

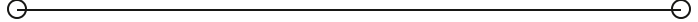
18,750 SF
Proposed

OFFERING MEMORANDUM

**Proposed 18,750 SF
Industrial | Knoxville,
TN MSA**

3530 CENTRAL PARK BOULEVARD #2

Louisville, TN 37777



PRESENTED BY:

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SECTION 1
**Property
Information**

PROPERTY SUMMARY



| | |
|-------------------|----------------------|
| LEASE RATE | \$13.00 SF/YR |
|-------------------|----------------------|

OFFERING SUMMARY

| | |
|-----------------------|----------------|
| BUILDING SIZE: | 18,750 SF |
| LOT SIZE: | Approx. 9/1/26 |
| MARKET: | Knoxville |
| APN: | 008 165.03 |

PROPERTY OVERVIEW

Building 2 is a proposed 18,750 SF industrial building planned for delivery in late Fall 2026. The building will include a small office space, drive-in doors, dock doors, and 24' ceiling heights.

Final site and building plans are to be determined. Buildings may be connected.

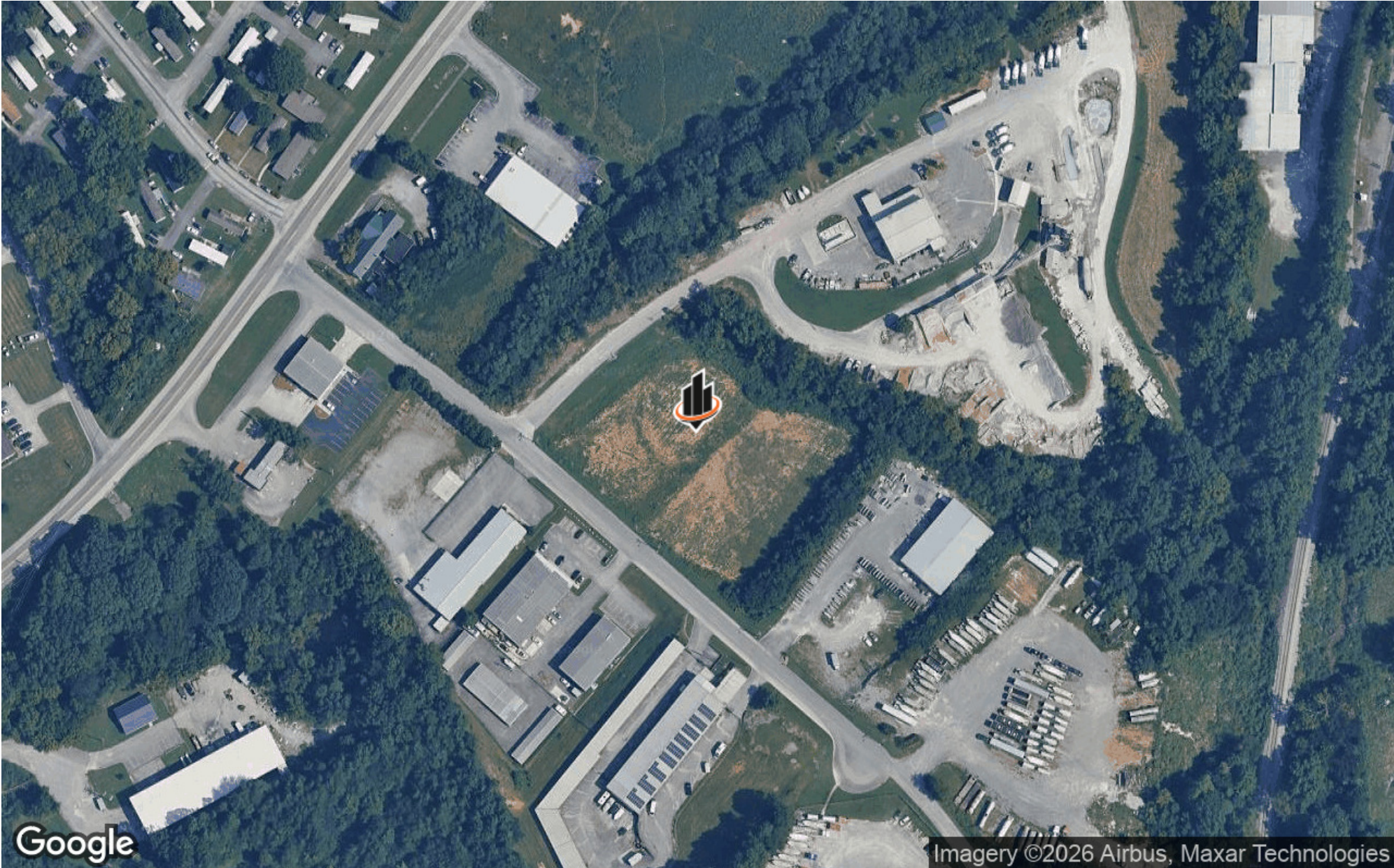
LOCATION OVERVIEW

Strategically located in Louisville, Tennessee, this site offers excellent connectivity to major commercial hubs. Positioned just minutes from McGhee Tyson Airport, the property also provides direct access to the Knoxville metro area via I-140 and Alcoa Hwy. The surrounding area supports a strong industrial presence.

