

N Ocoee Street

3855 N Ocoee Street, Cleveland TN 37312

 OLD NATIONAL BANK

FOR LEASE


BENDER
REALTY
(423) 472-2173



01

Building Summary

Building Summary

THE SPACE

Location	3855 N Ocoee Street Cleveland, TN 37312
County	Bradley
APN	042G G 015
Traffic Count	14714
Sq Ft	4,200 SF
Lease Rate	\$6,300.00 PSF (Yearly)
Lease Type	Net

Notes Leasing starts at \$12.00 per square foot per year, with \$6 per square foot per year CAM charges



HIGHLIGHTS

- Ocoee Corporate Center-2nd Floor
- Modern Amenities include Secure 24/7 keycard access, local management, complimentary parking
- Direct Access to the Cleveland Greenway walking path
- Convenient to nearby restaurants like Chick-Fil-A, Logan's, Champy's Aubrey's

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	5,588	44,747	74,873

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$83,837	\$84,436	\$85,046

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	2,221	17,685	29,201



02 Property Description

- Property Features
- Location Summary
- Local Business Map
- Aerial View Map
- Property Images

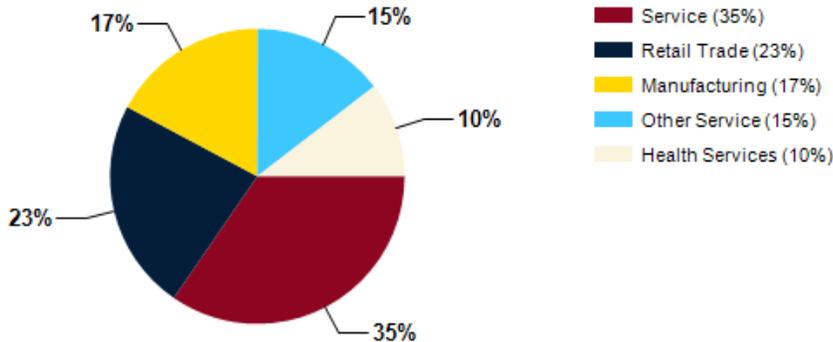
PROPERTY FEATURES

CURRENT OCCUPANCY	90.00%
TOTAL TENANTS	4
BUILDING SF	43,500
LAND ACRES	4.35
YEAR BUILT	2007
ZONING TYPE	Commercial
NUMBER OF STORIES	5
NUMBER OF BUILDINGS	1



- This property is located in the city of Cleveland, TN, which is situated in Bradley County, known for its strong economy supported by industries such as manufacturing, healthcare, and education.
- Cleveland is home to Lee University, a private Christian university known for its strong academics and diverse student body, attracting students and faculty to the area.
- The property is near major roadways such as Interstate 75, providing easy access to neighboring cities like Chattanooga and Knoxville, making it a convenient location for commuters and businesses.
- The surrounding area features various dining options, shopping centers, and entertainment venues, including Bradley Square Mall, which offers a mix of stores, restaurants and a movie theater.
- The property is in close proximity to outdoor recreational areas like the Ocoee River, National Forest, and Red Clay State Historic Park, offering opportunities for hiking, picnicking and exploring the regions natural beauty, adding to the appeal of the location for potential tenants and visitors.

