

**OLIVER
SMITH**
REALTY &
DEVELOPMENT
COMPANY, INC.
ESTABLISHED 1939



BOBBY MCCARTER

7216 Wellington Drive,
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Knoxville, TN 37919

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STUDIO/OFFICE BUILDING FOR SALE

**1300 McCalla Ave
Knoxville, TN**

PROPERTY INFORMATION

**1300 MCCALLA AVE
KNOXVILLE, TN**

- **\$950,000**
- **3,500 SF; 0.2 AC**

- 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

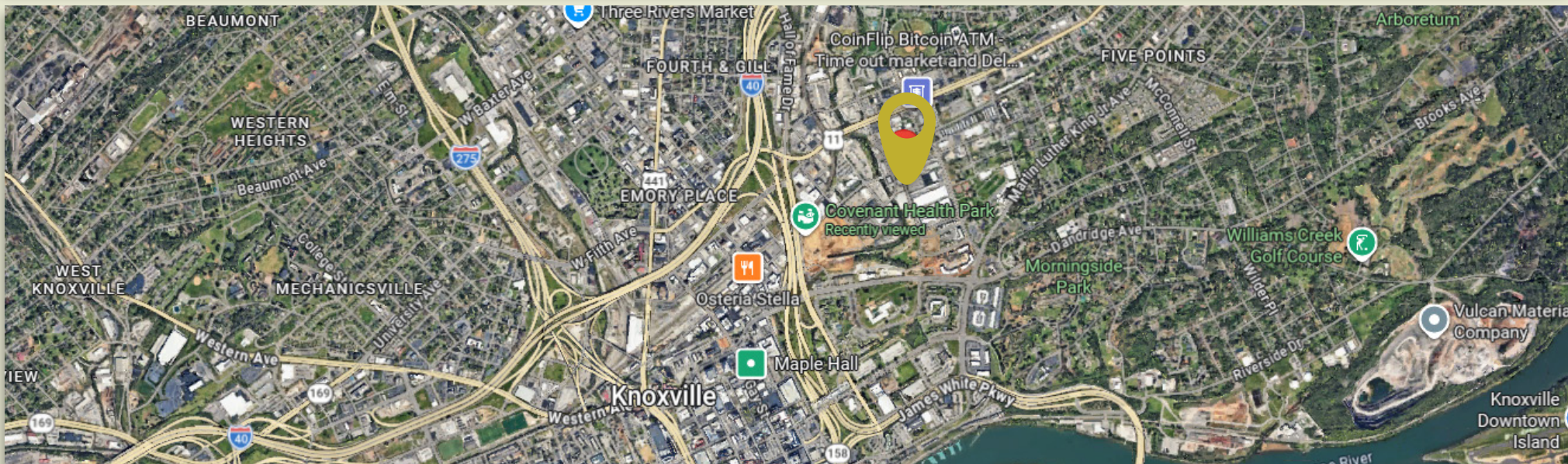
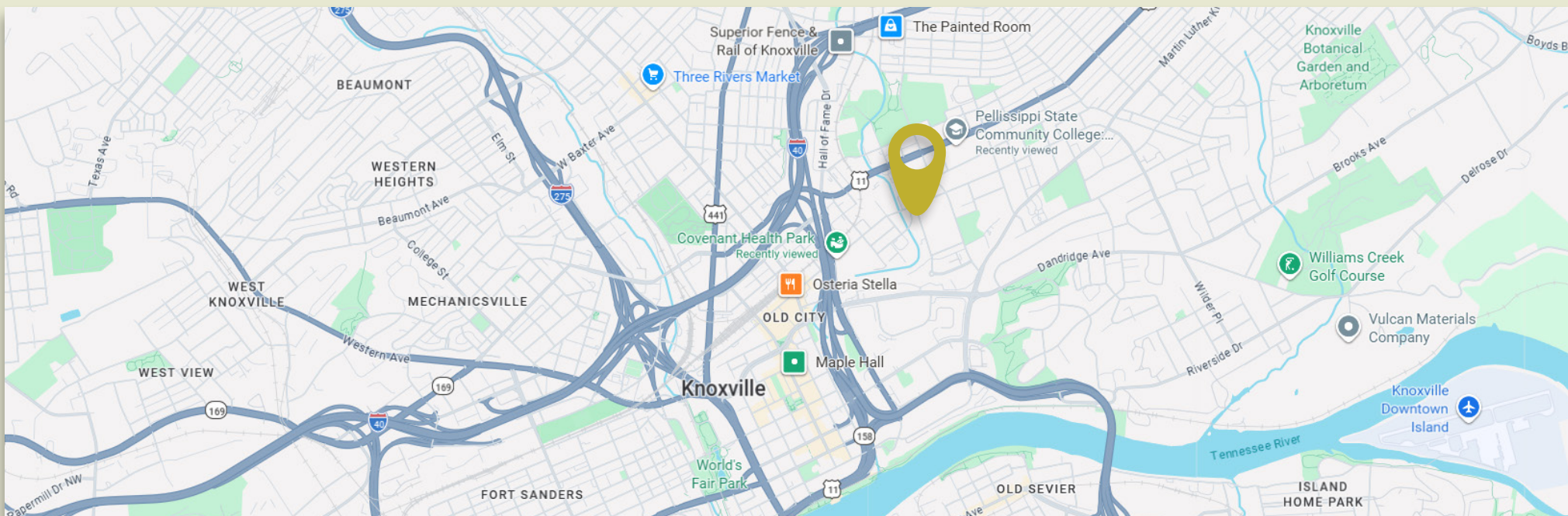


