

For Sale  
5,000 SF  
Flex Building



## 1021 Alvin Weinberg Dr.

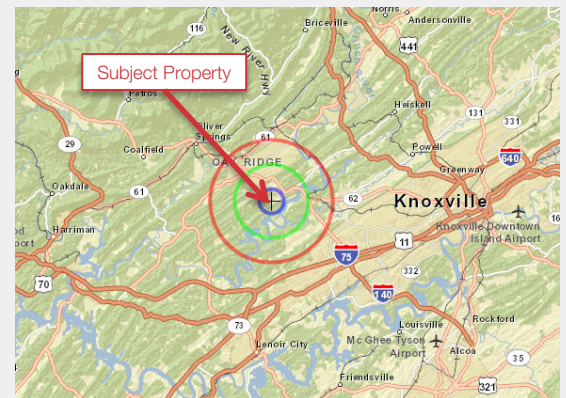
Oak Ridge, Tennessee 37830

### Property Details

- Flex Building – 4 units
  - Approximately 60% office, 40% warehouse
  - 3 units have been combined and are being used by landlord
  - 1 unit is leased to a tenant (Suite A - 1,250 SF)
- Metal roof (single slope) with elastimeric coating (12' eave at back of building)
- 3 Grade level overhead doors (12'w x 10'h)
- Roo
- m to expand the building to the east by approx. 3,000 SF.
- 9 ½' ceilings in offices
- Concrete drive and parking with 18 marked spaces in front & loading dock in rear

### Location Advantages

- Located in the Bethel Valley Industrial Park at the intersection of Larson Drive
- Easy access to I-140/I-62



Year built 1994

Zoning IND-2

Annual Property Taxes \$3,674

**Sale Price: \$380,000**

For more information:

**Sam Tate, CCIM**

+1 865 777 3035

state@naiknoxville.com

10101 Sherrill Boulevard

Knoxville, TN 37932

+1 865 777 3030

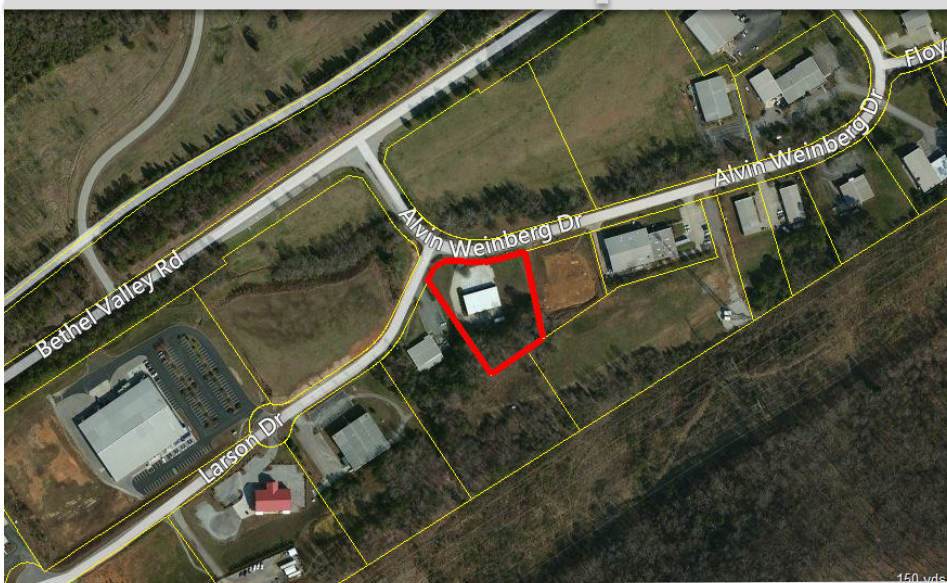
[naiknoxville.com](http://naiknoxville.com)

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1021 Alvin Weinberg Dr.

