



## 7327 Oak Ridge Highway

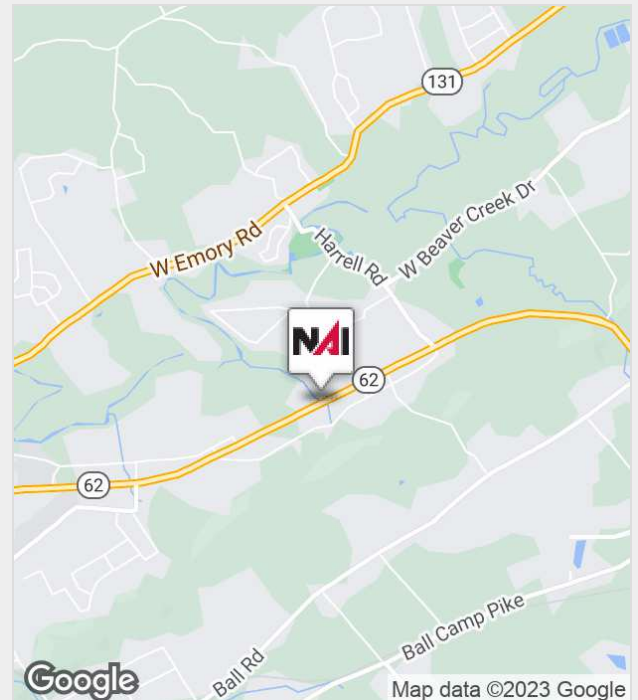
Knoxville, Tennessee 37931

### Property Features

- Commercial space suitable for office, retail, industrial and manufacturing
- Building 1 (1950): 6,058 SF office/industrial space with highway frontage (60' x 116' structure)
- Building 2 (2003): 6,875 SF flex warehouse with eave height between 12' and 15' (150' x 50' structure)
- 2 grade level doors (10'x10' and 12'x12')
- 1 loading dock high door (10'x10')
- Clear span (Interior partitions are not load-bearing)
- CB zoning: Business and Manufacturing

Sale Price

**\$665,000**



For more information:

**August Timisela**

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For Sale

## Commercial / Flex Office + Warehouse



### Property Summary

Sale Price:	\$665,000
Lot Size:	1.48 Acres
Building Size:	12,933 SF
Grade Level Doors:	2
Dock High Doors:	1
Zoning:	C-B
Market:	Knox
Sub Market:	Pellissippi, Karns
Traffic Count:	16,000

### Property Overview

12,933 SF in two buildings, with Oak Ridge Hwy frontage on CB-zoned location.