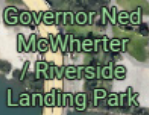
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DEMOGRAPHICS:	1-MILE	3-MILE	5-MILE
Population:	13,538	82,790	150,098
Avg Household Income:	\$62,441	\$56,807	\$64,418



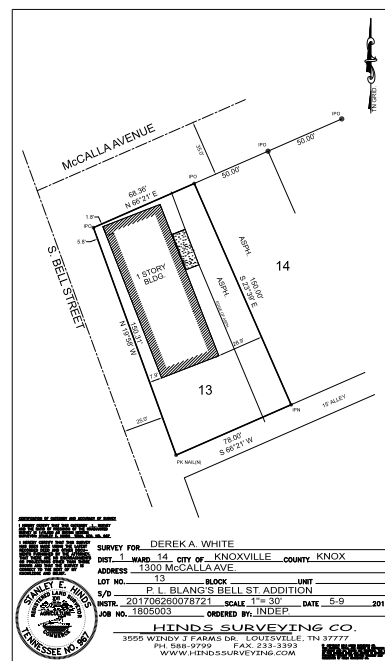
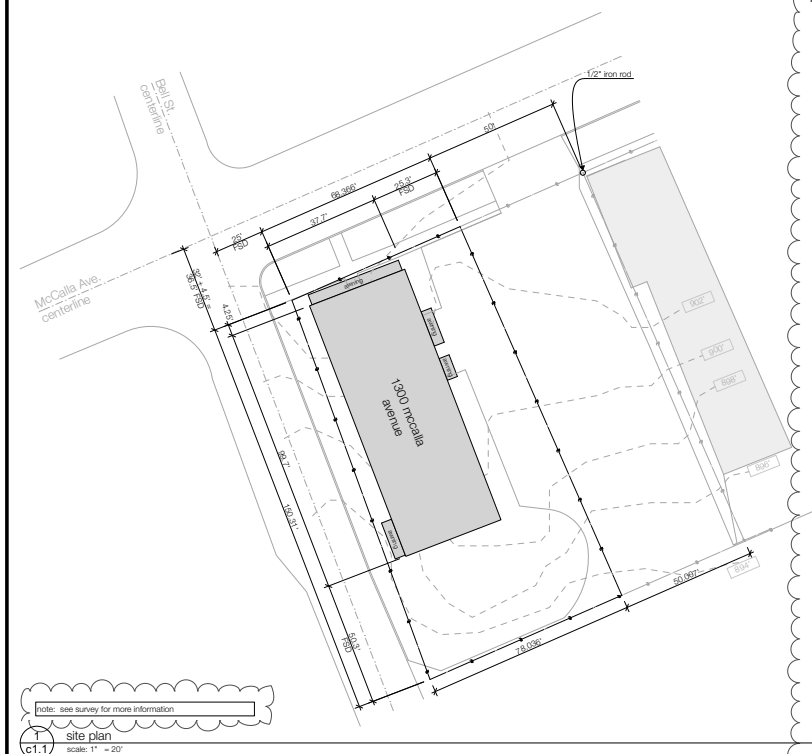


