

1300 MCCALLA AVE
KNOXVILLE, TN



COMMERCIAL BUILDING FOR SALE

Property Information

- ◆ **±3,500 SF; 0.2 Acres**
- ◆ **\$1,100,000**
- ◆ Drive in single garage bay and drive up single garage door
- ◆ Connected apartment/office space
- ◆ Adjacent to new Covenant Health Park Stadium
- ◆ Traffic Count:131,685 I-40; 38,379 James White Parkway; 11,832 Summit Hill Drive SE
- ◆ Retail Nearby: Covenant Health Park, Pellissippi State Community College: Magnolia Avenue Campus, Likewise Coffee, Barley's Taproom, Melting Pot, Lonesome Dove, The Mill and Mine

◆ Demographics:	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	13,538	82,790	150,098
Avg Household Income:	\$62,441	\$56,807	\$64,418

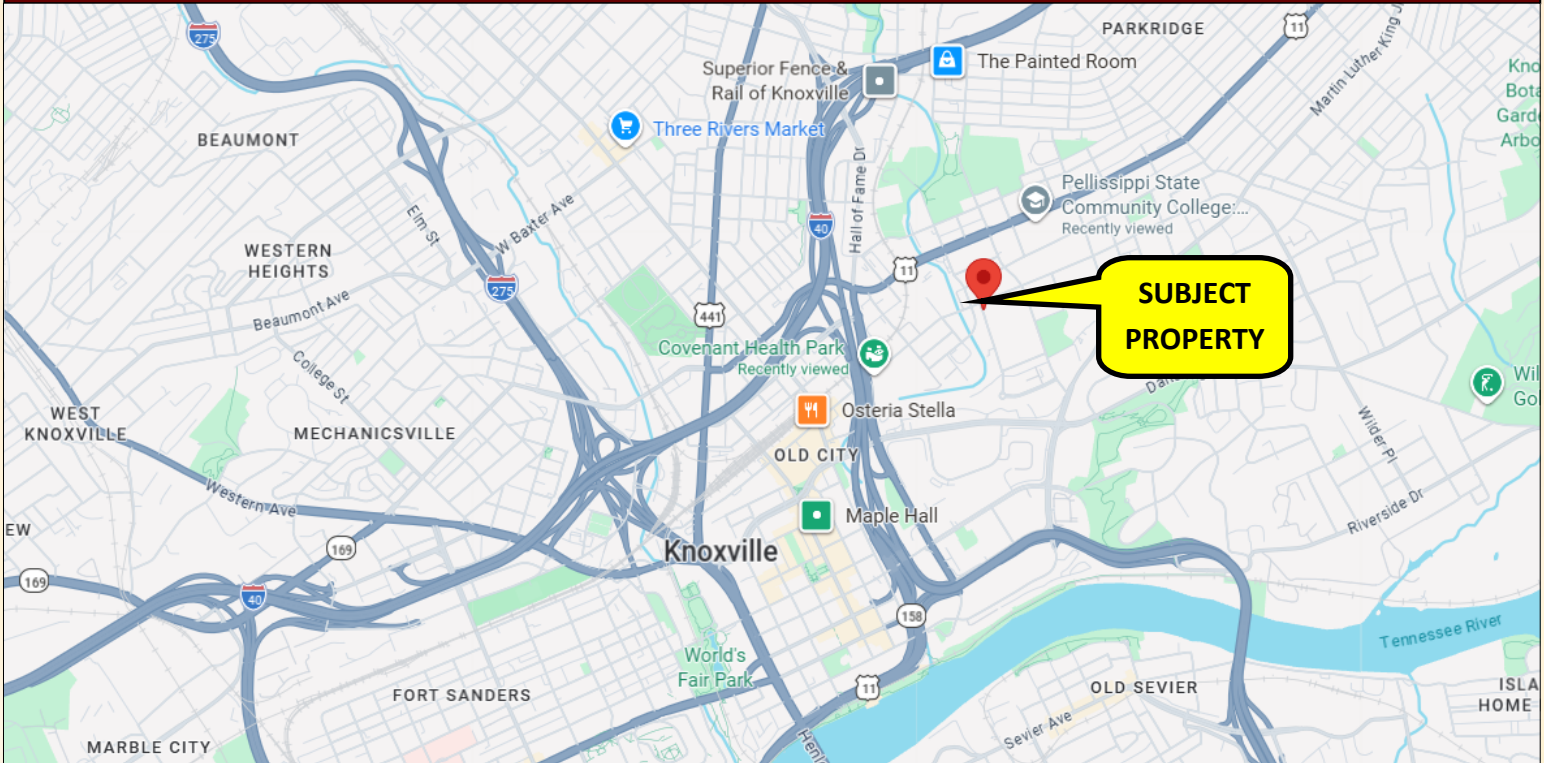
Will Sims

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Regional Map



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Exterior Photos



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Interior Photos



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Demographics

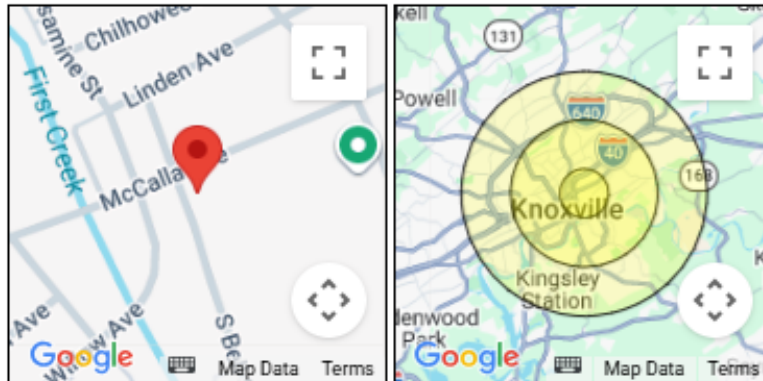


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 1300 McCalla Ave, Knoxville, TN

Latitude: 35° : 58' : 29"

Longitude: -83° : 54' : 36"



Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/2000)	11,526	72,511	129,496
Population (4/1/2010)	11,495	73,251	133,309
Population (4/1/2020)	12,629	77,440	140,726
Population (1/1/2025)	13,538	82,790	150,098
Population (1/1/2030)	13,915	84,976	154,286
Percent Growth (2025/2020)	7.20	6.91	6.66
Percent Forecast (2030/2025)	2.78	2.64	2.79
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	5,676	29,927	56,550
Households (4/1/2010)	5,554	29,187	56,945
Households (4/1/2020)	6,496	31,249	60,312
Households (1/1/2025)	7,077	33,944	65,439
Households (1/1/2030)	7,364	35,242	68,004
Percent Growth (2025/2020)	8.94	8.62	8.50
Percent Forecast (2030/2025)	4.06	3.82	3.92
GENERAL POPULATION CHARACTERISTICS			
Median Age	39.3	29.1	32.7
