

For Sale

# UT Campus Redevelopment

12,450 SF | \$5,500,000



## Mixed Use Opportunity

1501 White Ave  
Knoxville, Tennessee 37916

### Property Highlights

- Rare investment opportunity near University of Tennessee
- One block from Cumberland Ave
- Surrounded by student housing
- 2 story shell commercial property
- Potential for building additional commercial or residential floors pending zoning/permitting approval.
- Street level 6530 SF
- Terrace level 5920 SF
- Measurements are approximate, Buyer should independently verify them.



For more information

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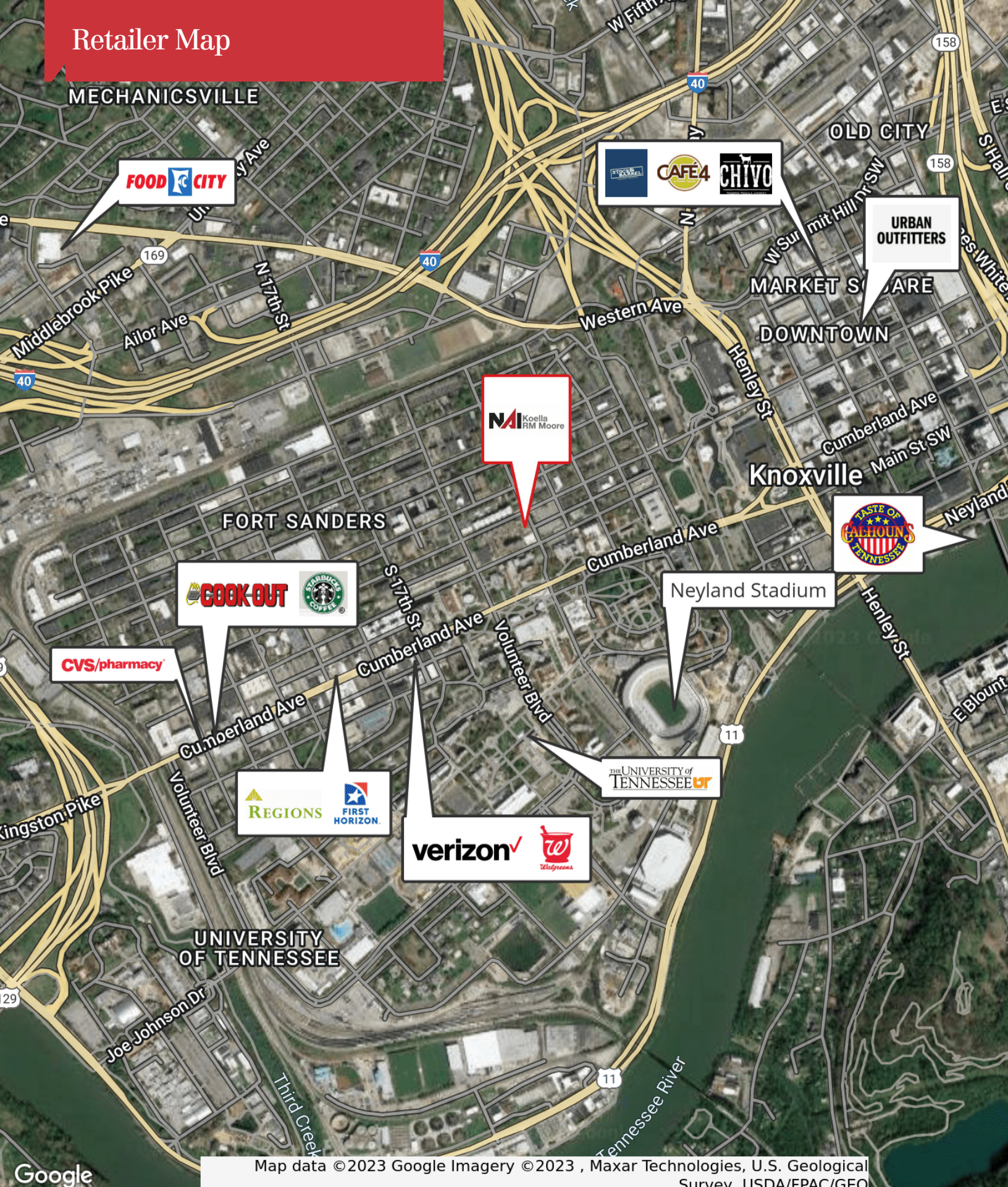
# Street Level Photos



