

For Lease

Office Suite

650 SF | \$1400/month

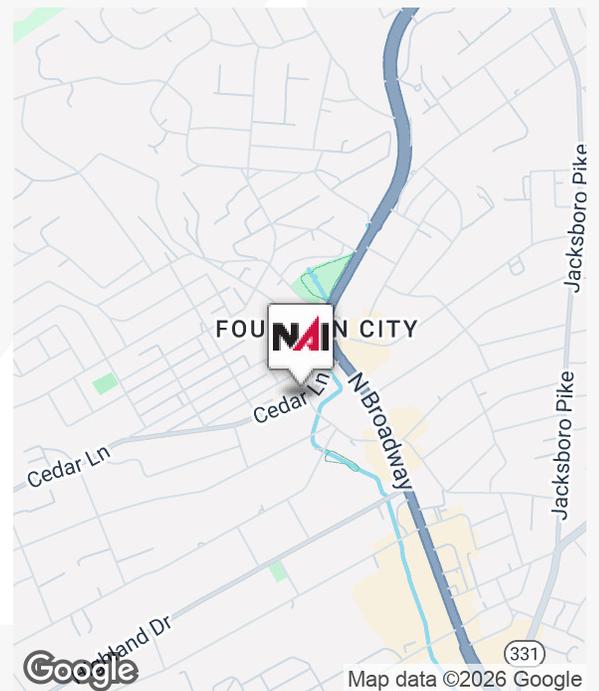


318 Knox Road

Knoxville, Tennessee 37918

Property Highlights

- Move in ready suite available for lease
- Perfect for fitness or yoga studio
- Located in the heart of Fountain City
- One block off of N Broadway near the duck pond
- Open room, backroom with garage door access, and restroom
- New LVP flooring
- Front door parking
- Building signage available
- Measurements are approximate and should be independently verified



