

For Sale

# Retail

16,180 SF



## Merchant Village II Center

5210 Schubert Rd  
Knoxville, Tennessee 37912

### Property Highlights

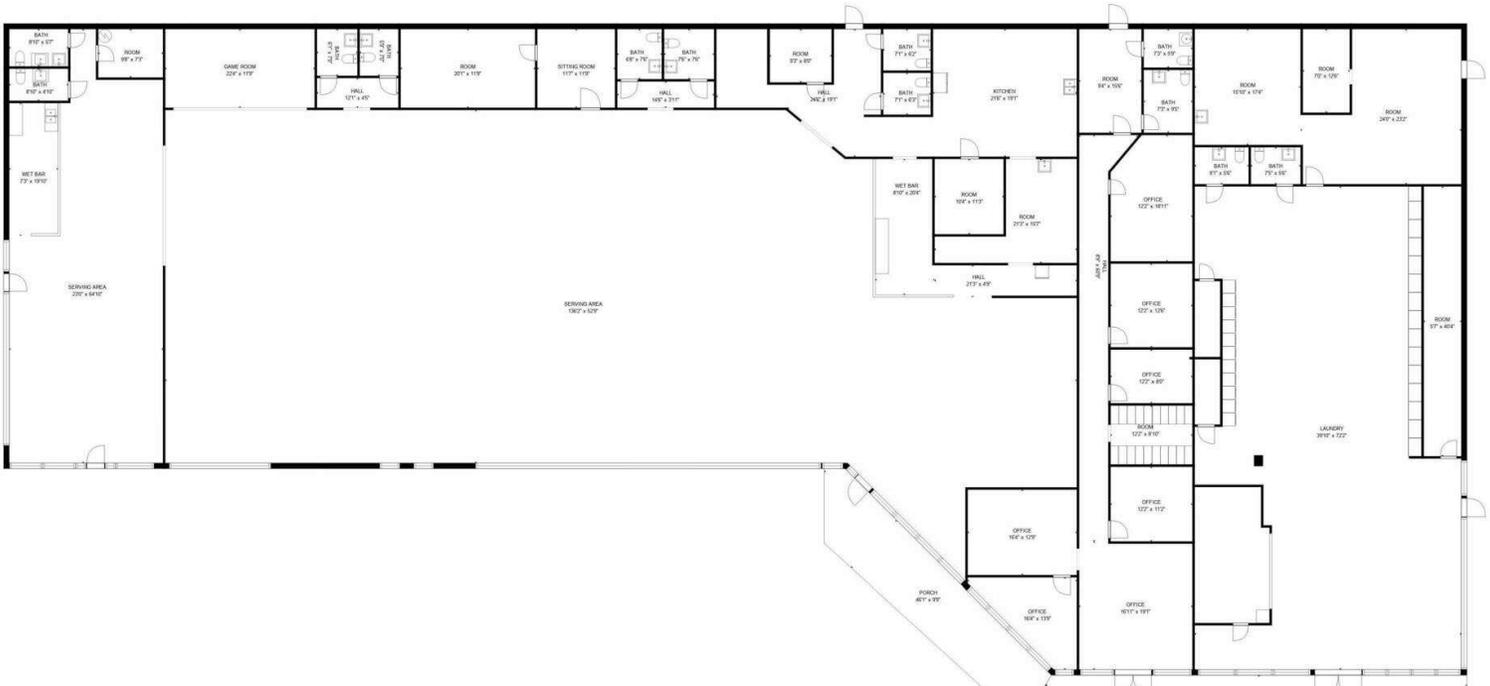
- Tenants are Peyton's Place (10,400 SF), former insurance office (1,900 SF) and WaveMAX (3,880 SF)
- Investment or Owner/User opportunities (up to 12,300 SF can be assembled for an owner/user).
- TPO roof installed in 2009.
- Excellent parking ratio 6:1000 plus gravel lot leased to neighbor
- 2025 property taxes \$16,070 (City of Knoxville and Knox County)
- 1,200' to I-75
- Monitored fire suppression system (wet sprinkler)
- Purchase for 1/2 of new construction cost

