



## Colony Village

### Property Description

Avison Young is exclusively listing 9080 Barbee Lane for sale. This property is a well-maintained, multi-tenant office building located in the heart of West Knoxville's Colony Village area—an established, highly desirable residential corridor with convenient access to I-40 and major commercial amenities. The property offers a unique combination of privacy, accessibility, and professional presence, making it an ideal fit for a wide range of buyers.

The building is well suited for an investor seeking stable tenancy, an owner/occupant looking to control their real estate, or a business owner who values keeping their office close to home. Its flexible layout accommodates a variety of office and professional uses, while the surrounding residential density supports long-term demand. With ample surface parking, strong curb appeal, and a quiet yet connected setting, Barbee Lane presents an attractive opportunity in one of West Knoxville's most sought-after submarkets.

### Get more information

**Justin Cazana, SIOR, CCIM****Principal**

D 865 450 8883

[justin.cazana@avisonyoung.com](mailto:justin.cazana@avisonyoung.com)**Jack Coker****Associate Broker**

D 865 719 8604

[jack.coker@avisonyoung.com](mailto:jack.coker@avisonyoung.com)

# Office Building for Sale

9080 Barbee Lane



## Property Highlights

- Offered For Sale – ideal for investor or owner/occupant
- Located in a highly desirable West Knoxville residential area
- Strong “close-to-home” office location appealing to local professionals
- Multi-tenant configuration allows for income generation and flexibility
- Well-maintained building with modern, efficient office layouts
- Ample surface parking with easy access for employees and clients
- Quick access to I-40, Kingston Pike, and major West Knoxville amenities
- Stable surrounding residential and commercial demand drivers
- Opportunity to add value through leasing or repositioning

Sale Price: \$2,200,000

Year Built : 2000

Building Size : 10,553 SF

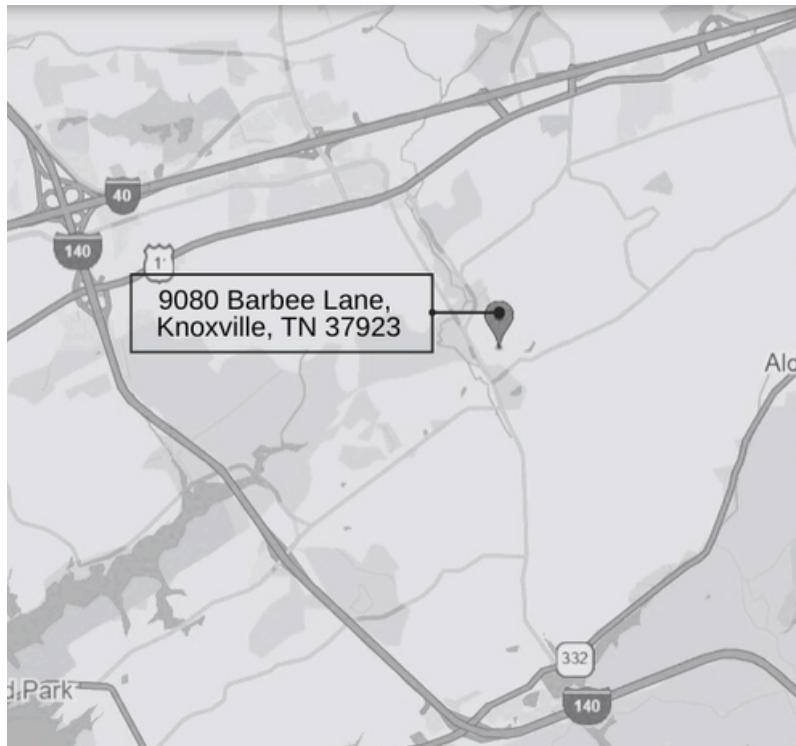
**AVISON  
YOUNG**

**Justin Cazana, SIOR, CCIM**  
Principal  
D 865 450 8883  
justin.cazana@avisionyoung.com

**Jack Coker**  
Associate Broker  
D 865 719 8604  
jack.coker@avisionyoung.com

# Office Building for Sale

9080 Barbee Lane



## Location Description

Great location with easy access to the interstate.