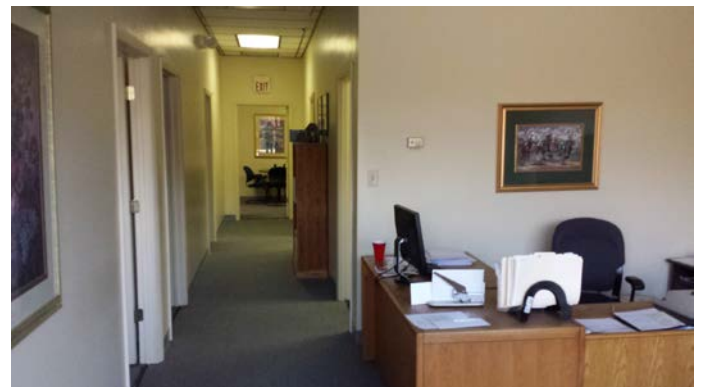
# Aerials





1021 Alvin Weinberg Dr.

# Photos



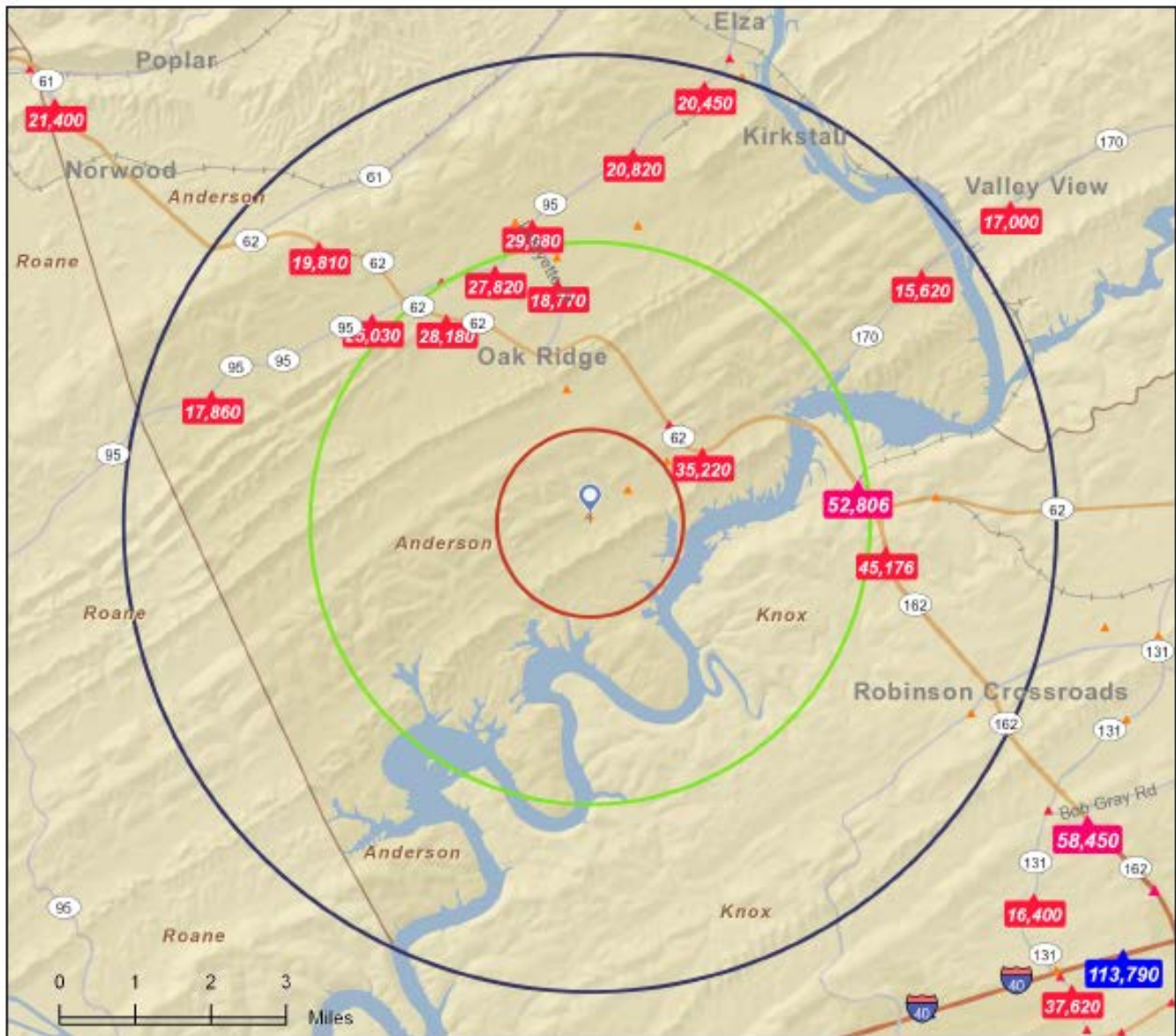
1021 Alvin Weinberg Dr.  
**Traffic Map**