### OFFERING SUMMARY

Sale Price:	\$2,225,000
Zoning	C-H-2
Lot Size:	2.19 Acres
Building Size:	16,180 SF
Traffic Count:	21740

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,240	70,729	164,117
Total Population	6,530	152,009	360,017
Average HH Income	\$39,326	\$53,327	\$66,729



**Sam Tate, CCIM**  
Senior Advisor | 865.777.3035  
state@koellamoore.com | TN #207699

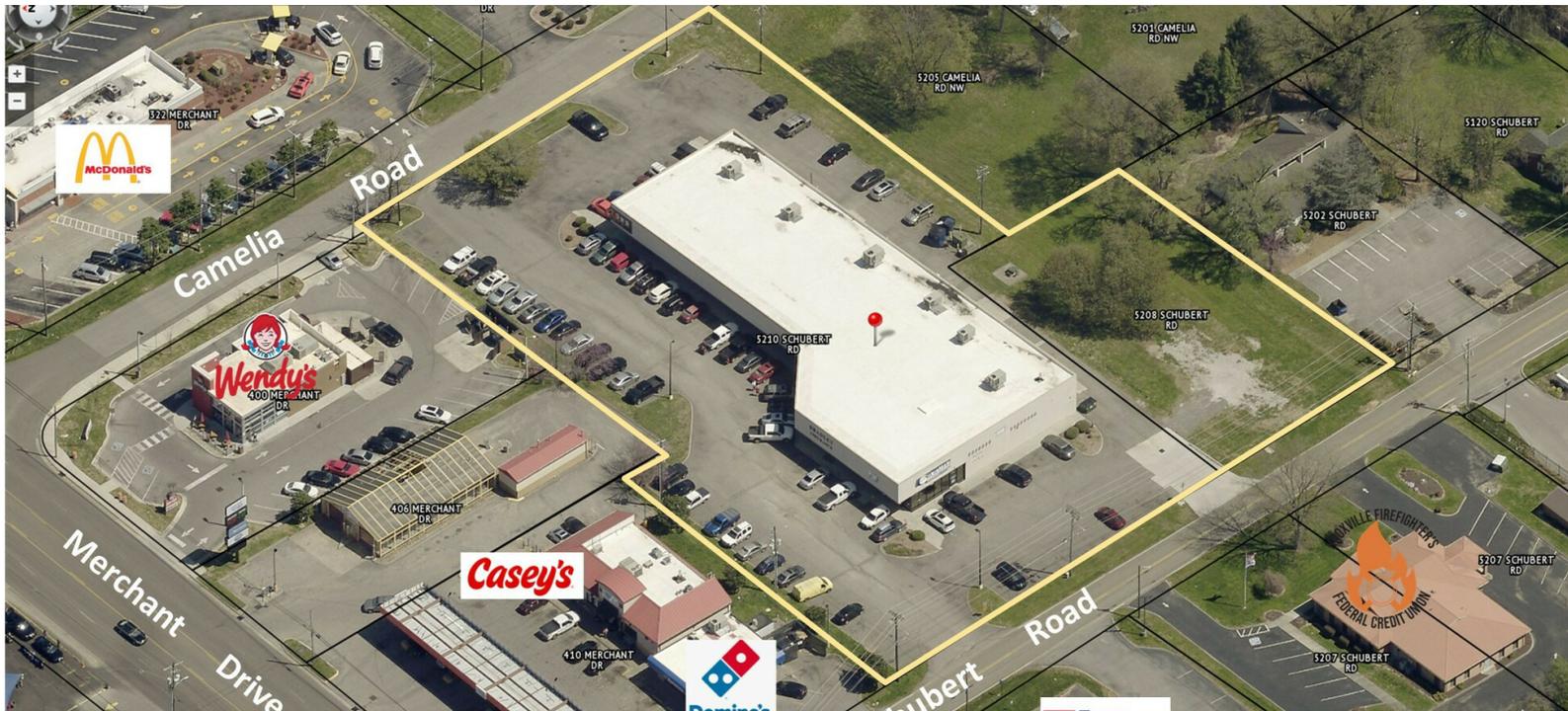




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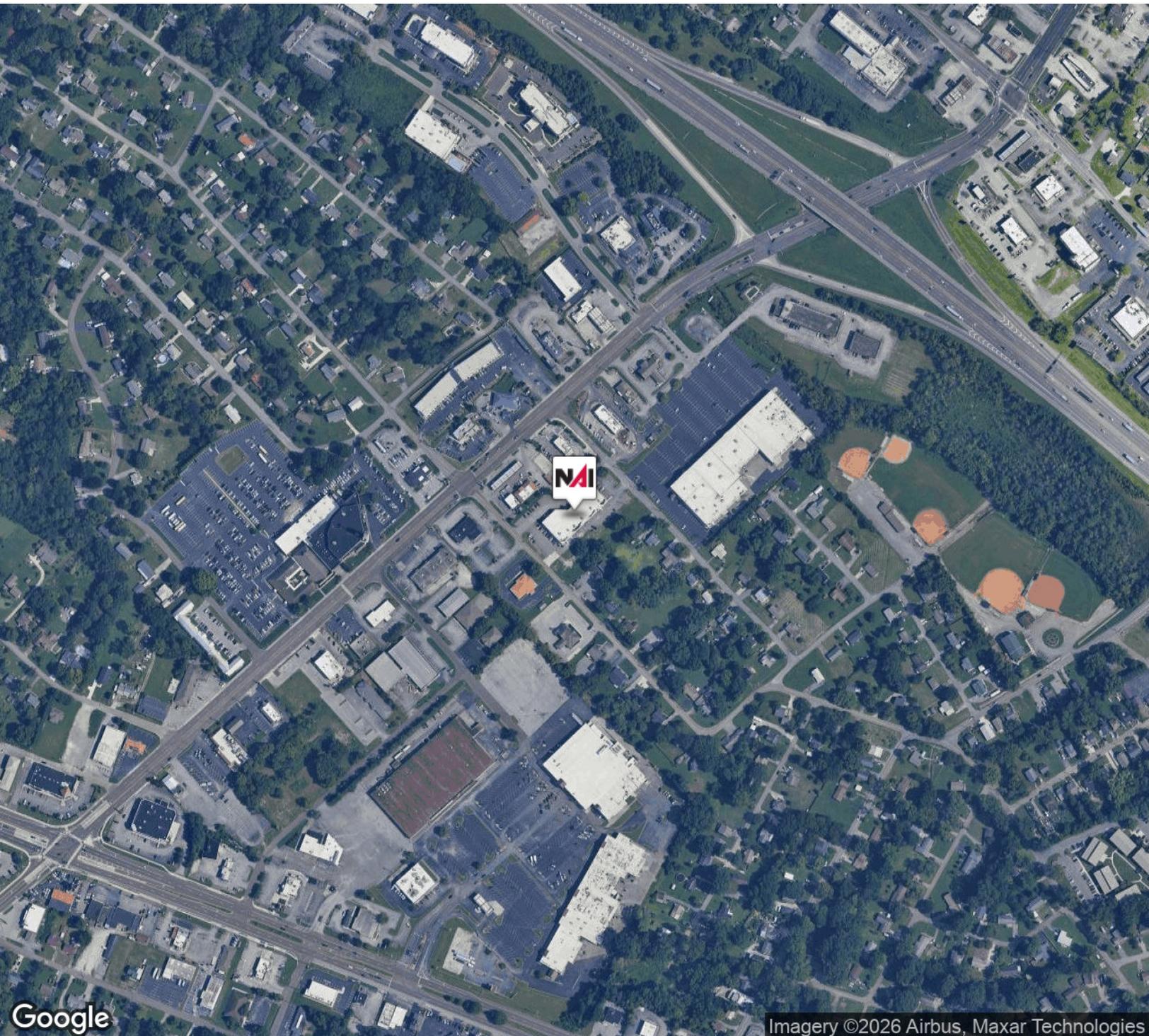