## Location Details

Market	Knoxville
Submarket	Cedar Bluff
County	Knox

**AVISON  
YOUNG**

**Justin Cazana, SIOR, CCIM**

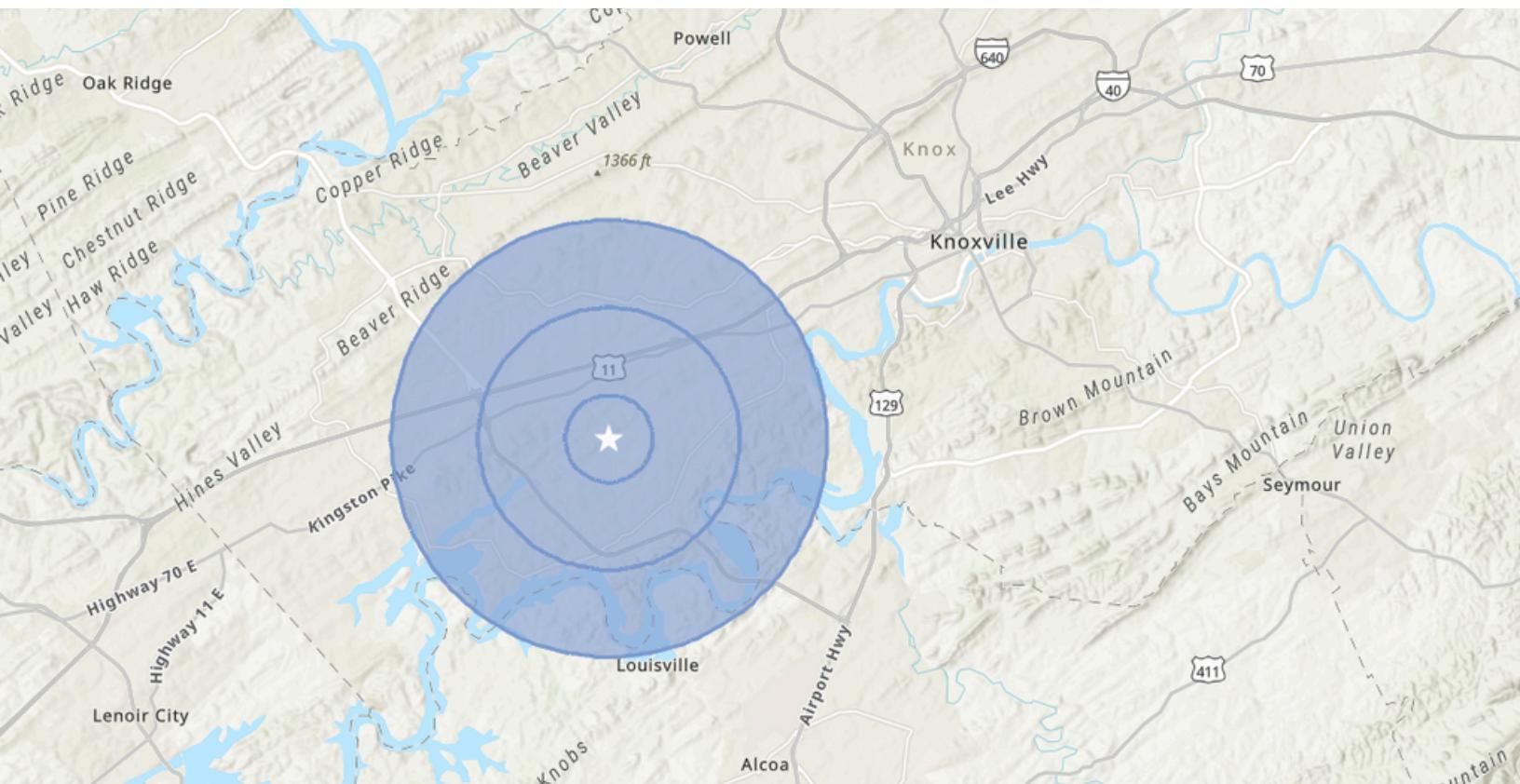
Principal  
D 865 450 8883  
justin.cazana@avisionyoung.com

**Jack Coker**

Associate Broker  
D 865 719 8604  
jack.coker@avisionyoung.com

# Office Building for Sale

9080 Barbee Lane



## Population

	1 Mile	3 Miles	5 Miles
Total Population	9,426	51,054	65,931
Average Age	41.3	39.2	40.4
Average Age (Male)	39.7	38.1	39.1
Average Age (Female)	42.9	40.4	41.7

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,204	22,015	27,359
# of Persons per HH	2.23	2.30	2.38
Average HH Income	\$132,427	\$143,806	\$141,968
Average House Value	\$510,740	\$538,983	\$490,043

\*Demographic data derived from 2025 ACS - US Census

**AVISON  
YOUNG**

**Justin Cazana, SIOR, CCIM**  
Principal  
D 865 450 8883  
justin.cazana@avisionyoung.com

**Jack Coker**  
Associate Broker  
D 865 719 8604  
jack.coker@avisionyoung.com

# Office Building for Sale

9080 Barbee Lane



**AVISON  
YOUNG**

**Justin Cazana, SIOR, CCIM**

Principal  
D 865 450 8883  
justin.cazana@avisonyoung.com

**Jack Coker**

Associate Broker  
D 865 719 8604  
jack.coker@avisonyoung.com