### Location Overview

Knox County / Northwest-Knoxville / Karns, Oak Ridge Hwy,



For Sale

## Commercial / Flex Office + Warehouse





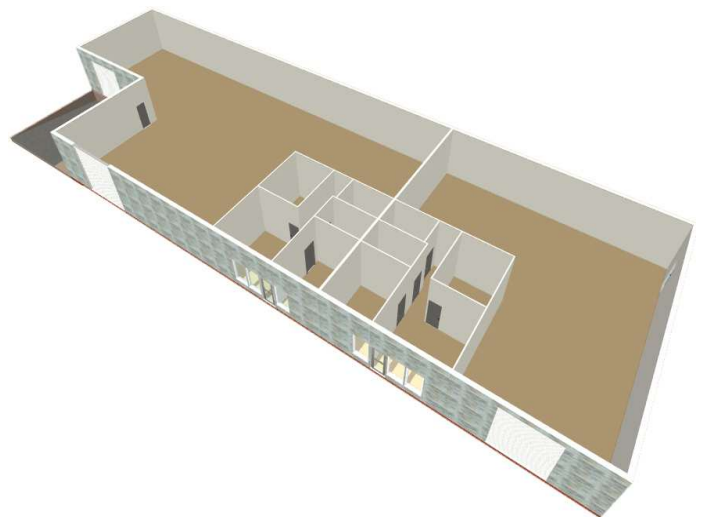
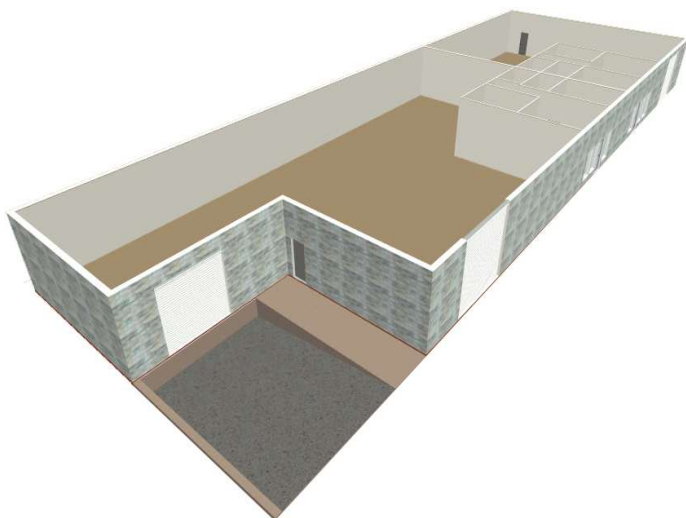
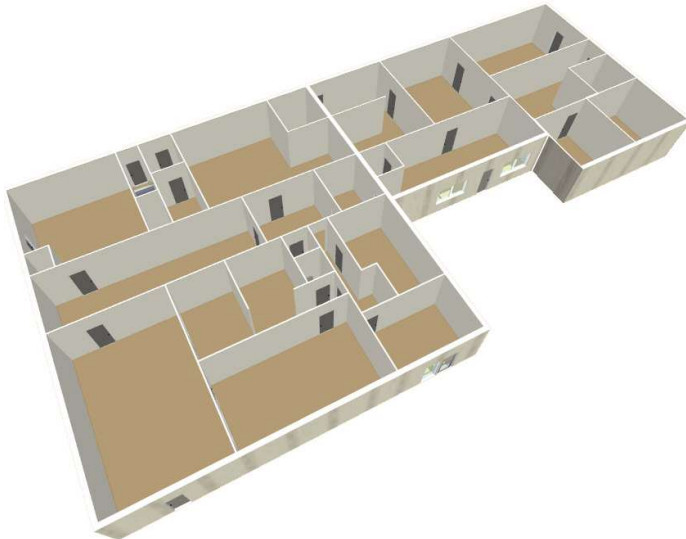
For Sale