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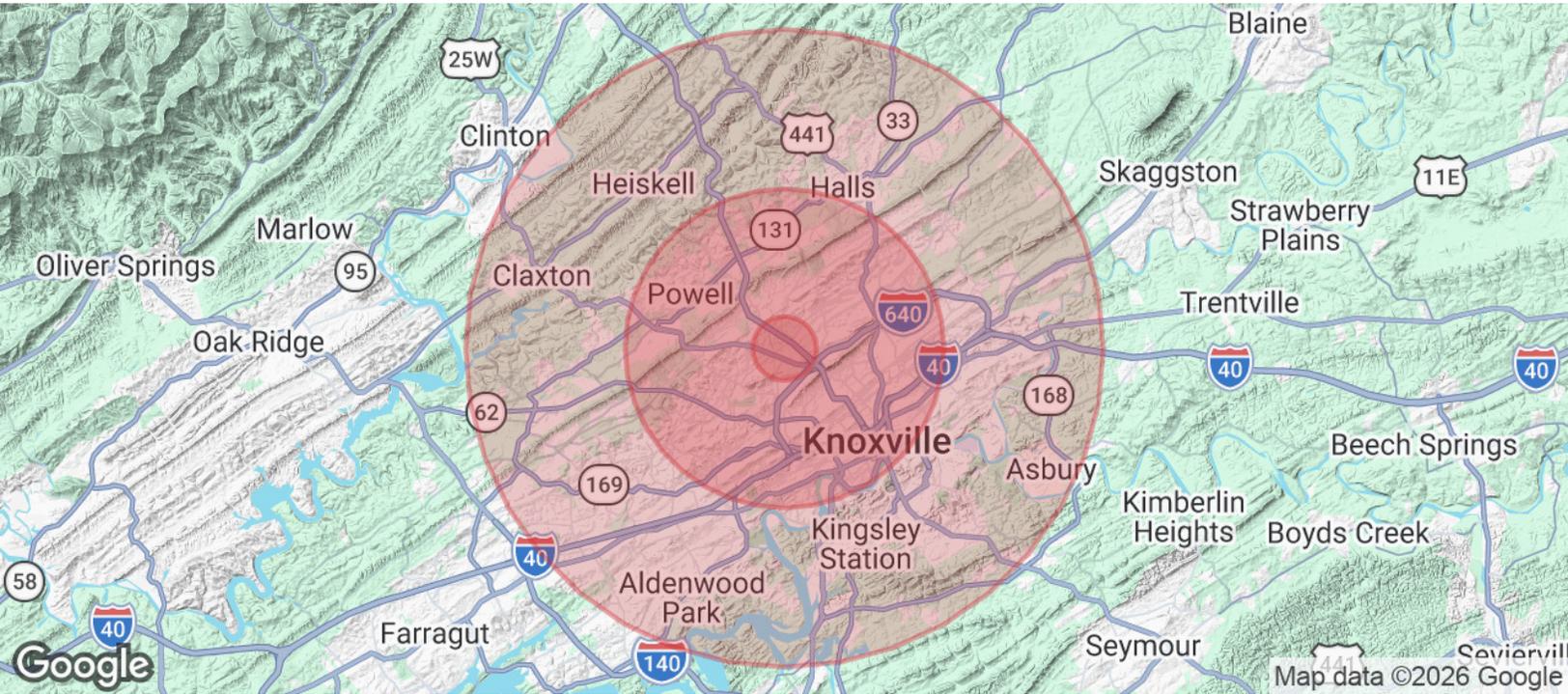
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**FOR SALE**



**RETAIL**



**POPULATION**

**1 MILE**

**5 MILES**

**10 MILES**

Total Population	6,530	152,009	360,017
Average Age	34.4	35.7	37.9
Average Age (Male)	35.6	34.4	36.5
Average Age (Female)	34.9	37.0	39.3

**HOUSEHOLDS & INCOME**

**1 MILE**

**5 MILES**

**10 MILES**

Total Households	3,240	70,729	164,117
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$39,326	\$53,327	\$66,729
Average House Value	\$106,089	\$140,823	\$178,779

2020 American Community Survey (ACS)

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