OLIVER SMITH SITE PLAN

REALTY & DEVELOPMENT COMPANY

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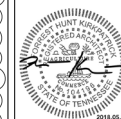
524 Williams Street
Knoxville, TN 37917
+1 865 603 4297
created@forKdesign.us

bird on the wire
facade improvements
1300 mcalla ave knoxville tn
37915

project number - 1715

released for
construction

Architect:
Forest Hunt Kirkpatrick
forK design, Inc.
524 Williams Street
Knoxville, TN 37917
(865) 603-4297



released for construction 2018.05.20
issuing 2018.03.20
review 2017.12.18





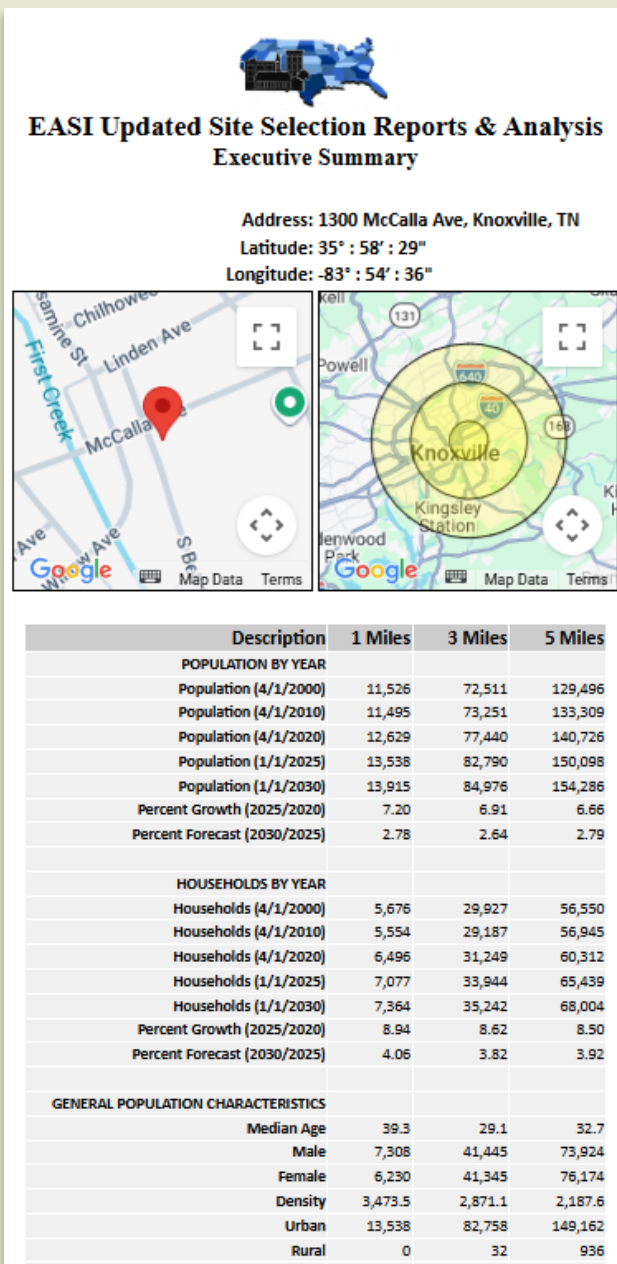
OLIVER SMITH INTERIOR PHOTOS

REALTY & DEVELOPMENT COMPANY





1300 MCCALLA AVE KNOXVILLE, TN



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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