For more information

John Haney, CCIM

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jhaney@koellamoore.com

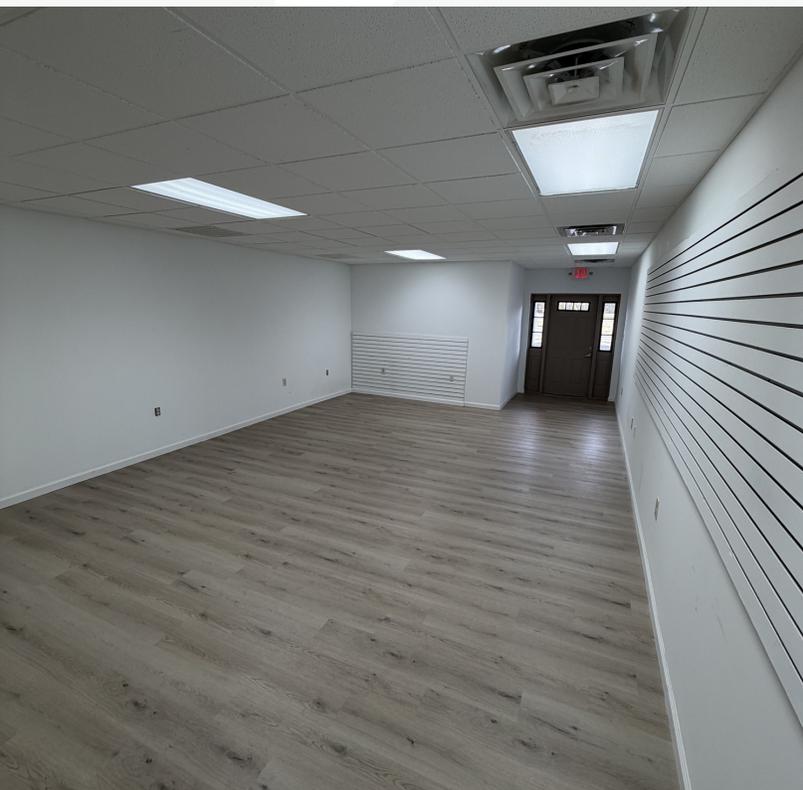
