

For Sale

Prime Location

2,594 SF | \$699,000



# 615 S Washington St

Maryville, Tennessee 37804

## Property Highlights

- Office/Retail or redevelopment opportunity
- Property includes two adjacent additional lots along W Lamar Alexander Parkway
- High visibility location
- Traffic count of ~22,000
- Zoned Washington Street Commercial Corridor District
- On the corner of S Washington Street and E Lamar Alexander Parkway intersection
- Near Maryville College and Blount Memorial Hospital
- New developments across the street include Dunkin Donuts, Andy's Frozen Custard and Maryville City Schools office



For more information

**Alex Webber**

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**John Haney, CCIM**

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## Exterior Photos





## Interior Photos



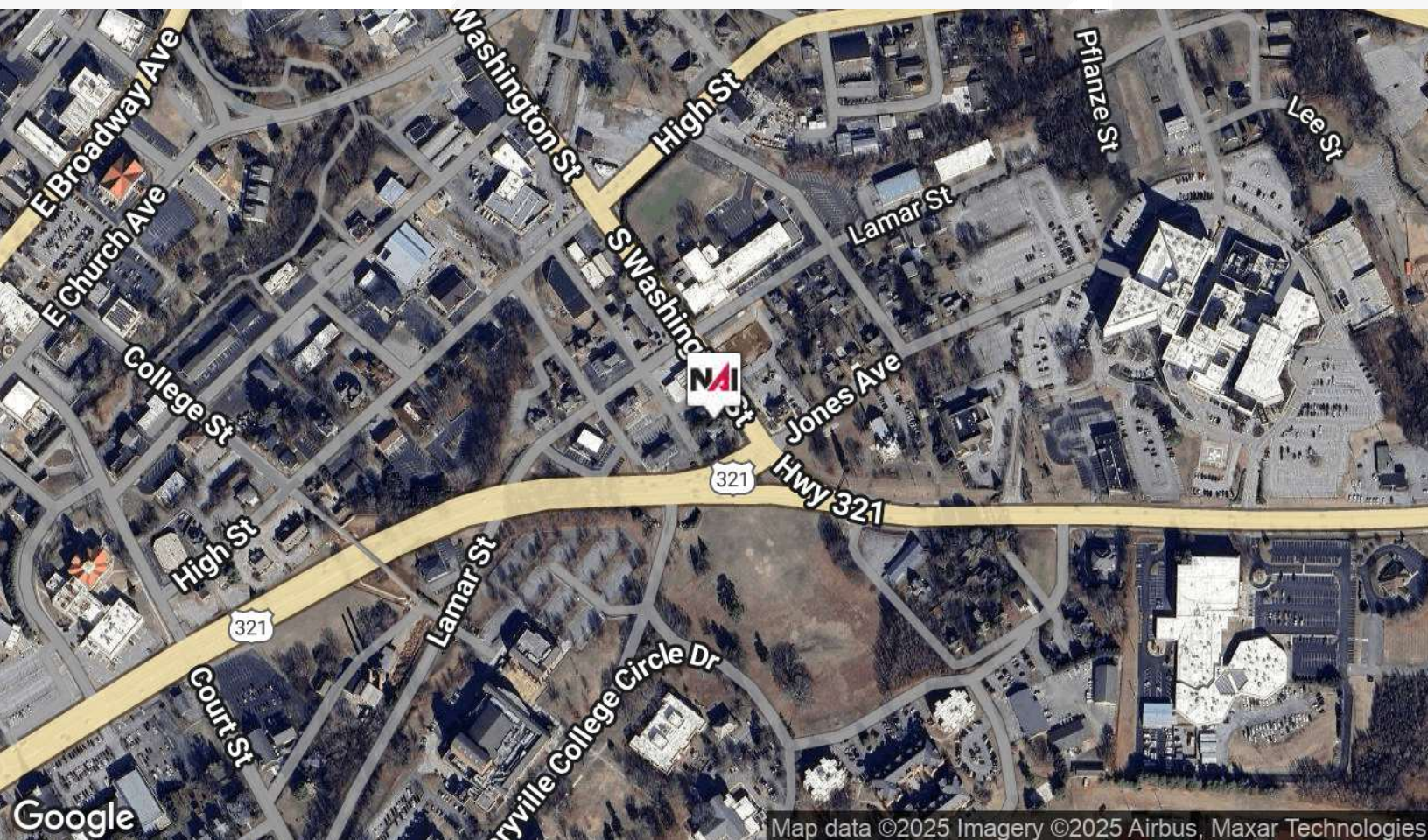
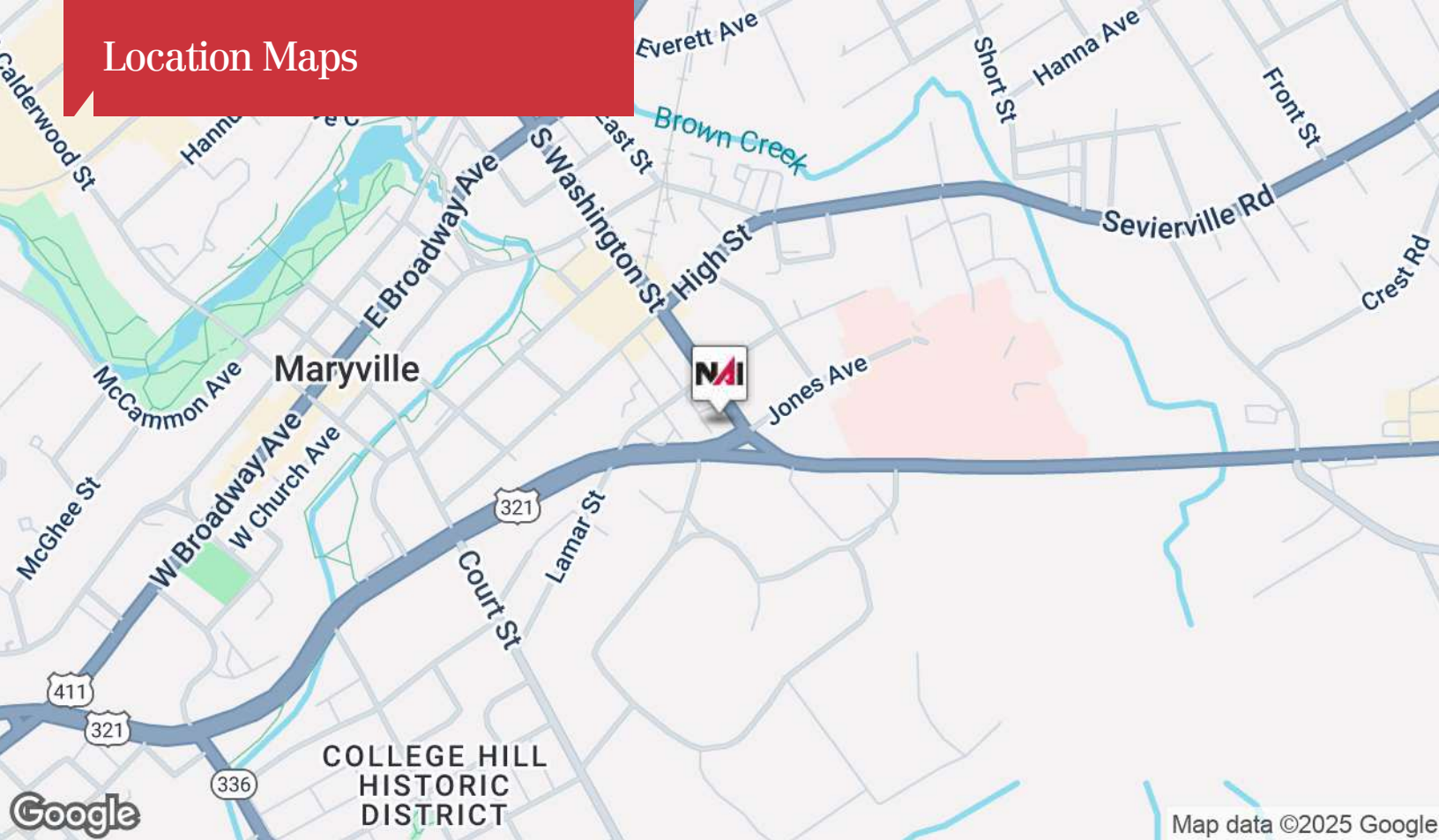