Male	7,308	41,445	73,924
Female	6,230	41,345	76,174
Density	3,473.5	2,871.1	2,187.6
Urban	13,538	82,758	149,162
Rural	0	32	936

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GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2025)	7,077	33,944	65,439
Families	2,091	14,035	28,605
Non-Family Households	4,986	19,909	36,834
Average Size of Household	1.76	2.13	2.13
Median Age of Householder	41.5	41.9	44.3
Median Value Owner Occupied (\$)	251,627	165,665	176,586
Median Rent (\$)	727	821	836
Median Vehicles Per Household	1.5	1.8	1.9
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	8,103	38,451	72,489
Housing, Owner Occupied	2,125	12,374	28,372
Housing, Renter Occupied	4,952	21,570	37,067
Housing, Vacant	1,026	4,507	7,050
POPULATION BY RACE			
White Alone	7,313	48,208	95,797
Black Alone	4,518	19,723	28,138
Asian Alone	131	1,856	3,202
American Indian and Alaska Native Alone	78	717	1,155
Other Race Alone	400	5,044	8,212
Two or More Races	1,098	7,242	13,594
POPULATION BY ETHNICITY			
Hispanic	671	7,634	13,063
White Non-Hispanic	7,159	46,971	93,324
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	454,364,149	1,999,208,473	4,301,696,539
Total Household Income (\$)	441,897,208	1,928,250,622	4,215,465,532
Median Household Income (\$)	37,956	40,147	45,765
Average Household Income (\$)	62,441	56,807	64,418
Per Capita Income (\$)	33,562	24,148	28,659
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	404,129	1,738,197	3,295,981
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	458,134.8	2,191,884.6	4,441,727.3
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	13,250	41,233	66,813
Establishments, Total (by Place of Work)	773	2,082	3,556
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	97	99	99
EASI Total Crime Index (US Avg=100; A=High)	182	149	142
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	11	58	105

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Disclosure

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