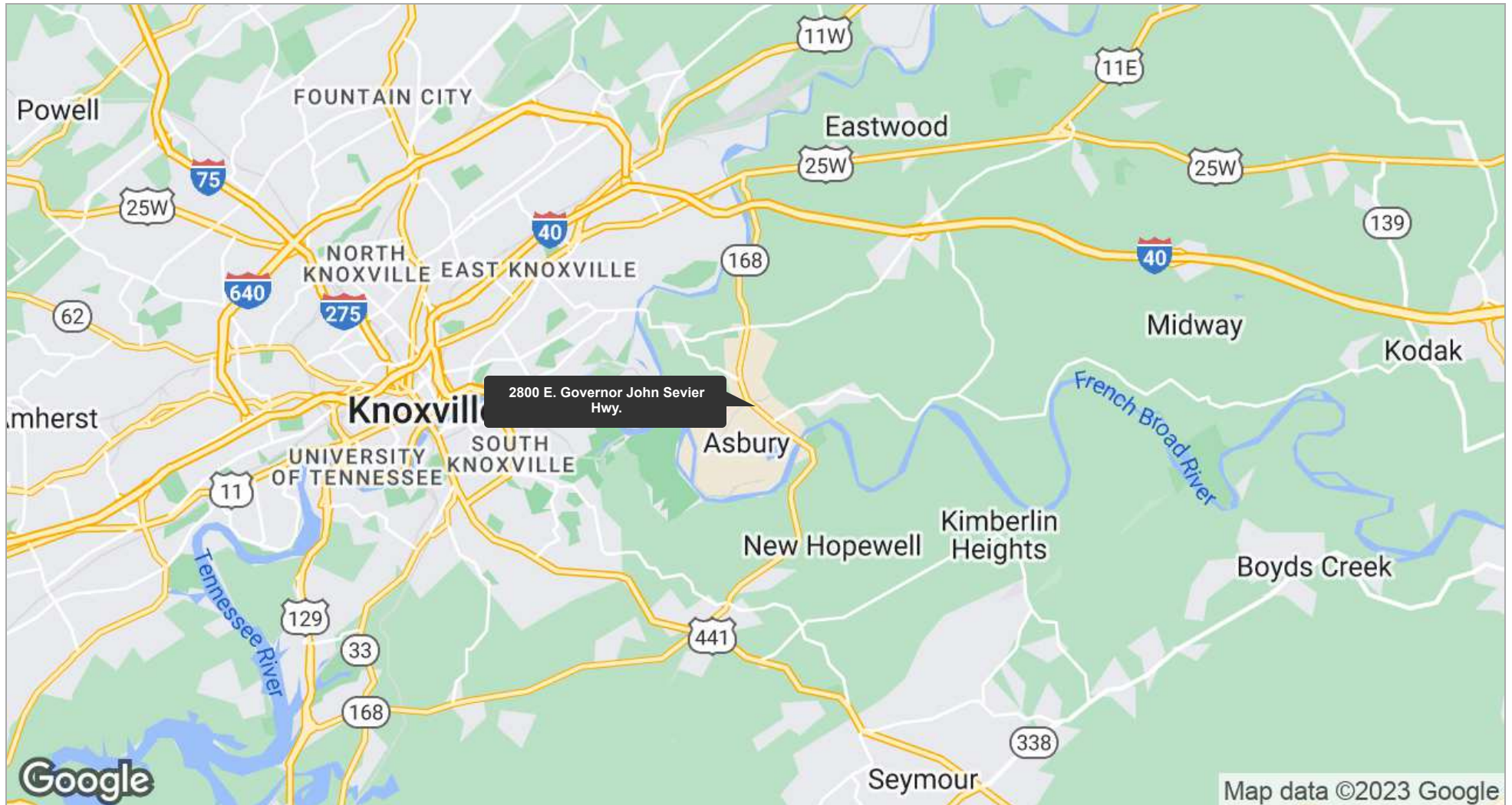


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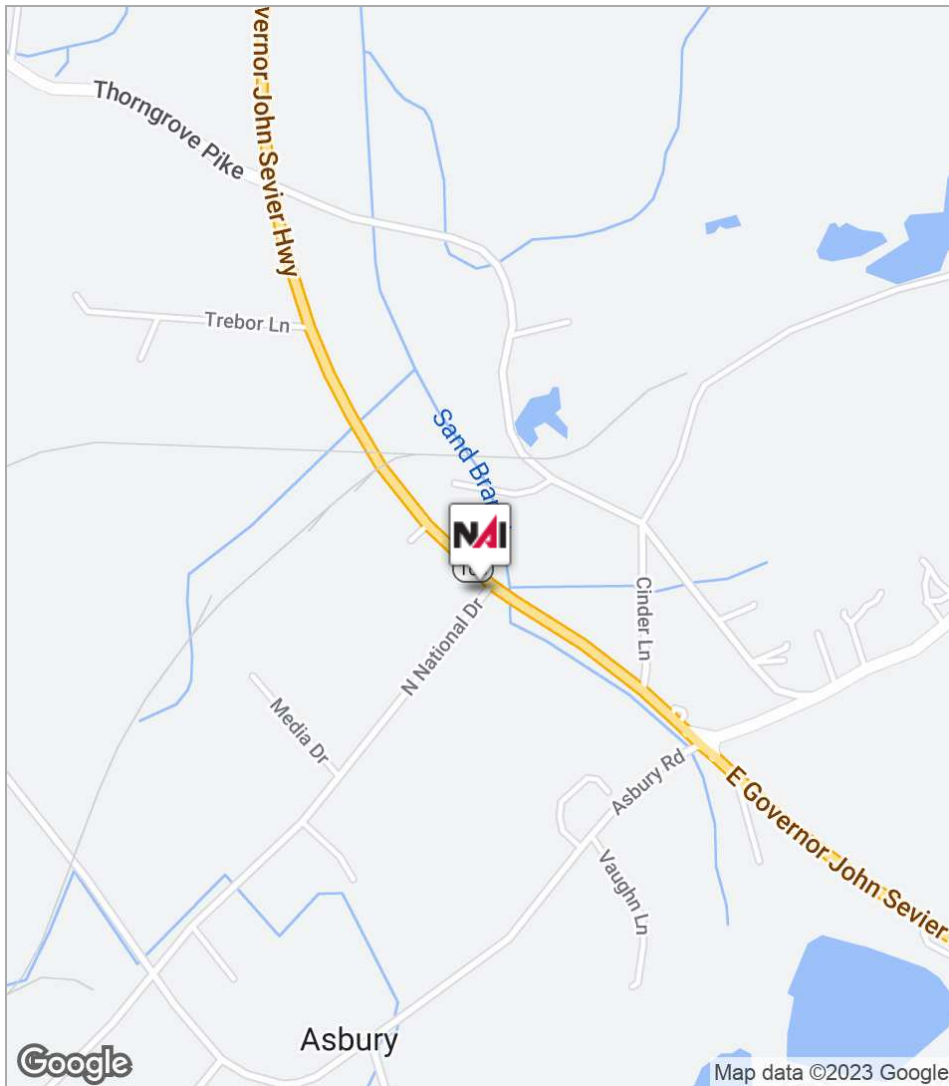
LOCATION INFORMATION

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- › Location Maps
- › Aerial Map
- › Additional Photos