# Terrace Level Photos



# Retailer Map

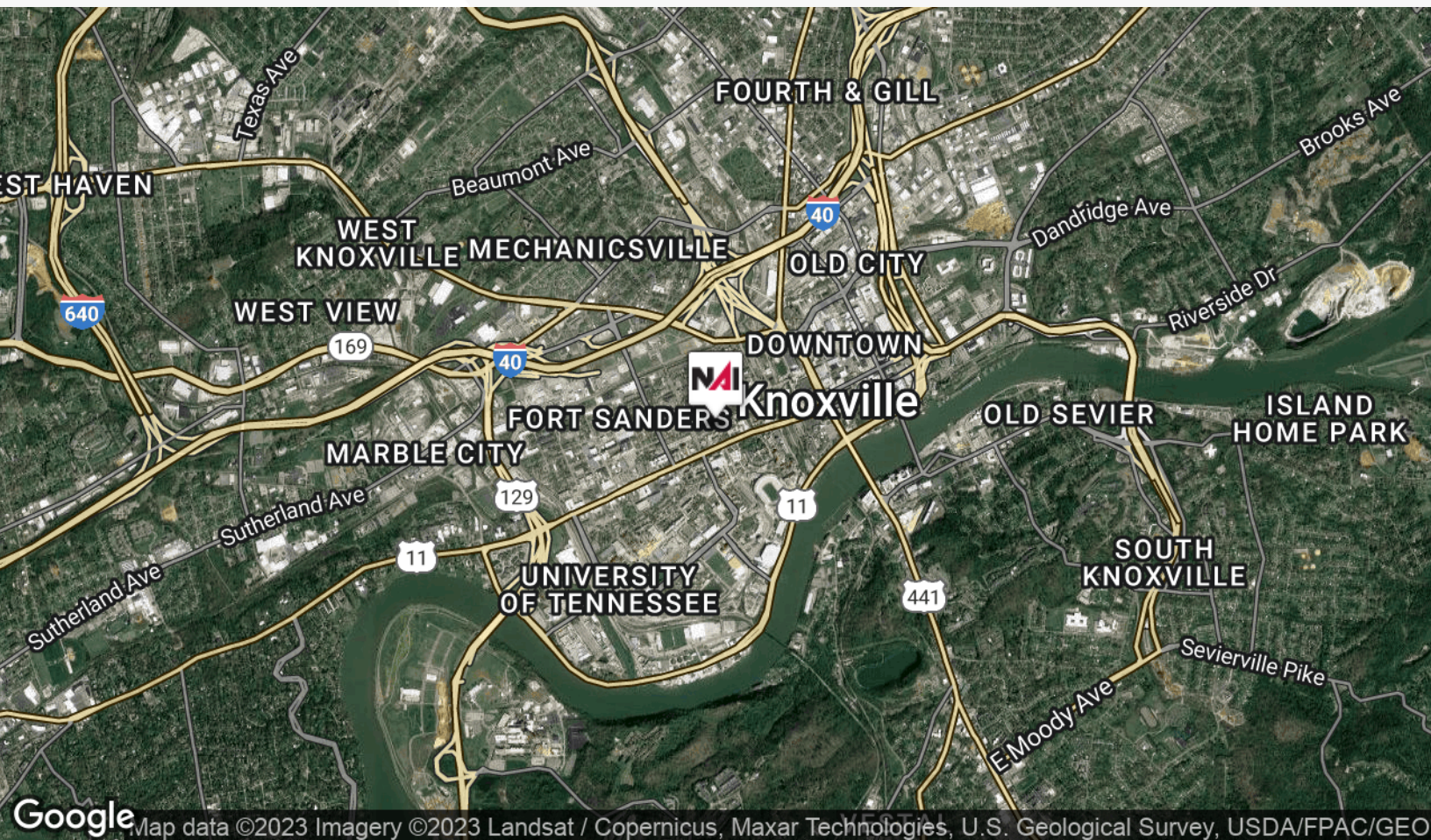


Google

Map data © 2023 Google Imagery © 2023, Maxar Technologies, U.S. Geological Survey. USDA/FPAC/Geo