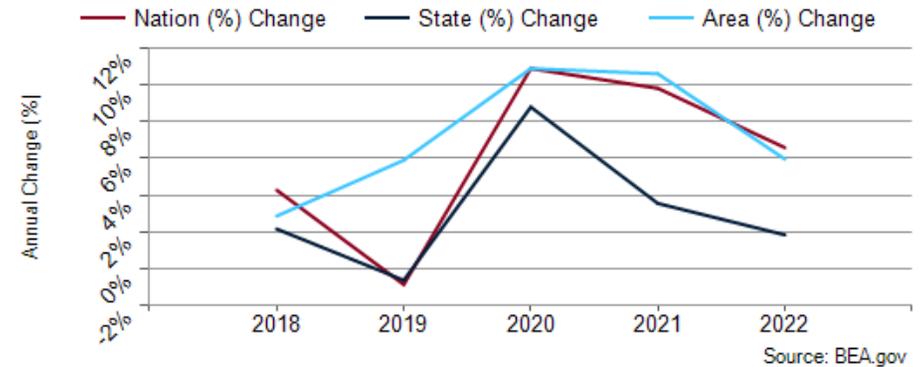
Major Industries by Employee Count

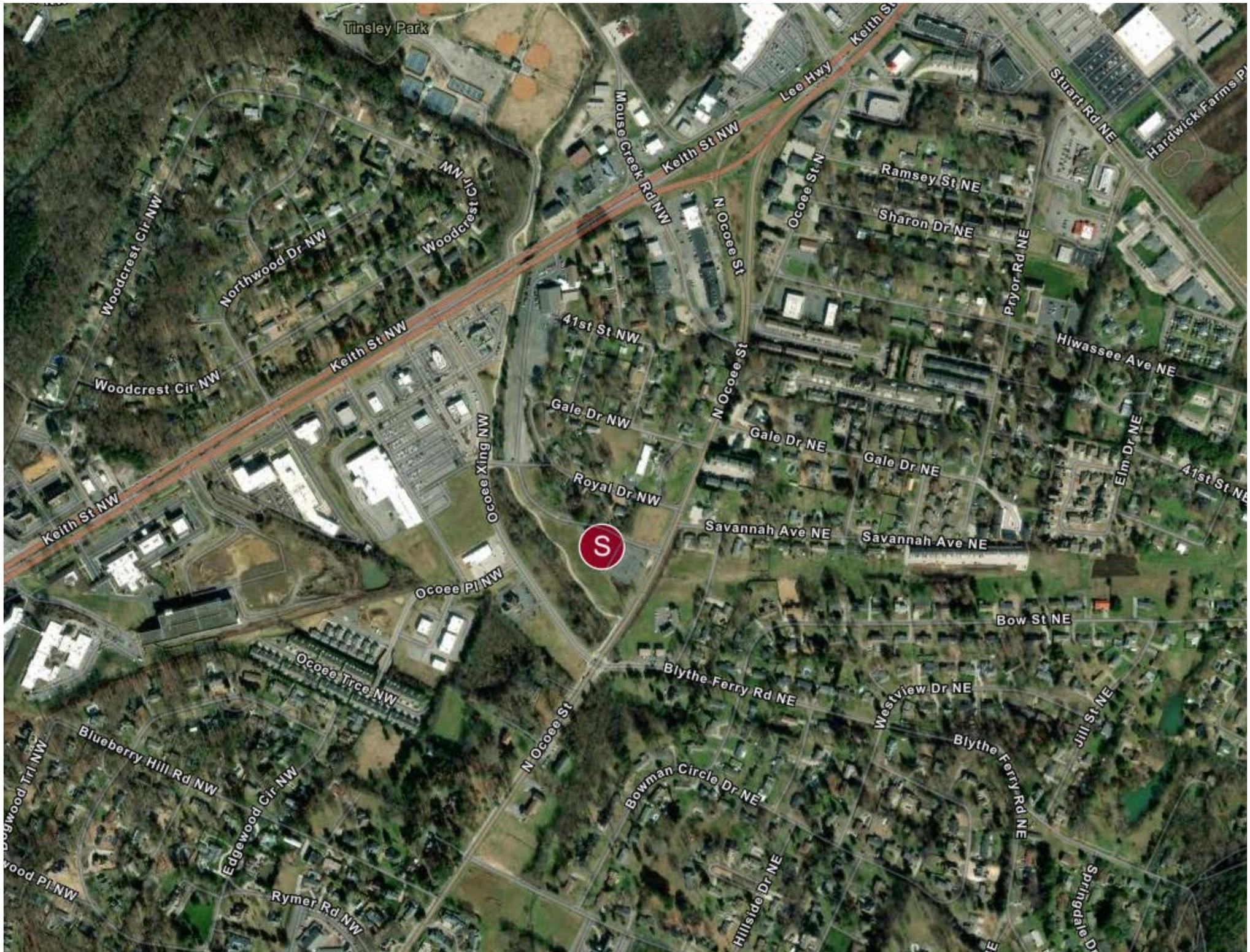


Largest Employers

Wacker Polysilicon North America	1,000
Keystone Solutions	500
Cleveland City Schools	400
Old National Bank	300
Ocoee Foundation, Inc.	200
Ocoee Steel Cleveland LLC	50
Ocoee Industrial LLC	30
Ocoee Street Historic District	20

Bradley County GDP Trend





Tinsley Park

MN Jct

S



TOTAL: 4131 sq. ft
FLOOR 1: 4131 sq. ft
EXCLUDED AREAS: ELEVATOR: 30 sq. ft, WALLS: 184 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.