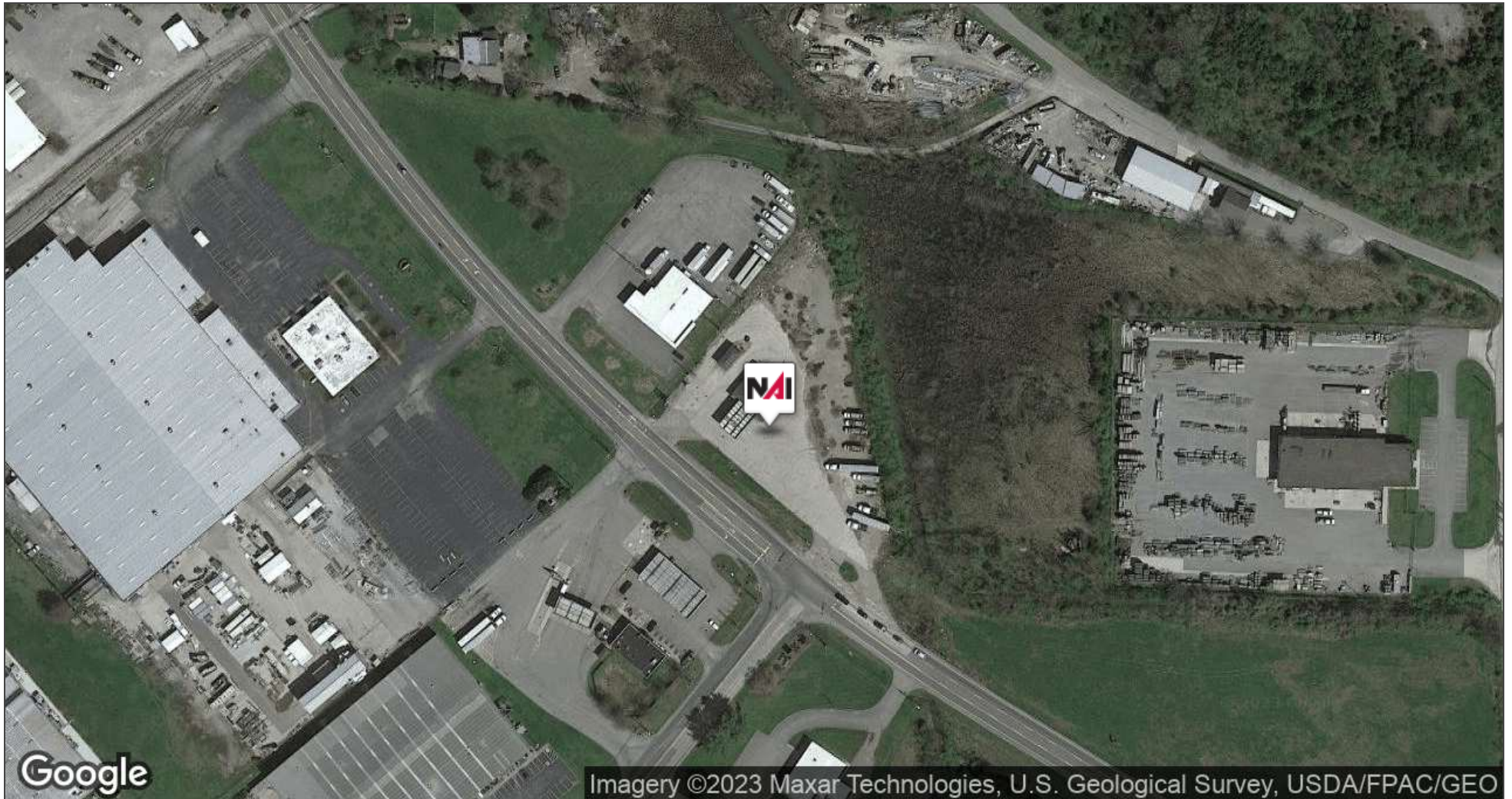
Regional Map



Location Maps



Aerial Map



Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



DEMOGRAPHICS

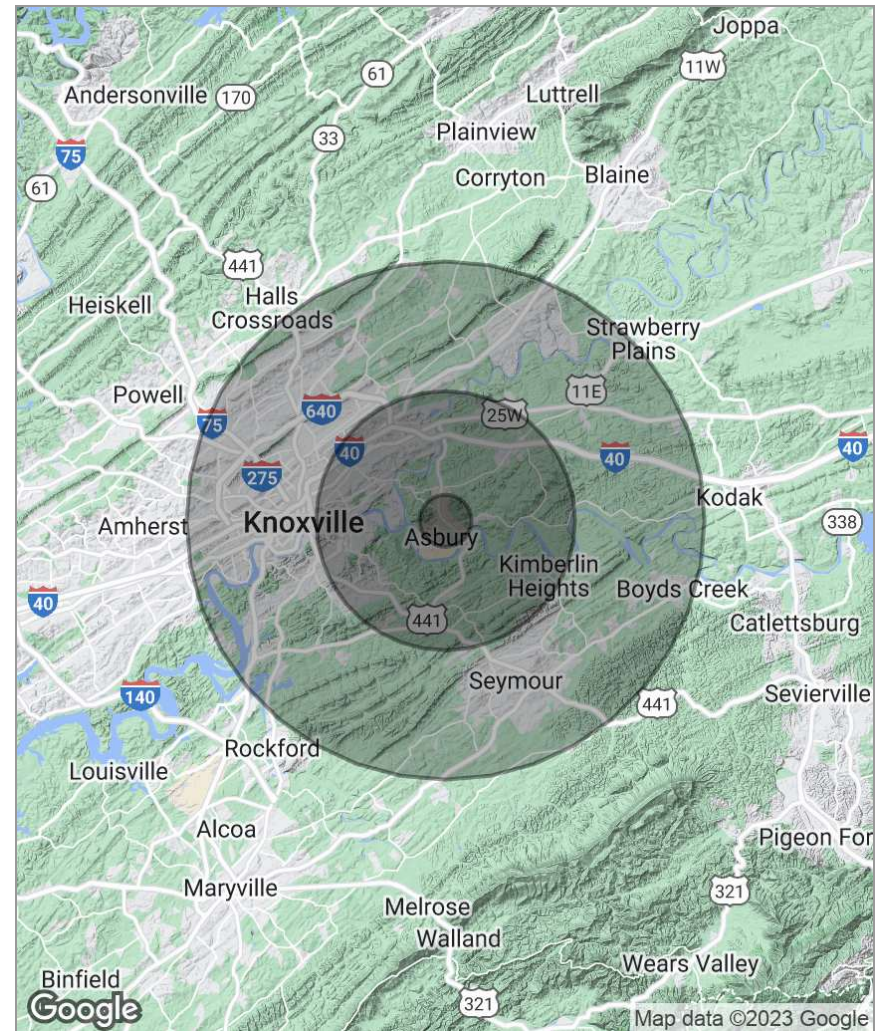
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Demographics

Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	726	41,834	214,941
MEDIAN AGE	45.8	39.3	37.3
MEDIAN AGE (MALE)	45.9	37.6	35.9
MEDIAN AGE (FEMALE)	45.6	41.1	38.8

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	318	18,249	92,974
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$55,069	\$47,286	\$45,900
AVERAGE HOUSE VALUE		\$146,347	\$156,485



Demographics Report

	1 Mile	5 Miles	10 Miles
Total households	318	18,249	92,974
Total persons per hh	2.3	2.3	2.3
Average hh income	\$55,069	\$47,286	\$45,900
Average house value		\$146,347	\$156,485
	1 Mile	5 Miles	10 Miles
Total population	726	41,834	214,941
Median age	45.8	39.3	37.3
Median age (male)	45.9	37.6	35.9
Median age (female)	45.6	41.1	38.8

Agent Profile



August Timisela

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Professional Background

August is an all-round real estate professional, focusing on Hospitality and Investment Properties, but offering a full-range service of Acquisition, Disposition, Sale/Lease-back and Lease transactions for all types of commercial real estate. August has almost 30 years of international real estate and investment experience in various positions in the industry.

August's career in the real estate industry started with Real Estate Asset Management for institutional investors in Europe. From 1993 to 2000 he was involved in fund management of over \$5 billion as an investment analyst (office, retail, hospitality) with Dutch pension fund PGGM and with German bank Sal. Oppenheim (OIK). From 2000 to 2007 August worked in several senior advisory positions (BCI and AOS-Studley) providing management, real estate and economic consultancy services to corporations, investors and developers in regions across Europe. From 2007 to 2012 he was course manager and lecturer Corporate Real Estate Management at Breda University's Academy of Hotel & Facility Management.

After moving from the Netherlands to Knoxville, TN he started working with NAI Koella | R.M.Moore in 2015. Since 2019 he's operating from the Sevierville office.

Memberships & Affiliations

NAR National Association of REALTORS

TAR Tennessee Association of REALTORS

KAAR Knoxville Area Association of REALTORS

GSMAR Great Smoky Mountains Association of Realtors

Knoxville Hospitality Association

Education

Radboud University, M.Sc. Urban Planning, 1993

Cornell University, certification, Hotel Real Estate Investment & Asset Management, 2016