



580 Town Creek Road E

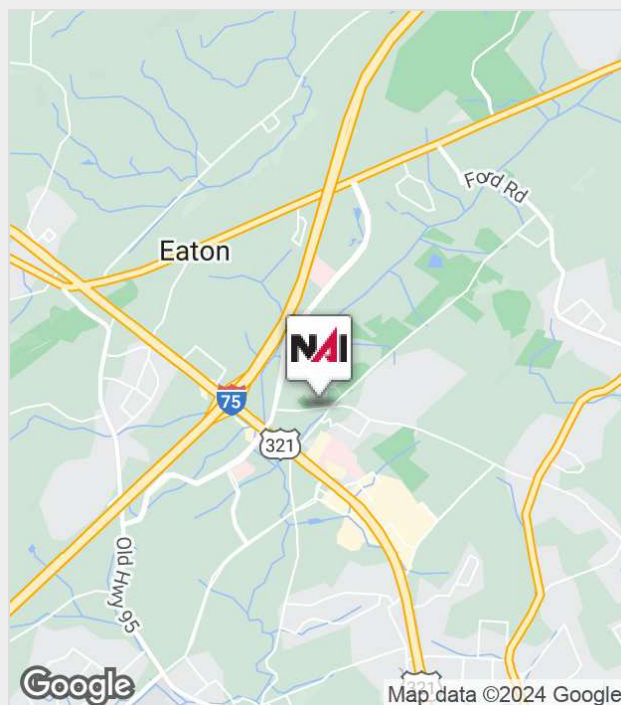
Lenoir City, Tennessee 37772

Property Features

- Bordering Town Creek Road on one end and Shaw Ferry Road on the other with access to both streets.
- Seller is willing to divide property into front/back parcels (See Property Split Outline on page 5).
- 2.29 acre parcel, which includes $\frac{1}{2}$ of the acreage for the access road, as well as the proportional acreage of the retention pond.
- Commercial zoning.
- Strong professional and medical neighboring tenants.
- Monument sign on Town Creek Road may be available.

Sale Price

\$250,000 - \$550,000



For more information:

John Haney, CCIM

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Additional Photos



Monument sign



View from Town Creek



Building A



Neighboring building

Additional Photos



Entrance road to hospital



Rear Entrance



View from Shaw Ferry Rd



Entrance to Morning Pointe

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Site Outline

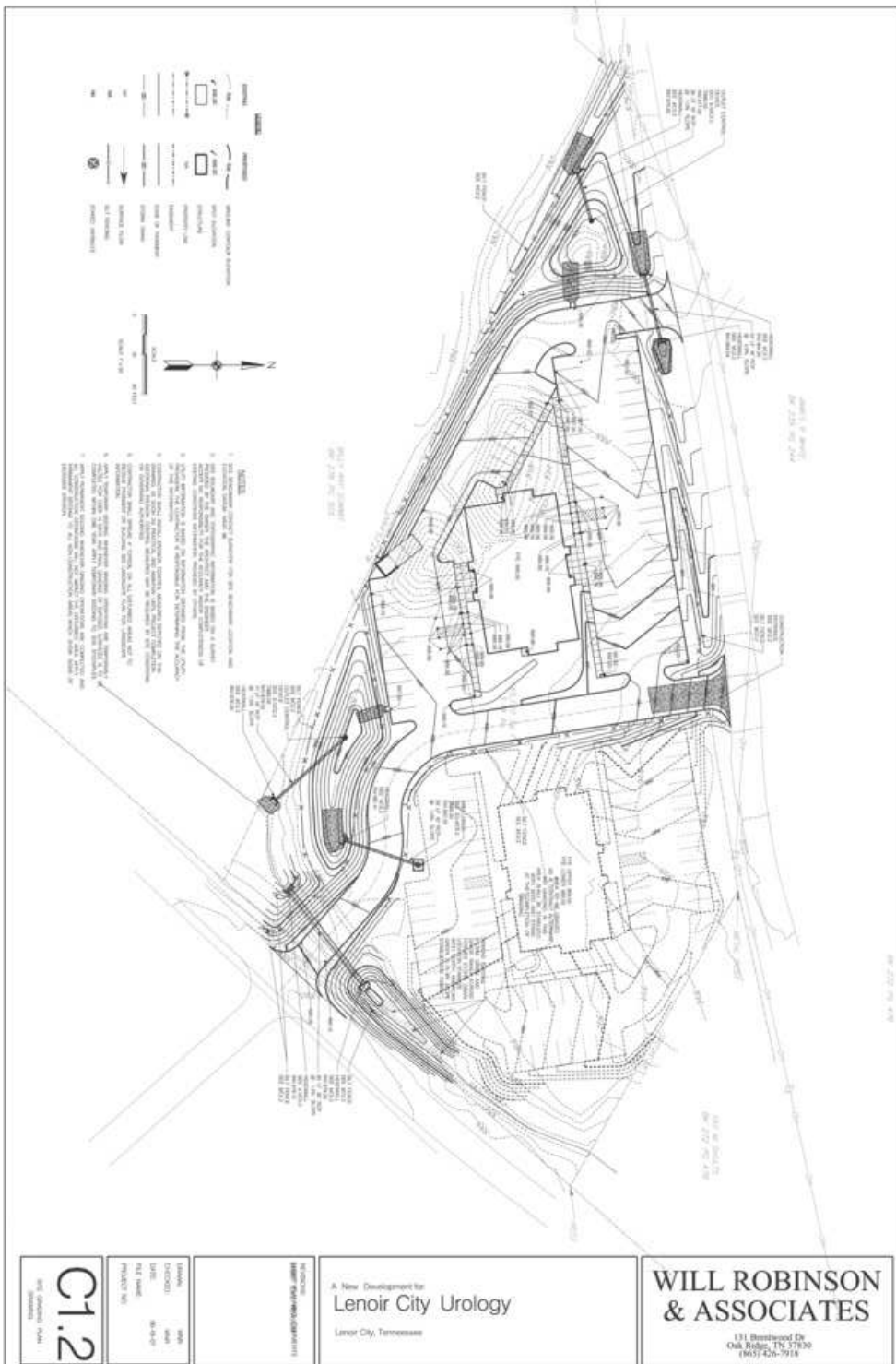


For Sale

Property Split Outline

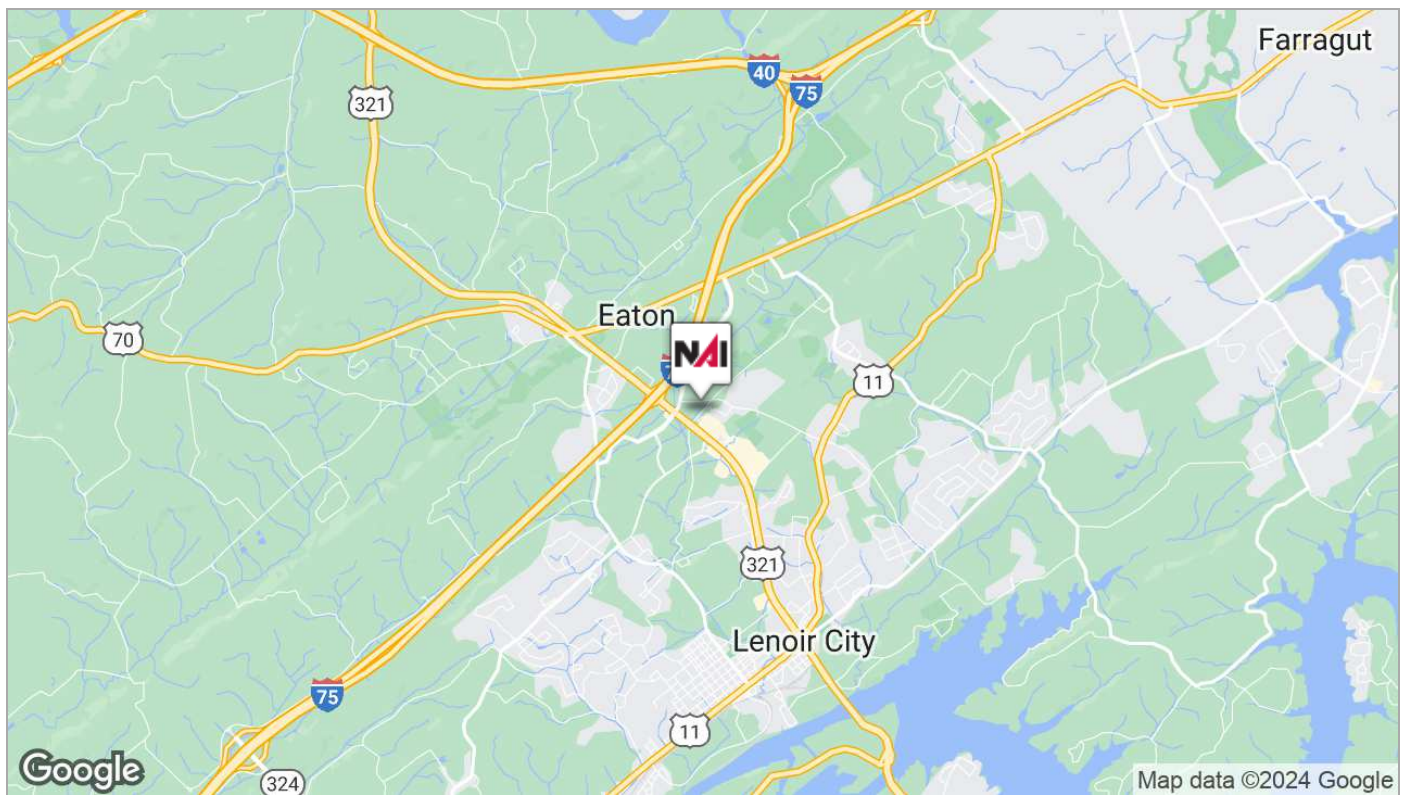
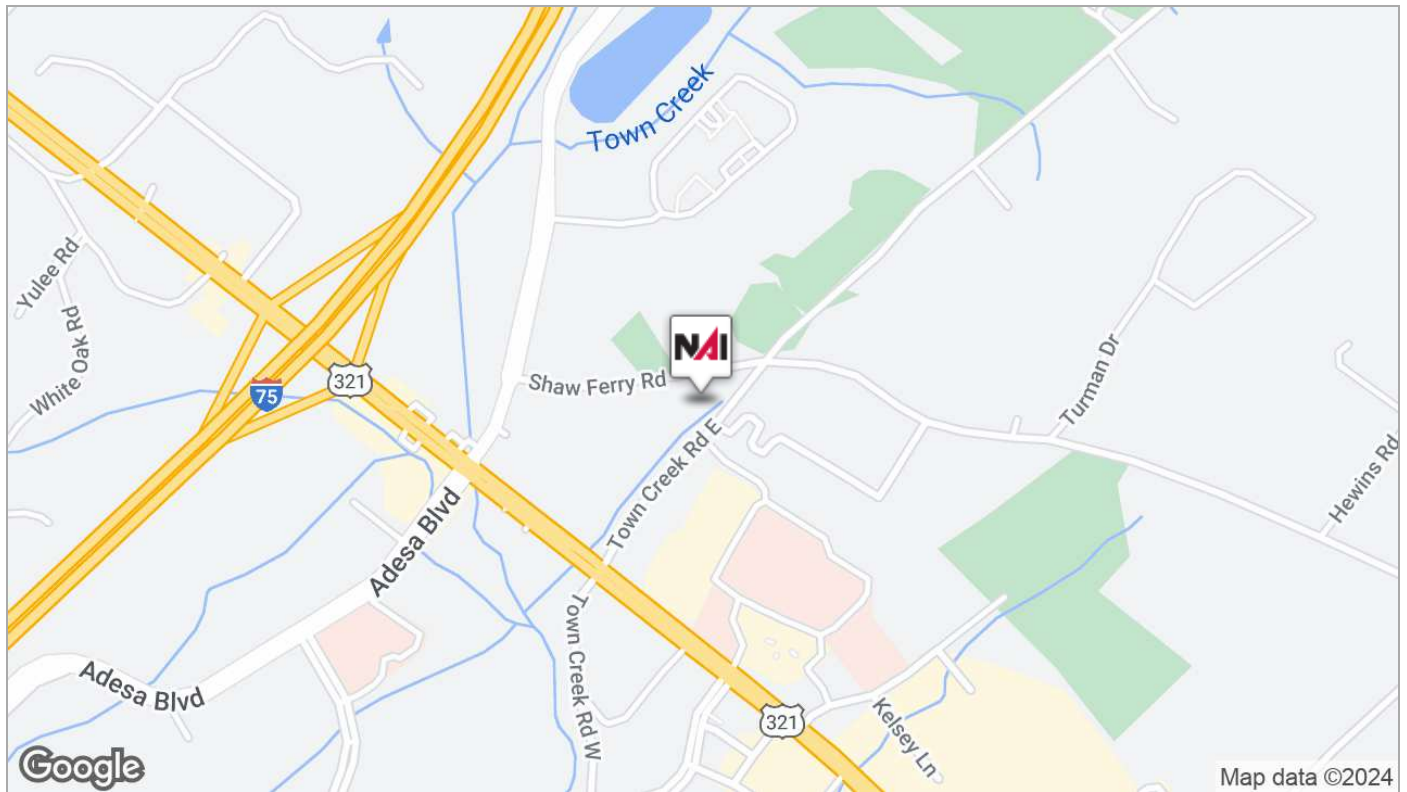


