

# EMORY STATION Powell, TN

**EXCLUSIVE LISTING**



## Offering Summary

### Contact Info:

**John G. Moore, III**

**Owner/Agent**

**234 Morrell Road, PMB#322**

**Knoxville, TN 37919**

**Cell (865) 603-4785**

# Investment Highlights



**Well located in Powell, TN next to Tennova Hospital.**

- Well maintained and recently painted.
- Majority of tenants are long term
- Great visibility from Emory Road

## Emory Station, Powell, TN



## Financial Summary

Asking Price.....\$5,350,000

Cap Rate	7.35%
Net Operating Income	\$392,478
Rent/Month	\$41,777
Rentable Square Feet	21,149
Land Area	2.0 Acres

### Tenants:

Five Guys  
Sushi Spot  
State Farm  
Summit Medical Group  
CBD American Shaman  
Edward Jones  
Stitches N Stuff  
Benchmark Physical Therapy  
Crye Leike Realty  
E TENN Urological & Medical Supplies  
Paws Pet Supplies & Grooming



# Financial Summary

## Continued

Guarantor	Corp. and Individual
Lease Type	NNN
Year Built	2007
Lease Term	Per Rent Roll
Lease Commencement	Per Rent Roll
Rent Increases	Per Rent Roll
Renewal Options	Per Rent Roll



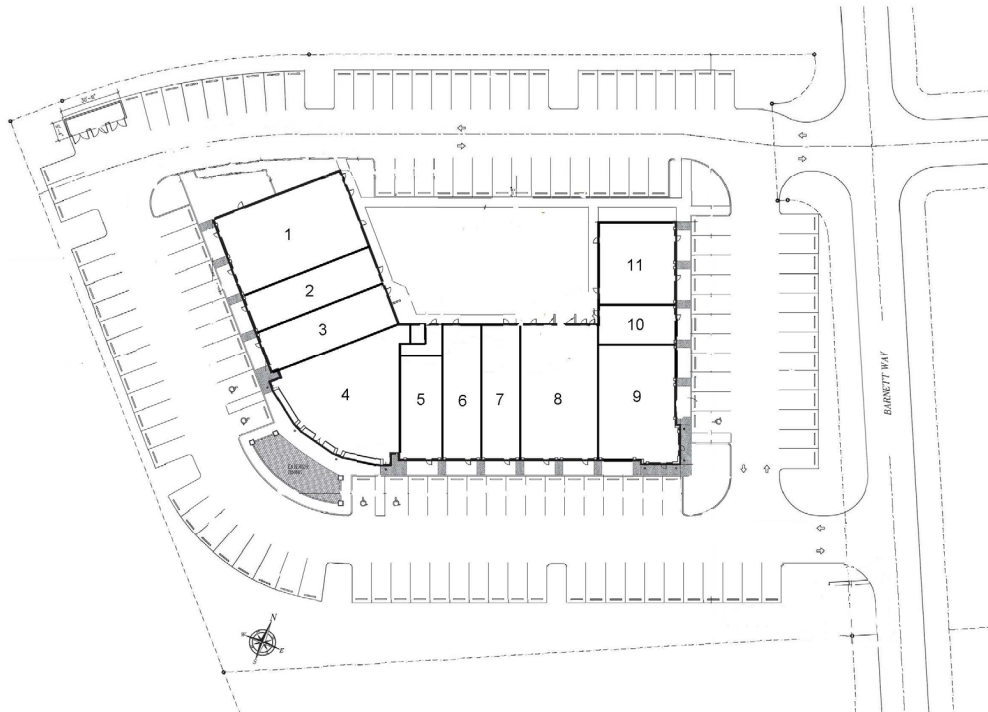
# PHOTOS



# PHOTOS



## Lease Plan



UNIT	TENANT	SF
1	Five Guys	2,515
2	Sushi Spot	1,779
3	State Farm	1,400
4	Summit Express Clinic	3,595
5	CBD American Shaman	1,300
6	Edward Jones	1,400
7	Stitches N Stuff	1,400
8	Benchmark Physical Therapy	2,722
9	Crye-Leike Realtors	2,558
10	E TENN Urological & Med Supply	800
11	PAWS Pet Supply & Grooming	1,680



# LOCATION

7531-7569 BARNETT WAY, POWELL, TN 37849

## Local Business



## Local Map





# Demographics

## Population, Households & Income

	1 Mile	5 Miles	10 Miles
<b>POPULATION</b>			
Total Population	2,805	85,724	328,109
Median Age	37.0	37.2	35.9
Median Age (Male)	36.6	35.3	34.7
Median Age (Female)	38.5	38.7	37.3
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,097	36,877	141,852
# Of Persons Per HH	2.6	2.3	2.3
Average HH Income	\$66,703	\$53,777	\$52,962
Average Home Value	\$158,592	\$149,525	\$161,365



**For More  
Information  
Contact:**

**John G. Moore, III**  
**Owner/Agent**

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