### Traffic Count Map

1021 Alvin Weinberg Dr.  
 1021 Alvin Weinberg Dr, Oak Ridge, Tennessee, 37830  
 Ring: 1, 3, 5 Miles

Latitude: 35.975773  
 Longitude: -84.234136



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day







## Executive Summary

1021 Alvin Weinberg Dr.  
1021 Alvin Weinberg Dr, Oak Ridge, Tennessee, 37830,  
Rings: 1, 3, 5 mile radii

Latitude: 35.975773122

Longitude: -84.23413643

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	0	6,312	29,713
2010 Population	0	7,523	33,895
2013 Population	0	8,105	34,899
2018 Population	0	8,577	36,190
2000-2010 Annual Rate	0.00%	1.77%	1.33%
2010-2013 Annual Rate	0.00%	2.32%	0.90%
2013-2018 Annual Rate	0.00%	1.14%	0.73%
2013 Male Population	0.0%	48.0%	47.9%
2013 Female Population	0.0%	52.0%	52.1%
2013 Median Age	0.0	42.8	42.7

In the identified area, the current year population is 34,899. In 2010, the Census count in the area was 33,895. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 36,190 representing a change of 0.73% annually from 2013 to 2018. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 42.7, compared to U.S. median age of 37.3.

### Race and Ethnicity

2013 White Alone	0.0%	80.5%	84.4%
2013 Black Alone	0.0%	11.1%	7.7%
2013 American Indian/Alaska Native Alone	0.0%	0.3%	0.4%
2013 Asian Alone	0.0%	3.8%	2.5%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	0.0%	1.9%	2.2%
2013 Two or More Races	0.0%	2.4%	2.8%
2013 Hispanic Origin (Any Race)	0.0%	5.3%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.0 in the identified area, compared to 62.1 for the U.S. as a whole.

### Households

2000 Households	0	2,912	12,792
2010 Households	0	3,440	14,320
2013 Total Households	0	3,674	14,704
2018 Total Households	0	3,870	15,191
2000-2010 Annual Rate	0.00%	1.68%	1.13%
2010-2013 Annual Rate	0.00%	2.04%	0.82%
2013-2018 Annual Rate	0.00%	1.05%	0.65%
2013 Average Household Size	0.00	2.19	2.33

The household count in this area has changed from 14,320 in 2010 to 14,704 in the current year, a change of 0.82% annually. The five-year projection of households is 15,191, a change of 0.65% annually from the current year total. Average household size is currently 2.33, compared to 2.33 in the year 2010. The number of families in the current year is 9,331 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$0	\$45,526	\$47,574
2018 Median Household Income	\$0	\$57,921	\$57,335
2013-2018 Annual Rate	0.00%	4.93%	3.80%
<b>Average Household Income</b>			
2013 Average Household Income	\$0	\$81,766	\$74,097
2018 Average Household Income	\$0	\$105,246	\$90,848
2013-2018 Annual Rate	0.00%	5.18%	4.16%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$0	\$35,826	\$31,704
2018 Per Capita Income	\$0	\$45,875	\$38,663
2013-2018 Annual Rate	0.00%	5.07%	4.05%

### Households by Income

Current median household income is \$47,574 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$57,335 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$74,097 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$90,848 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$31,704 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$38,663 in five years, compared to \$32,073 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	0	3,378	14,228
2000 Owner Occupied Housing Units	0	1,773	8,944
2000 Owner Occupied Housing Units	0	1,138	3,848
2000 Vacant Housing Units	0	467	1,436
2010 Total Housing Units	0	3,950	16,222
2010 Owner Occupied Housing Units	0	2,032	9,396
2010 Renter Occupied Housing Units	0	1,408	4,924
2010 Vacant Housing Units	0	510	1,902
2013 Total Housing Units	0	4,196	16,649
2013 Owner Occupied Housing Units	0	2,125	9,333
2013 Renter Occupied Housing Units	0	1,549	5,371
2013 Vacant Housing Units	0	522	1,945
2018 Total Housing Units	0	4,446	17,280
2018 Owner Occupied Housing Units	0	2,281	9,774
2018 Renter Occupied Housing Units	0	1,589	5,418
2018 Vacant Housing Units	0	576	2,089

Currently, 56.1% of the 16,649 housing units in the area are owner occupied; 32.3%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 16,222 housing units in the area - 57.9% owner occupied, 30.4% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 1.16%. Median home value in the area is \$147,065, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 6.66% annually to \$202,998.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.