

FORMER MEDICAL / DIALYSIS FACILITY



FOR SALE OR LEASE | 5,688 SF

305 RIVER DRIVE
LAFOLLETTE, TN 37766



**CUSHMAN &
WAKEFIELD**

305 RIVER DRIVE

LAFOLLETTE, TN 37766

\$1,000,000
SALE / OR BEST OFFER

\$13.00/SF NNN
LEASE NNN — FLEXIBLE

5,688 SF
BUILDING SIZE

0.57 AC
LOT SIZE

25
PARKING SPACES

\$1,000,000 or best offer | Lease at \$13.00/SF NNN, flexible deal structures considered

PROPERTY OVERVIEW

Purpose-built dialysis facility in downtown LaFollette, fully configured for immediate clinical reuse and ready to compress de novo cost and time-to-operation for the right user. Freestanding on 0.57 acres, blocks from Tennova Healthcare – LaFollette Medical Center, with ~31,100 VPD at the site and ~17,300 residents within a 5-mile radius. Regional draw from Campbell, Claiborne, and Scott counties.

BUILDING HIGHLIGHTS

- Treatment bay (~70' × 29') with integrated sinks
- Dialysis-grade water & plumbing infrastructure
- 4 exam rooms, 4 restrooms
- Secure reception with check-in window
- Dedicated hazardous materials storage
- Lobby & waiting area; multiple storage rooms
- Freestanding on 0.57 acres, 25 parking spaces



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LOCATION & MARKET

- Blocks from Tennova LaFollette Medical Center
- ~31,100 VPD; ~17,300 population within 5 miles
- Regional hub for Campbell, Claiborne & Scott counties
- Elevated CKD, diabetes & hypertension prevalence in catchment
- No nephrology practice in Campbell County — referrals run to Knoxville



STRATEGIC REUSE CANDIDATES

- **Dialysis** (purpose-built reuse, JV-ready)
- **Hospital outpatient** (infusion, wound care, rehab)
- **FQHC / community health**
- **Specialty practice satellite** (pain, dermatology, retina, ortho)
- **Behavioral health / MAT**
- **Veterinary** (small animal hospital conversion)



FOR MORE INFORMATION, CONTACT:

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