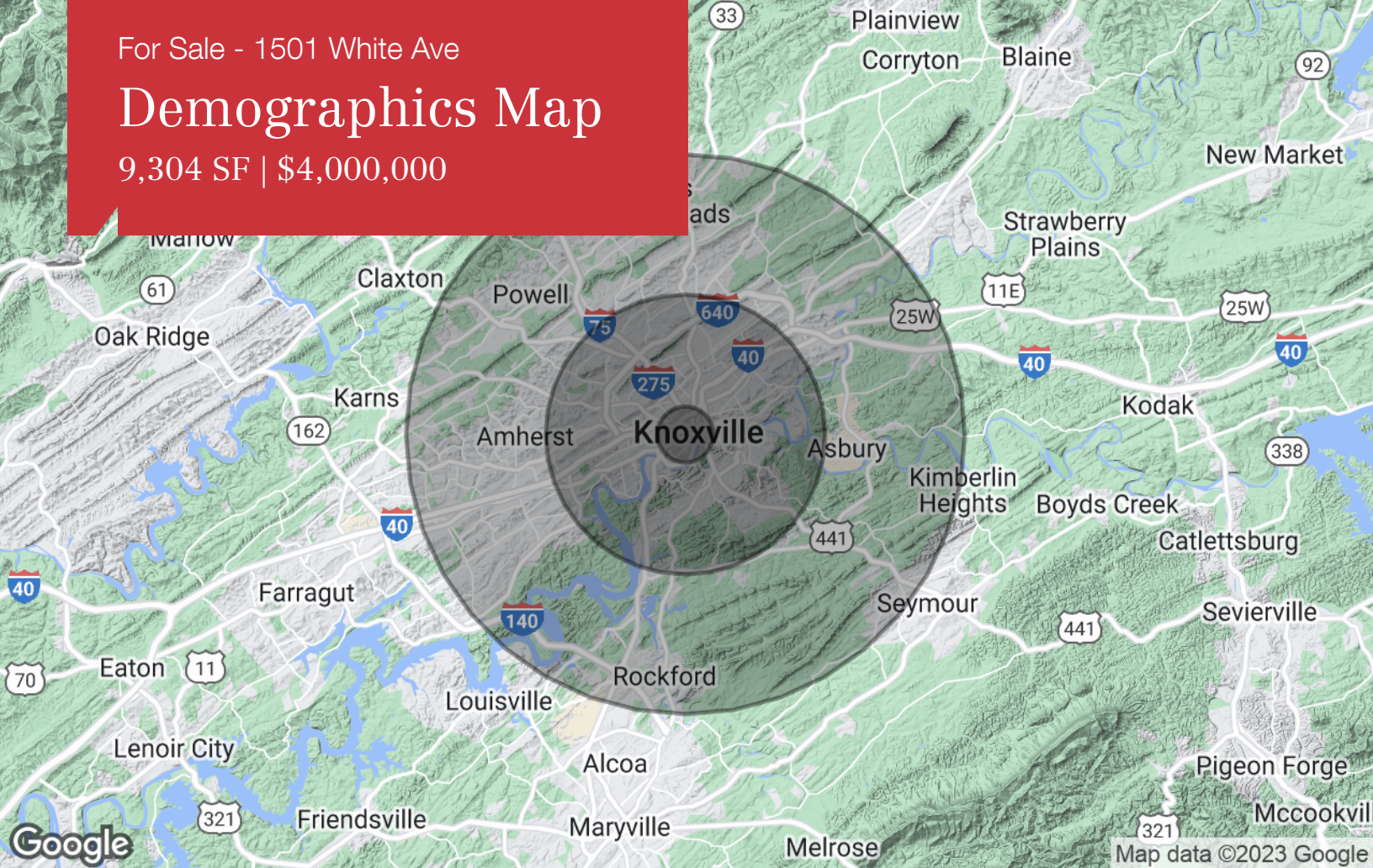
# Location Maps



For Sale - 1501 White Ave

# Demographics Map

9,304 SF | \$4,000,000



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	17,564	139,535	352,056
MEDIAN AGE	24.0	35.0	37.9
MEDIAN AGE (MALE)	23.9	33.7	36.5
MEDIAN AGE (FEMALE)	23.8	36.0	39.2
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	6,316	68,745	161,383
# OF PERSONS PER HH	2.8	2.0	2.2
AVERAGE HH INCOME	\$37,745	\$48,594	\$67,155
AVERAGE HOUSE VALUE	\$115,679	\$137,046	\$181,156
<b>Race</b>			
% WHITE	84.4%	76.3%	85.3%
% BLACK	11.1%	20.0%	11.3%
% ASIAN	3.3%	1.6%	1.8%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	1.1%	1.9%	1.3%
<b>Ethnicity</b>			
% HISPANIC	3.4%	5.2%	4.8%

\* 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

**Professional:** Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Computer Systems Plus, Total Quality Logistics

**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, Voodoo Brewing Company

## 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

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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