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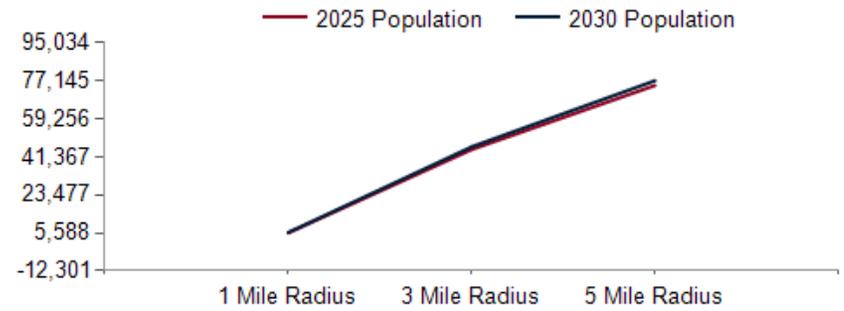
03

Demographics

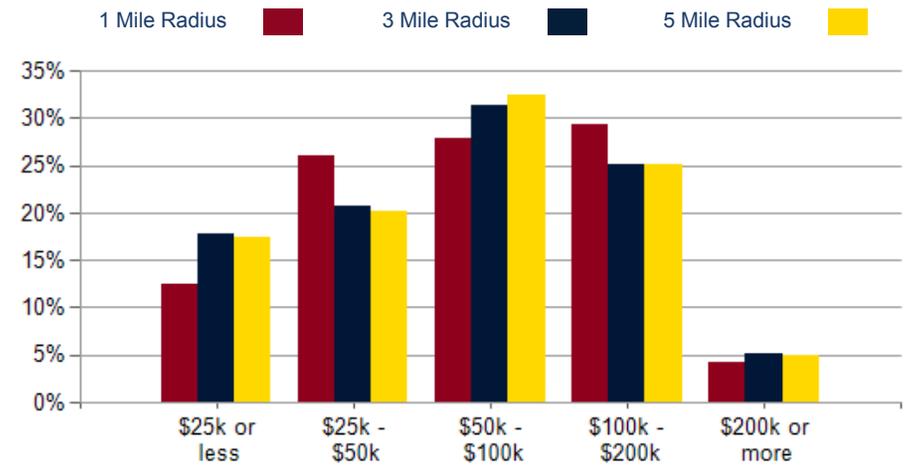
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,287	34,574	57,827
2010 Population	4,417	38,106	64,873
2025 Population	5,588	44,747	74,873
2030 Population	5,793	46,017	77,145
2025 African American	321	3,228	4,802
2025 American Indian	18	247	370
2025 Asian	109	783	1,084
2025 Hispanic	681	5,194	8,002
2025 Other Race	405	2,678	3,864
2025 White	4,233	33,806	58,116
2025 Multiracial	493	3,933	6,522
2025-2030: Population: Growth Rate	3.60%	2.80%	3.00%