# Commercial Flex + Warehouse

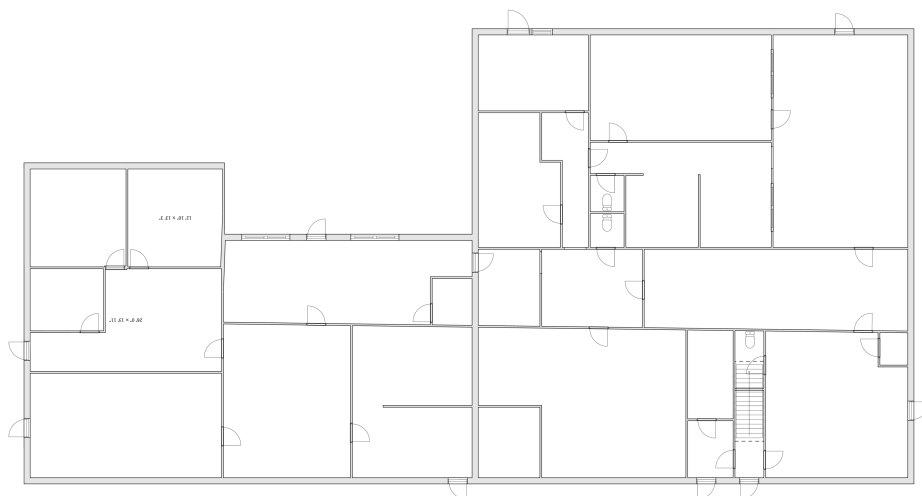


For Sale

## Commercial / Flex Office + Warehouse