Site Plan



580 Town Creek Road E

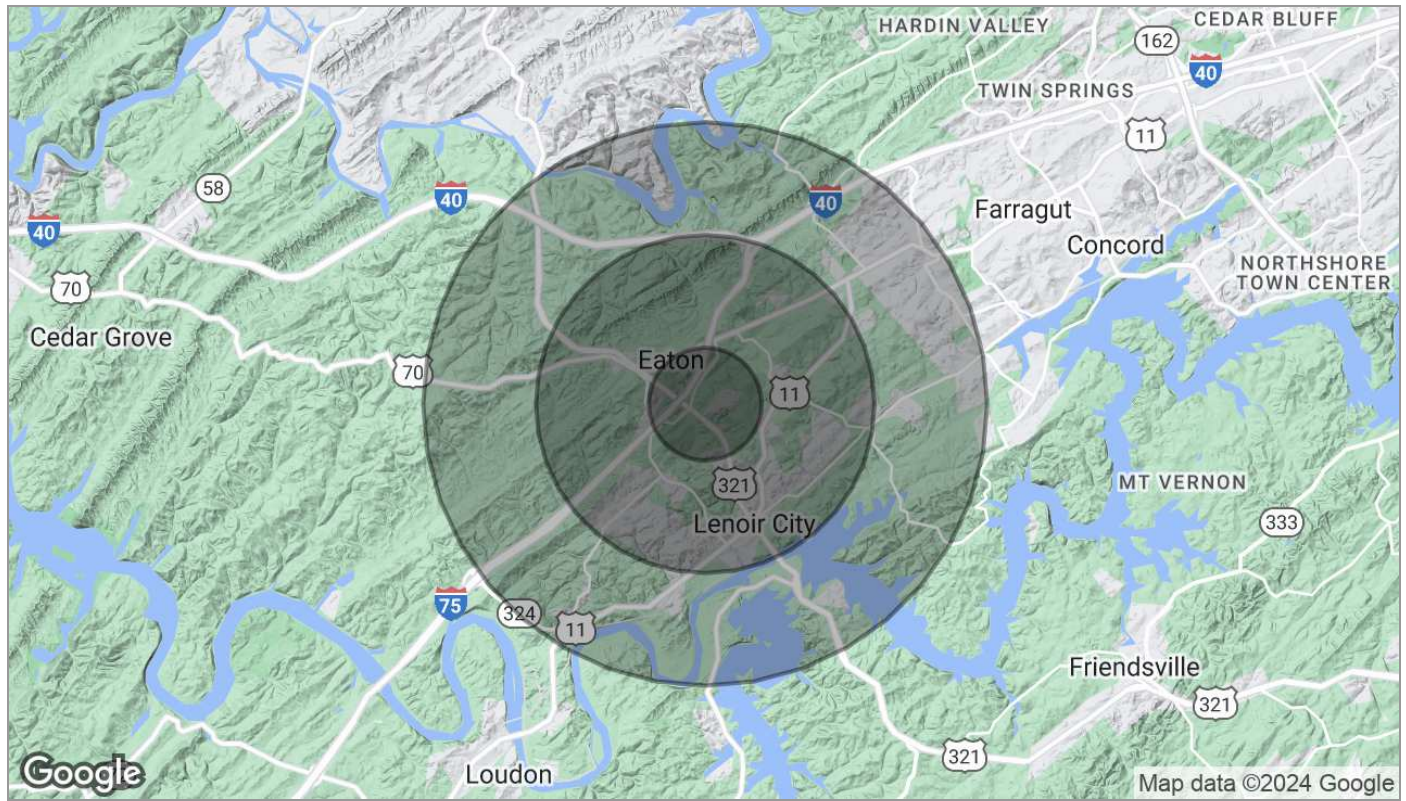
Location Maps



Retail Map



Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,011	14,628	28,156
MEDIAN AGE	37.0	37.0	40.3
MEDIAN AGE (MALE)	36.6	36.4	39.5
MEDIAN AGE (FEMALE)	40.2	40.3	42.7
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	809	5,888	11,090
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$51,739	\$53,892	\$69,539
AVERAGE HOUSE VALUE	\$176,665	\$176,266	\$221,822
Race	1 Mile	3 Miles	5 Miles
% WHITE	93.2%	93.6%	94.5%
% BLACK	2.5%	2.5%	2.1%
% ASIAN	0.5%	0.4%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	0.9%	0.9%	0.7%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	8.5%	8.7%	7.0%

* 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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