

FOR SALE

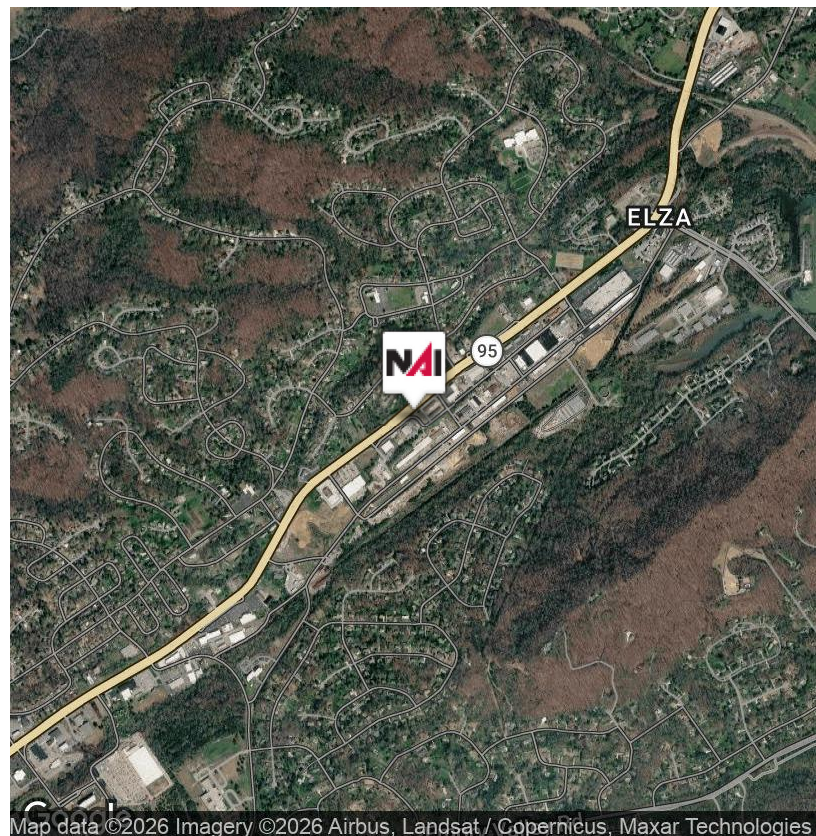
313 Oak Ridge Tpke Oak Ridge, TN 37830

NAI Koella
RM Moore



5,059 SF Office/Service/Retail Facility

- 3 bay garage - (2) 10' W x 11' H doors,
(1) 12' W x 13' H door
- 3 Interconnected suites -
Suite A - 1,249 SF Office, 1 Restroom
Suite B - 935 SF Office, 1 Restroom
Suite C - 2,875 SF, 2 Restrooms
(1,883 SF Shop/Garage, 992 SF office)
- Separate electrical meters - (2) 125 Amp/1 phase,
(1) 200 Amp/1 phase
- 9' ceilings in offices
- Recently replaced HVAC units.
- Parking for 23 cars
- 0.37 Acre site/ Building built in 1989.
- UB-2 Zoning permits a broad range of retail, office and business services uses.
- \$635,000



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✉ **Sam Tate, CCIM**
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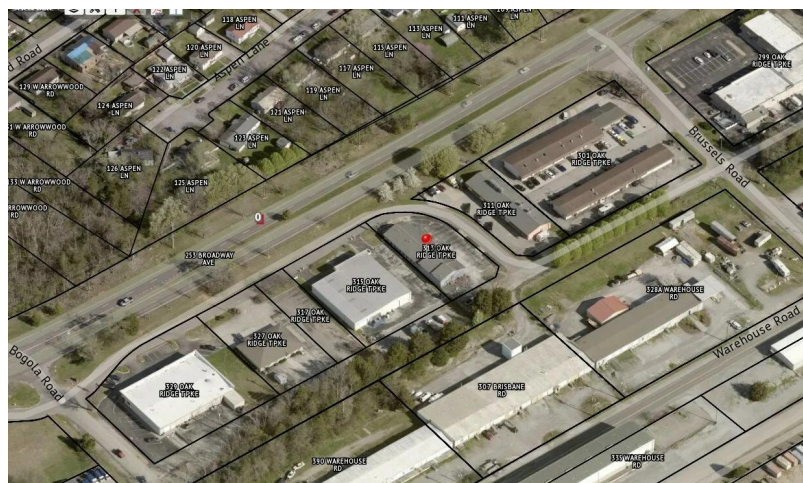
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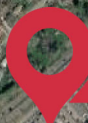
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AERIAL



