

For Sale

Office Building

11,144 SF | \$2,100,000

420 Laboratory

Oak Ridge, Tennessee
37830

Property Highlights

- Property Type: Medical/office building
- Total Building Size: Approx. 11,144 SF
- Current Occupancy: Majority leased to East Tennessee Oral & Maxillofacial Surgery, a long-established medical practice
- Vacant Space: Approx. 4,000 SF of office space available for lease or owner occupancy
- Income Potential: Existing rental income from established tenant plus additional revenue from vacant space
- Use Options:
- Investor: Continued income and leasing upside
- Owner-User: Occupy available space while collecting rent on leased portion
- Location: Oak Ridge, TN — desirable market for medical and professional office space

OFFERING SUMMARY

Sale Price	\$2,100,000
Lot Size	0.61 Acres
Building Size	11,144 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	738	\$85,670
0.5 Miles	1,473	\$79,940
1 Mile	6,936	\$84,224

For more information

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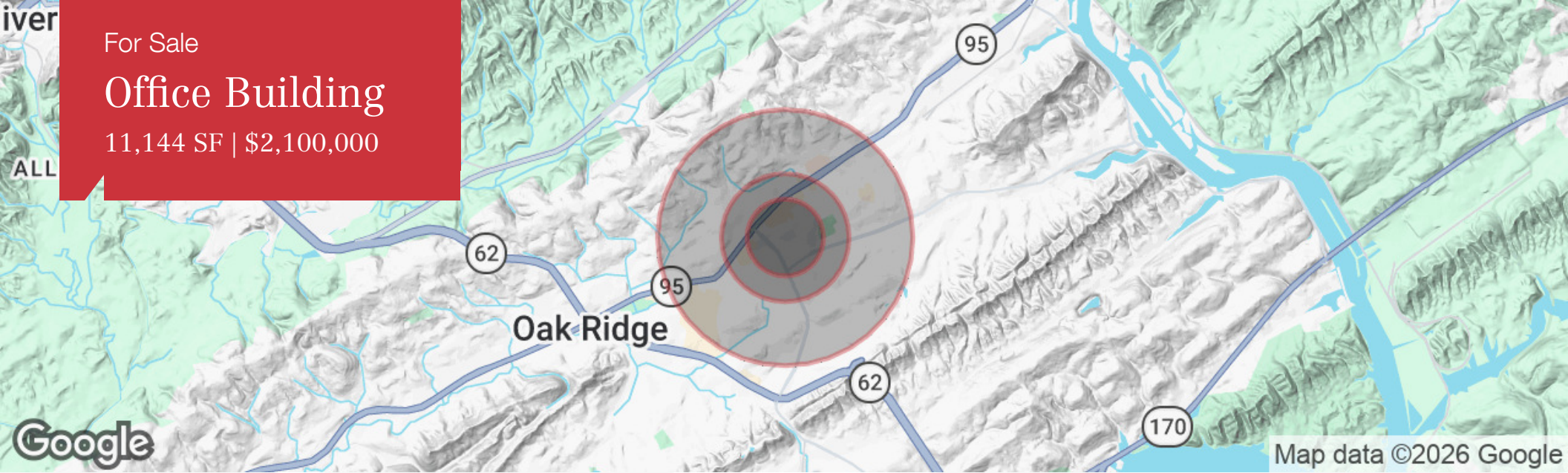
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	738	1,473	6,936
Median Age	52	47	43
Median Age (Male)	48	44	41
Median Age (Female)	56	50	45

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	322	640	3,061
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$85,670	\$79,940	\$84,224
Average House Value	\$247,265	\$239,088	\$265,024

Race

	0.3 Miles	0.5 Miles	1 Mile
% White	80.4%	77.6%	76.7%
% Black	3.7%	4.9%	6.4%
% Asian	3.3%	2.5%	2.5%
% Hawaiian	0.0%	0.1%	0.2%
% Indian	0.7%	0.6%	0.5%
% Other	4.2%	5.6%	5.0%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% Hispanic	10.3%	12.1%	10.4%

* Demographic data derived from 2020 ACS - US Census