Alex Webber

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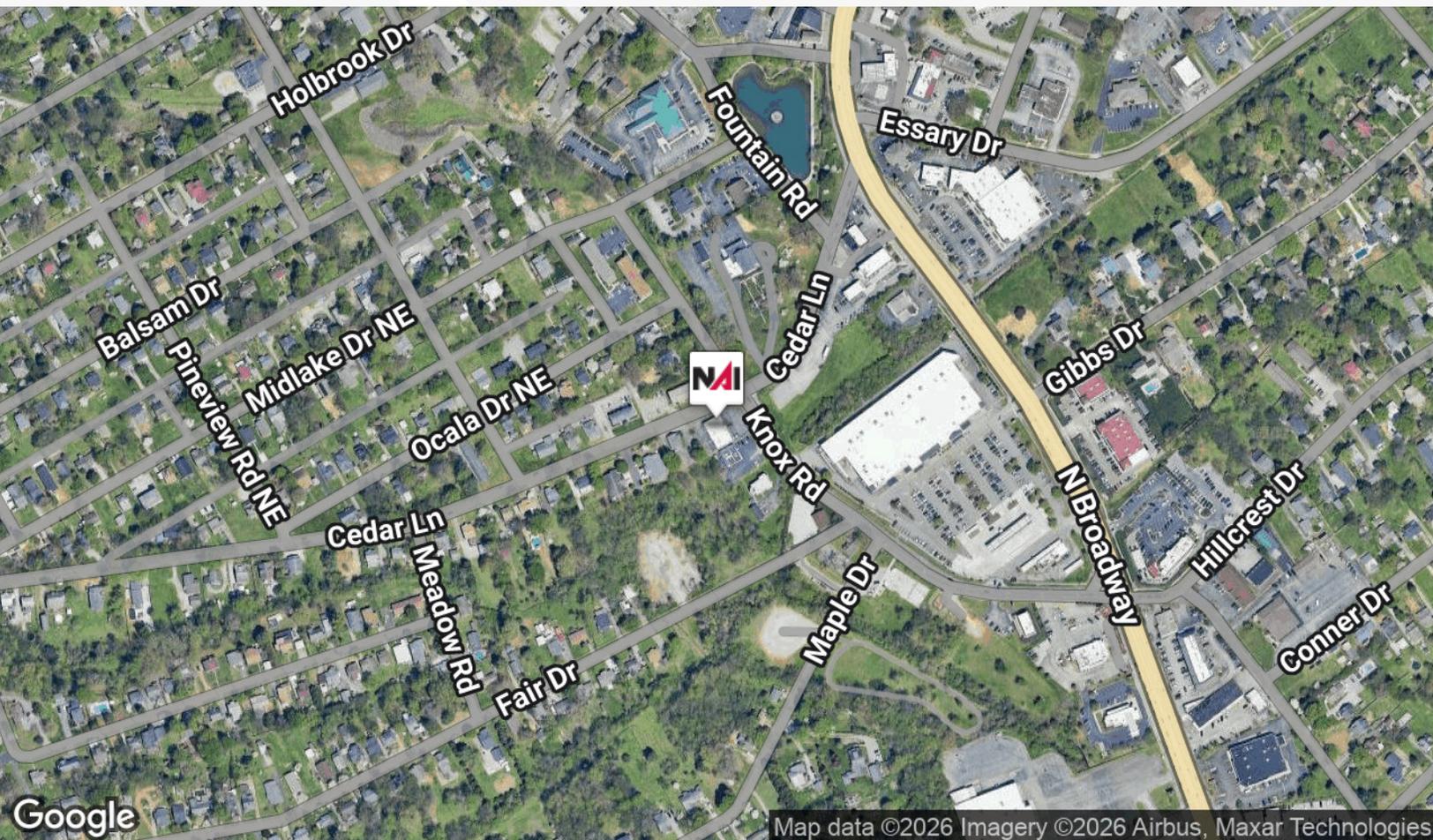
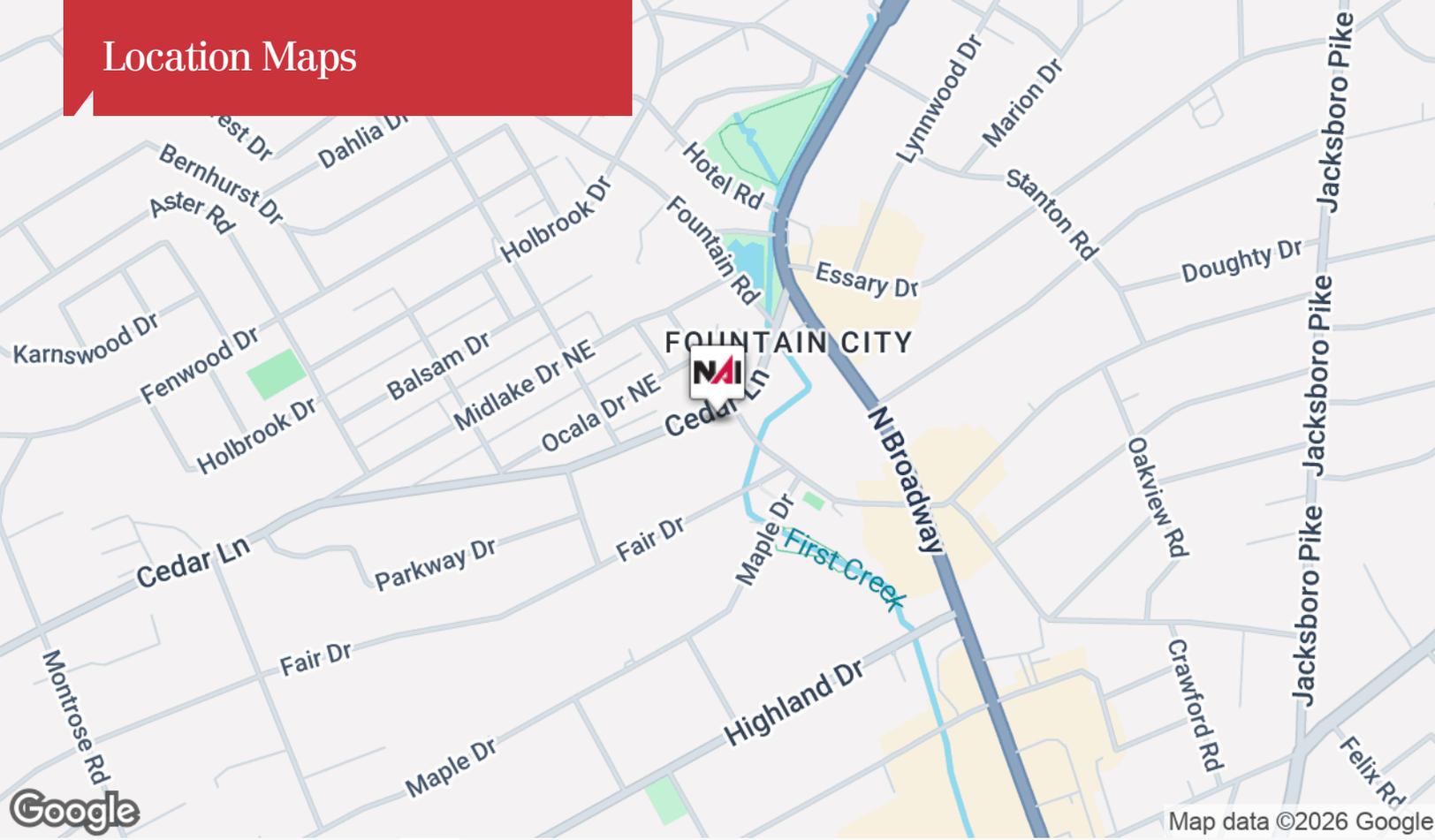
Exterior Photos