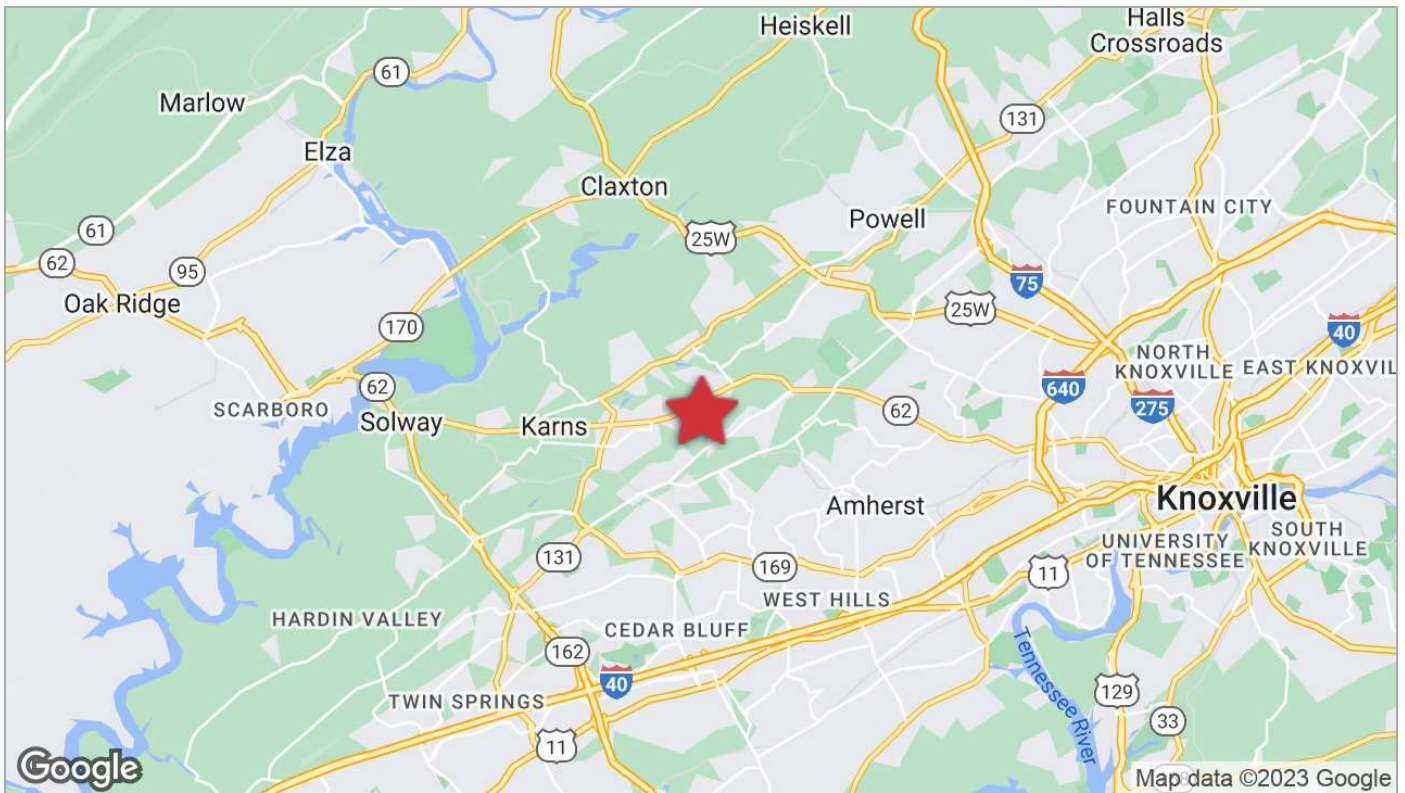
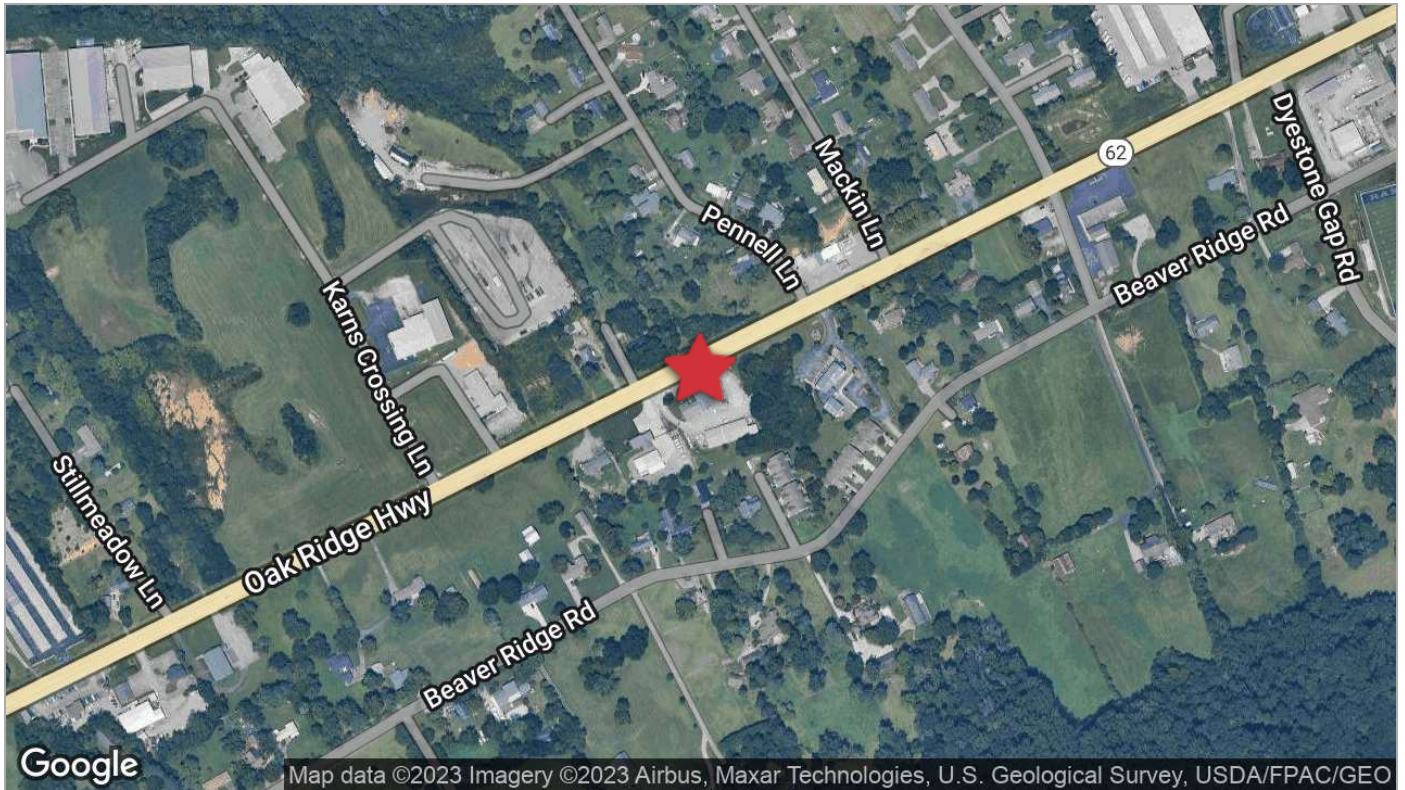
## Commercial / Flex Office + Warehouse