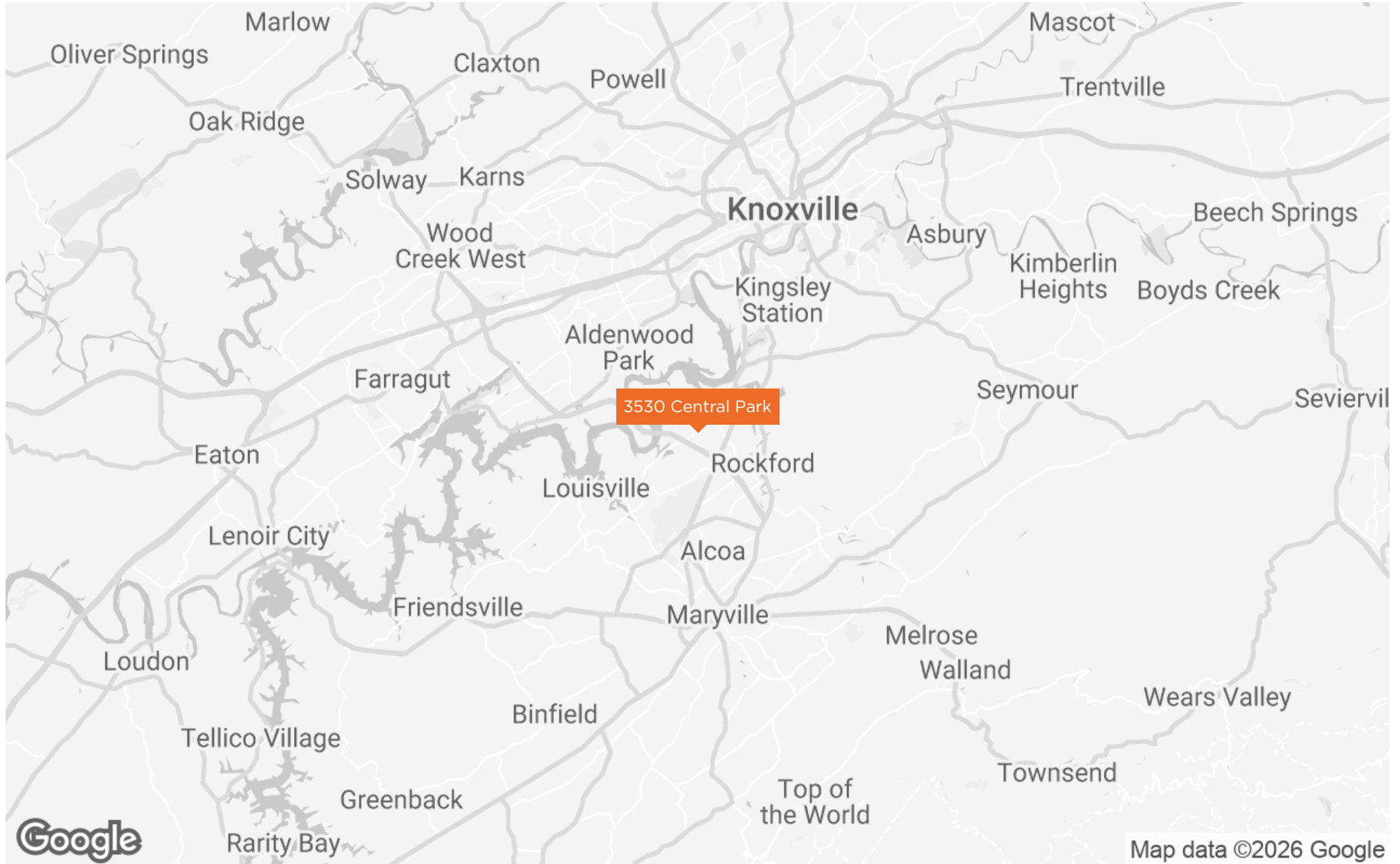
ADDITIONAL PHOTOS



LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

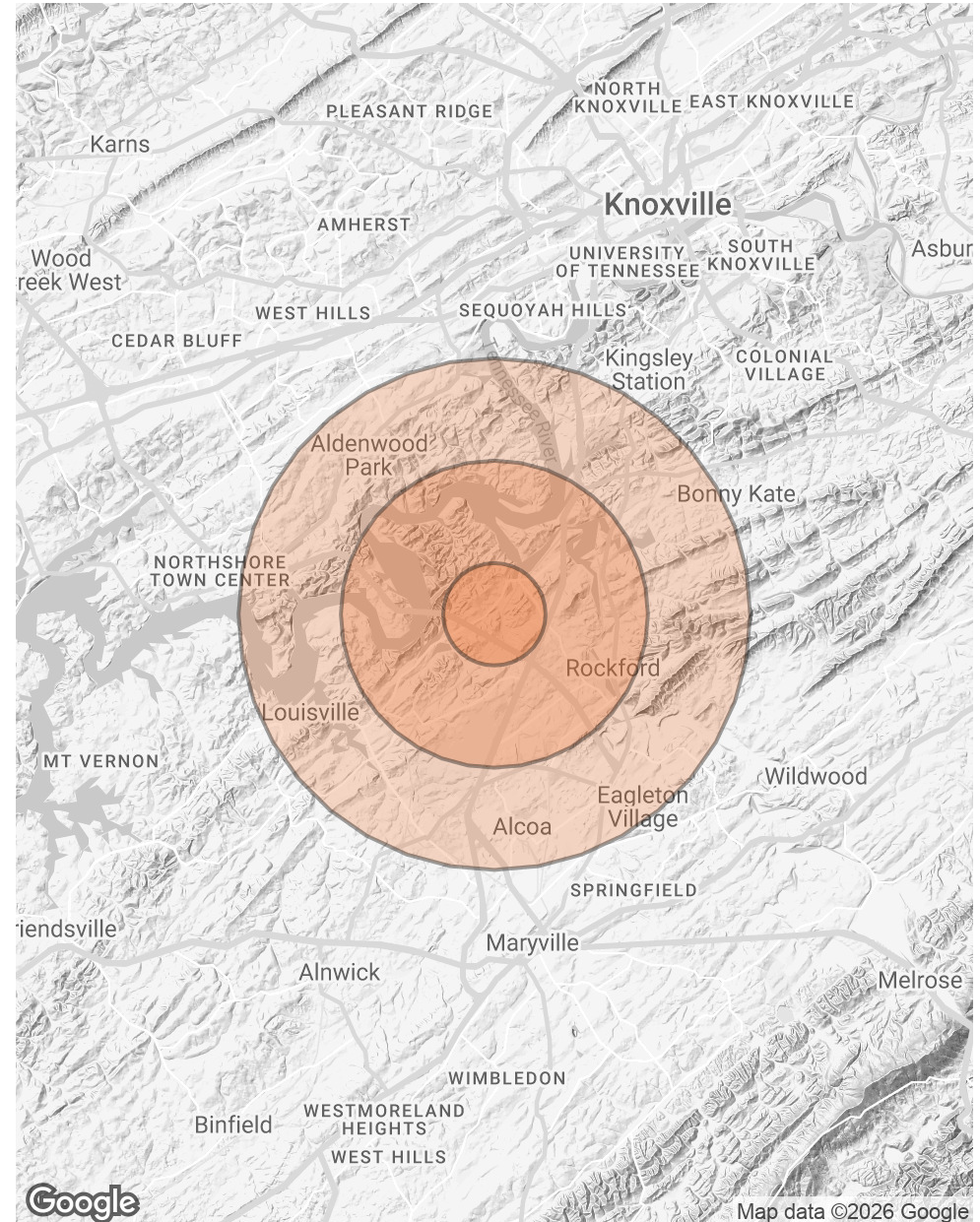
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 2,836 | 12,825 | 50,093 |
| AVERAGE AGE | 43 | 42 | 42 |
| AVERAGE AGE (MALE) | 41 | 41 | 41 |
| AVERAGE AGE (FEMALE) | 44 | 43 | 44 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,199 | 5,592 | 20,709 |
| # OF PERSONS PER HH | 2.4 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$93,923 | \$104,113 | \$127,115 |
| AVERAGE HOUSE VALUE | \$362,689 | \$409,630 | \$476,297 |

Demographics data derived from AlphaMap





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