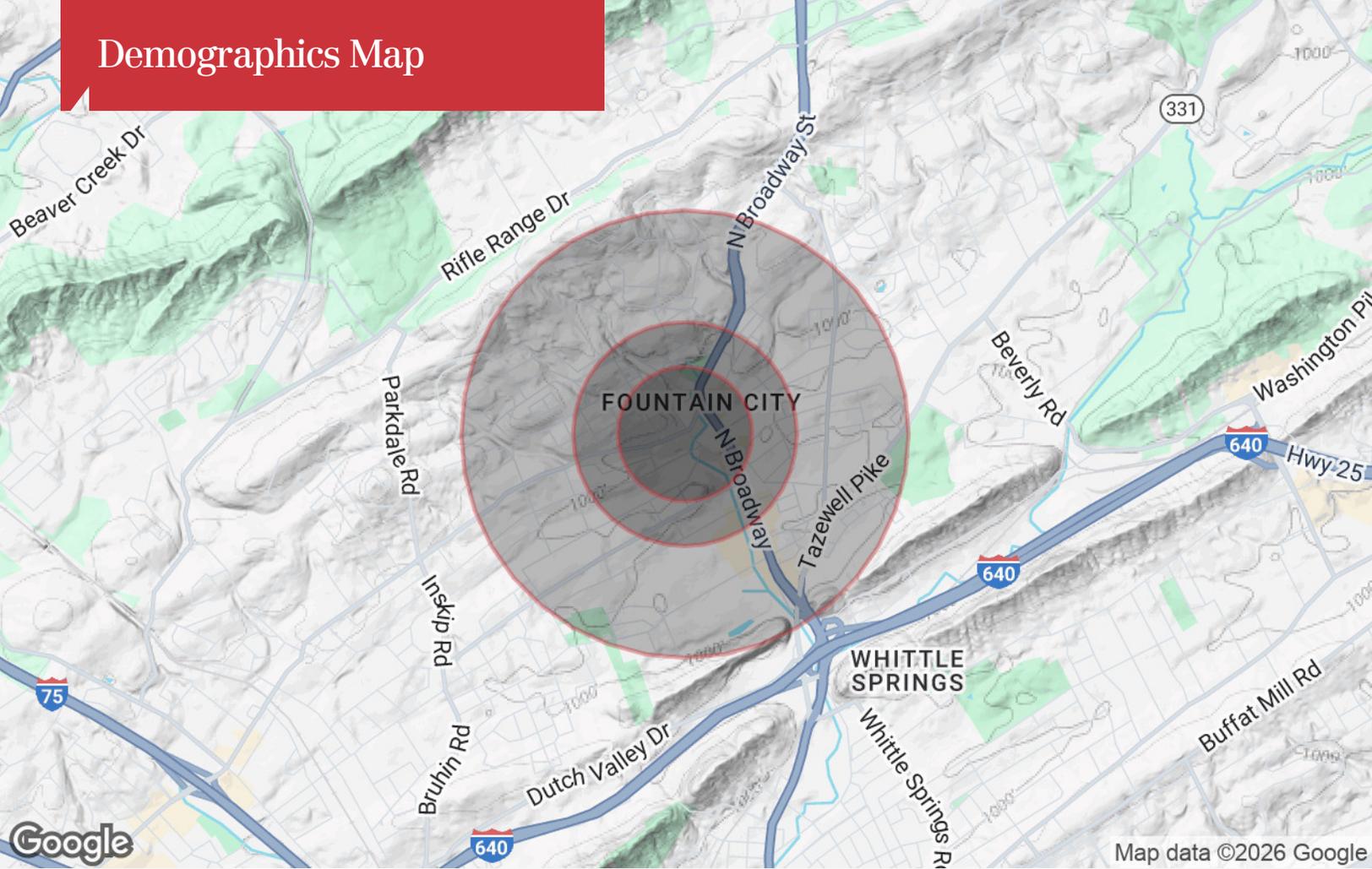
Interior Photos



Location Maps



Demographics Map



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	574	2,174	7,730
MEDIAN AGE	40	41	41
MEDIAN AGE (MALE)	40	40	40
MEDIAN AGE (FEMALE)	41	42	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	270	1,014	3,539
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$66,406	\$68,174	\$74,365
AVERAGE HOUSE VALUE	\$252,460	\$267,603	\$269,913

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	87.0%	87.0%	86.9%
% BLACK	7.8%	8.0%	8.2%
% ASIAN	0.2%	0.3%	0.5%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.0%	0.9%	0.8%
% OTHER	4.0%	3.8%	3.6%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	7.5%	7.2%	6.7%

* 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 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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