For Sale

## Commercial / Flex Office + Warehouse



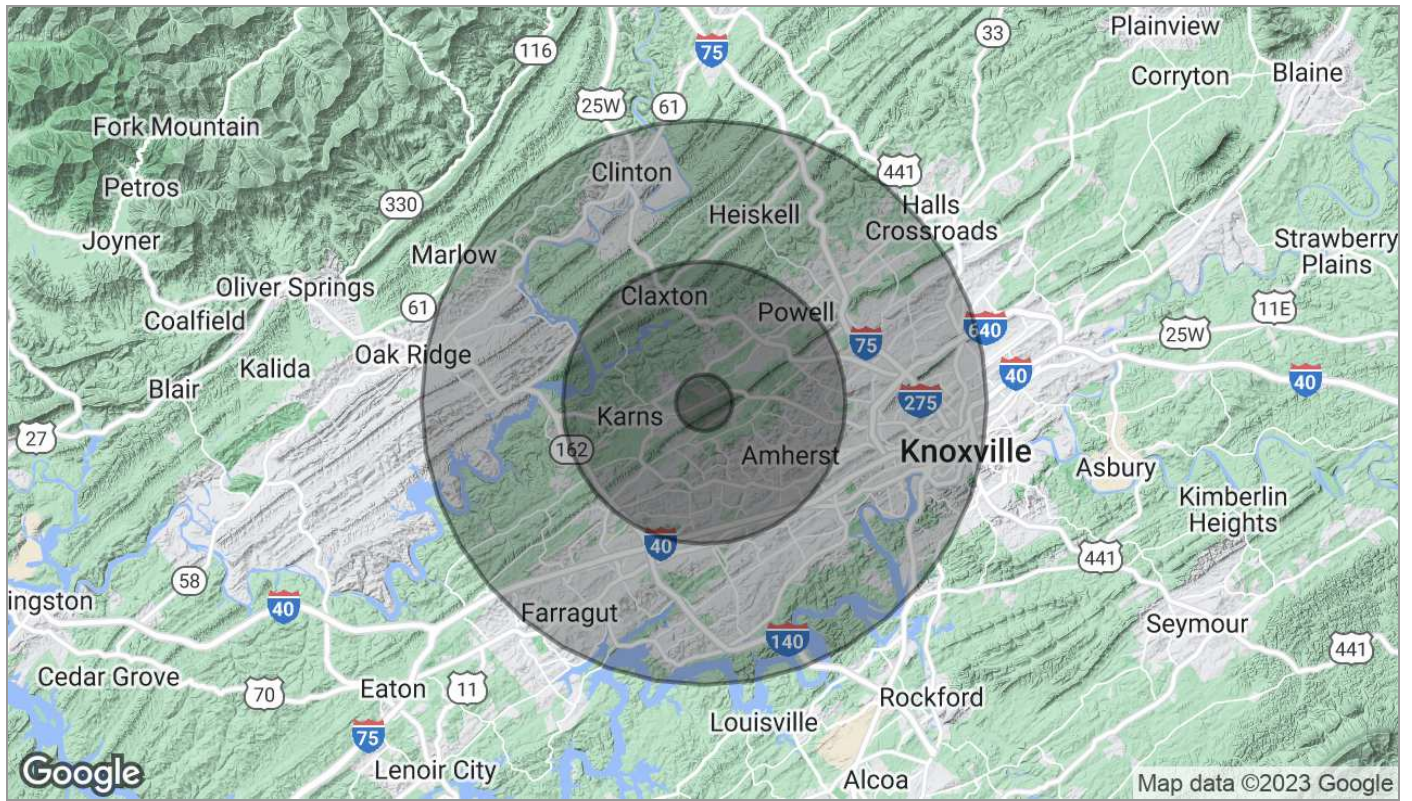






For Sale

## Commercial / Flex Office + Warehouse



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,840	99,046	312,152
MEDIAN AGE	39.4	36.6	37.4
MEDIAN AGE (MALE)	39.5	34.8	36.3
MEDIAN AGE (FEMALE)	40.0	38.1	38.3
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,235	41,656	131,793
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$67,198	\$66,580	\$71,828
AVERAGE HOUSE VALUE	\$148,522	\$177,176	\$199,420

\* Demographic data derived from 2020 ACS - US Census

For Sale

Commercial / Flex Office + Warehouse

# Agent Profile



## August Timisela

Hotel & Investment Advisor

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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