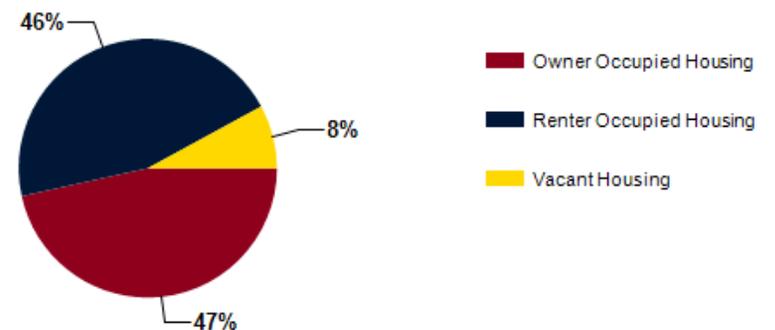
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	130	1,415	2,278
\$15,000-\$24,999	148	1,727	2,817
\$25,000-\$34,999	216	1,556	2,501
\$35,000-\$49,999	364	2,104	3,378
\$50,000-\$74,999	421	2,979	4,898
\$75,000-\$99,999	196	2,564	4,567
\$100,000-\$149,999	559	3,465	5,501
\$150,000-\$199,999	92	985	1,809
\$200,000 or greater	95	890	1,451
Median HH Income	\$62,607	\$65,056	\$66,646
Average HH Income	\$83,837	\$84,436	\$85,046



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

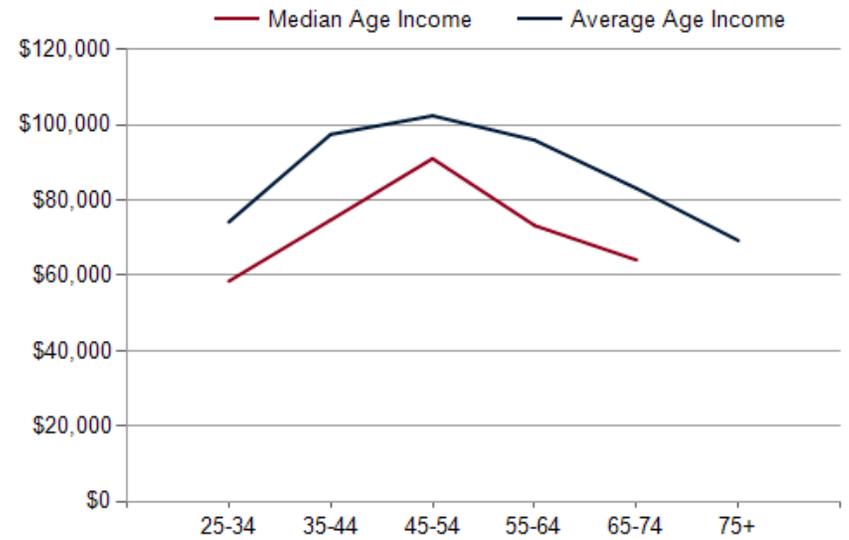
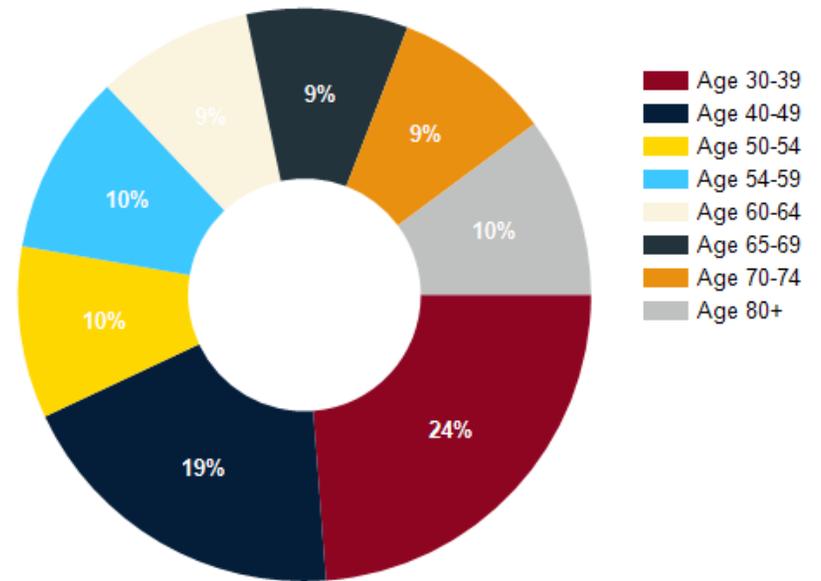