# Aerial Photos



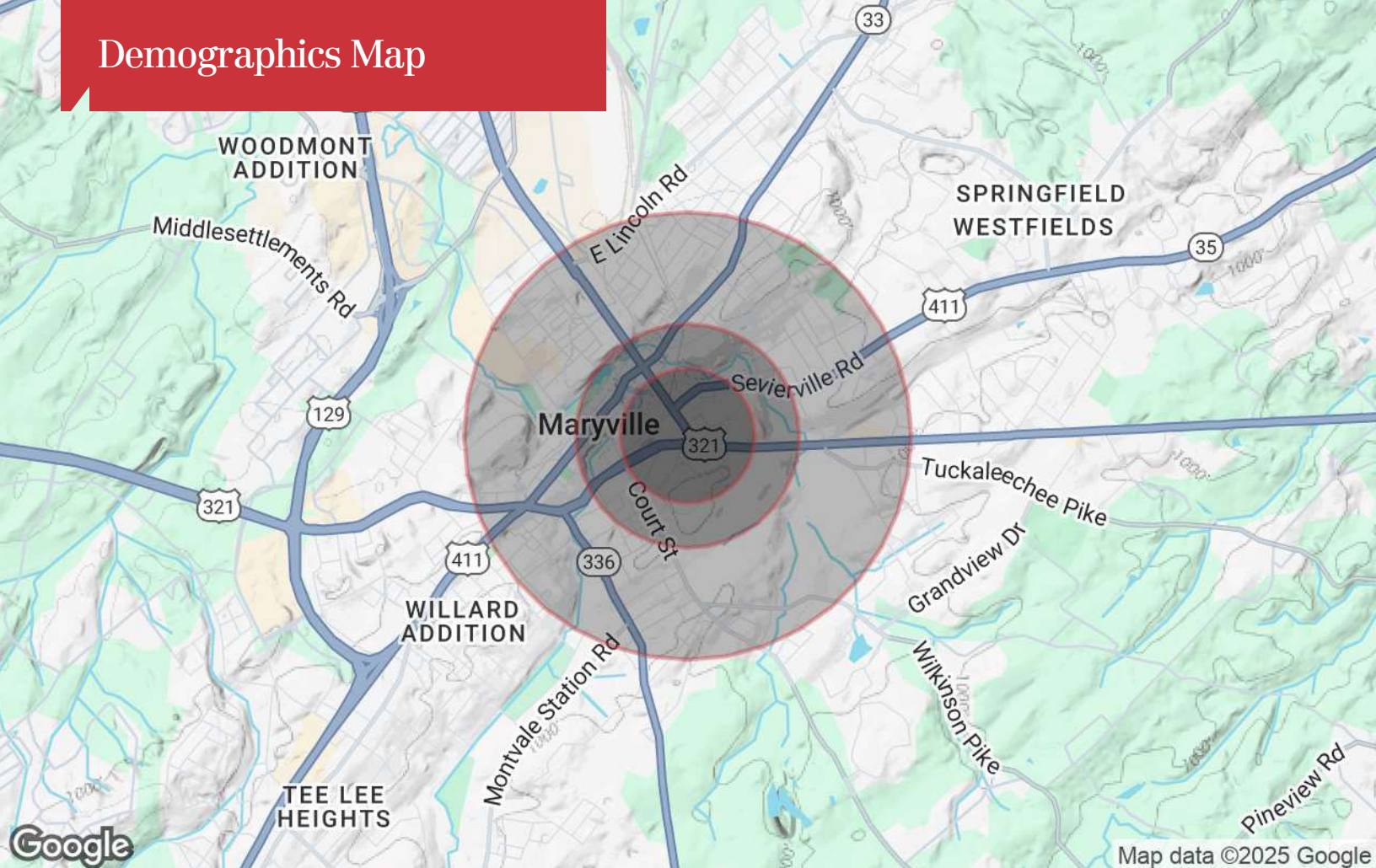


## Location Maps





# Demographics Map



## Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	370	1,595	7,830
MEDIAN AGE	37	37	39
MEDIAN AGE (MALE)	35	35	37
MEDIAN AGE (FEMALE)	39	40	41

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	112	492	2,965
# OF PERSONS PER HH	3.3	3.2	2.6
AVERAGE HH INCOME	\$66,279	\$65,255	\$69,310
AVERAGE HOUSE VALUE	\$262,467	\$261,581	\$261,735

## Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	86.0%	85.7%	84.0%
% BLACK	10.0%	10.1%	9.4%
% ASIAN	1.2%	1.0%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.4%	0.6%
% OTHER	2.5%	2.9%	5.0%

## Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	5.1%	5.6%	8.3%

\* Demographic data derived from 2020 ACS - US Census



## Alex Webber

Advisor

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## Professional Background

Alex Webber serves as a Commercial Real Estate Advisor with NAI Koella | RM Moore, where he specializes in land sales and ground leases, Professional/medical office, retail and investment properties, buyer/tenant representation, and site selection. Based in East Tennessee, with a particular emphasis on Blount, Knox and Sevier Counties, he is committed to helping clients identify strategic real estate opportunities to establish, expand, or relocate their businesses. A Maryville native, he brings a strong understanding of the local market and draws on his family's legacy of business ownership to offer informed guidance and a detail-oriented approach.

He is a 2013 graduate of Maryville High School and began his real estate career as a Closing Specialist with Admiral Title Company in Knoxville. This foundational experience provided valuable insight into transactional processes and sparked his interest in commercial real estate, leading to his licensure as an affiliate broker in 2021. He remains actively engaged in the professional community through participation in the Young Professionals groups of both the Blount County Chamber and the Farragut/West Knox Chamber of Commerce.

## Memberships

East TN CCIM Chapter, Board of Directors

CCIM Designee

Leadership Blount Class of 2026

Downtown Referral Excellence Organization, Board of Directors

National, Tennessee, and Knoxville Association of REALTORS

Farragut/West Knox Chamber of Commerce

Blount County Chamber of Commerce

Loudon County Chamber of Commerce

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# Agent Profile

## John Haney, CCIM

### Senior Advisor

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Cell: 865.228.0673

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## Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment 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 unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

## Recent Notable Clients

**Medical:** Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle, Dobbs Orthodontics, Buckeye Home Medical

**Professional:** K&P Remodeling, Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Total Quality Logistics, Concord Title

**Industrial:** BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

**Retail:** Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Christmas Decor Plus More, Big O Tires

## Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance, Vice President

PIN Referral Excellence Organization, Networking Today International

## 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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