SUBJECT PROPERTY

Google

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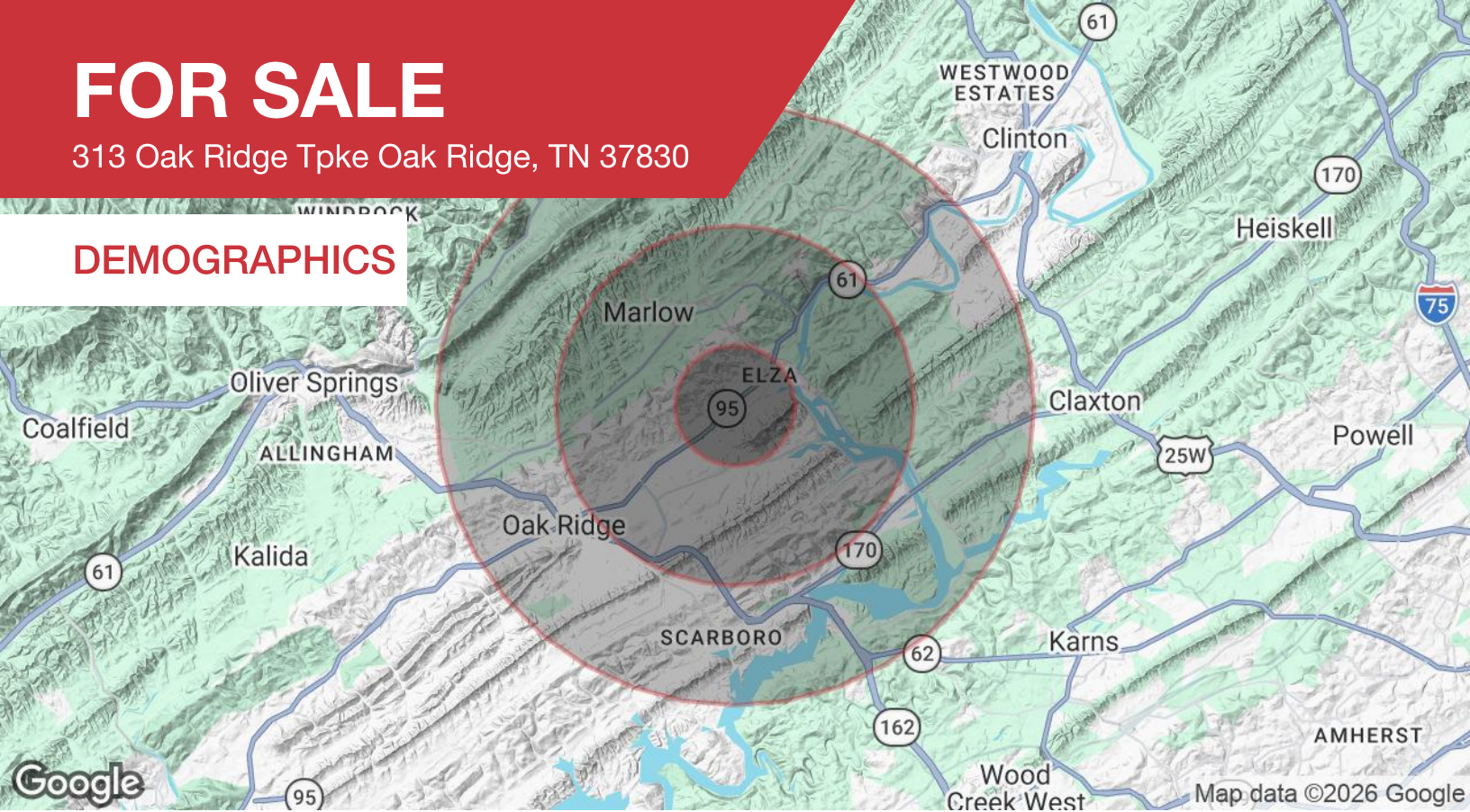
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DEMOGRAPHICS



Population

1 Mile

3 Miles

5 Miles

Total population	5,083	19,332	38,416
Median age	39.1	40.2	40.6
Median age (male)	41.1	38.9	39.5
Median age (Female)	39.5	42.0	41.8

Households & Income

1 Mile

3 Miles

5 Miles

Total households	1,921	7,787	15,492
# of persons per HH	2.6	2.5	2.5
Average HH income	\$92,365	\$93,075	\$89,949
Average house value	\$227,952	\$248,391	\$254,840

* Demographic data derived from 2020 ACS - US Census