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	373	2,919	4,924
2025 Population Age 35-39	343	2,622	4,516
2025 Population Age 40-44	291	2,582	4,449
2025 Population Age 45-49	287	2,409	4,265
2025 Population Age 50-54	292	2,645	4,685
2025 Population Age 55-59	307	2,558	4,482
2025 Population Age 60-64	265	2,445	4,358
2025 Population Age 65-69	274	2,324	4,053
2025 Population Age 70-74	270	2,015	3,411
2025 Population Age 75-79	306	1,767	2,868
2025 Population Age 80-84	246	1,138	1,833
2025 Population Age 85+	319	1,079	1,575
2025 Population Age 18+	4,457	35,702	59,141
2025 Median Age	41	37	38
2030 Median Age	43	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,476	\$60,947	\$62,970
Average Household Income 25-34	\$74,179	\$77,299	\$78,200
Median Household Income 35-44	\$74,723	\$78,939	\$80,520
Average Household Income 35-44	\$97,468	\$97,102	\$97,796
Median Household Income 45-54	\$91,042	\$80,757	\$82,289
Average Household Income 45-54	\$102,406	\$97,845	\$98,884
Median Household Income 55-64	\$73,277	\$75,896	\$76,118
Average Household Income 55-64	\$95,931	\$95,253	\$94,884
Median Household Income 65-74	\$64,113	\$57,865	\$57,696
Average Household Income 65-74	\$83,148	\$79,346	\$78,625
Average Household Income 75+	\$69,262	\$69,311	\$67,631

Population By Age







Brian Workman
Broker/Owner

Born in Cleveland, Brian is a Second Generation Realtor. I have been working at Bender Realty since graduating from Lee University's Business Department in 1999. I like to work with both Commercial and Residential Buyers and Sellers.

I have obtained the top Designation in Commercial Real Estate, CCIM, Residential Real Estate, CRS, and Property Management, CPM. I have also obtained my GRI, and later my Master GRI, and my ABR designations. I have also completed and kept my C2EX and Fairhaven training up to date.

I have served on several Boards and Board of Directors, including organizations such as: Cleveland Chamber of Commerce BOD, City Fields BOD and Chair of the Property Development Committee, Habitat of Humanity of Cleveland and it's Property Development Committee, Arts in Business and Education Council BOD, and Cleveland Bradley County Public Education Fund Board. Also I have served on several real estate related boards: RCAR MLS Board, RCAR Professional Standards as Committee Chair, RCAR Grievance as Committee Chair, RCAR Education Committee, RCAR MLS Advisory Committee, RCAR Technology Committee, Southeast Tennessee CCIM President, Vice President, and Secretary, as well as the East Tennessee CCIM President and Vice President.

I am not a sales person, I am a client service Realtor. I give you all of the information and let you make your most informed decision. I love that real estate as it gives me the flexibility to be with my family because my family is my life

N Ocoee Street

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Bender Realty, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Bender Realty, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Bender Realty, LLC has not verified, and will not verify, any of the information contained herein, nor has Bender Realty, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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Broker/Owner

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