



Offering Memorandum



10, 12 Emory Place

KNOXVILLE, TN 37917

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Property Information

PROPERTY SUMMARY

10, 12 EMORY PLACE

KNOXVILLE, TN 37917

OFFERING SUMMARY

SALE PRICE: \$2,000,000

LEASE RATE: \$16.00 - 22.00 SF/yr
(NNN)

BUILDING SIZE: 7,731 SF

10 EMORY SF: 6,695 SF

12 EMORY SF: 1,036 SF

PRICE / SF: \$258.70



PROPERTY SUMMARY

The Emory Place Historic District has become a creative, design-driven hub on the edge of Downtown Knoxville. With the surge of redevelopment and revitalization along this corridor, the area is quickly becoming a destination for businesses seeking character, walkability, and community. This is a rare opportunity to own three contiguous historic buildings in a booming district just outside of downtown. The properties feature classic brick facades, tall ceilings, and abundant natural light -- ideal for creative office, retail, gallery, or studio use. Whether for a tenant, owner-occupant, investor, or a multi-use redevelopment vision, this property provides the chance to own in one of Knoxville's most rapidly evolving historic commercial corridors.

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1928

PROPERTY HIGHLIGHTS

- Historic architectural features including original brick facades, stained glass, high ceilings, and strong natural light.
- Surface-level parking in Emory Place available on a first-come, first-served basis.
- Established creative business district with ongoing redevelopment and a growing mix of design, tech, retail, and local businesses.
- Walkable location with easy access to coffee shops, restaurants, street retail, and a quick commute to Downtown Knoxville and interstate connections.

INTERIOR PHOTOS





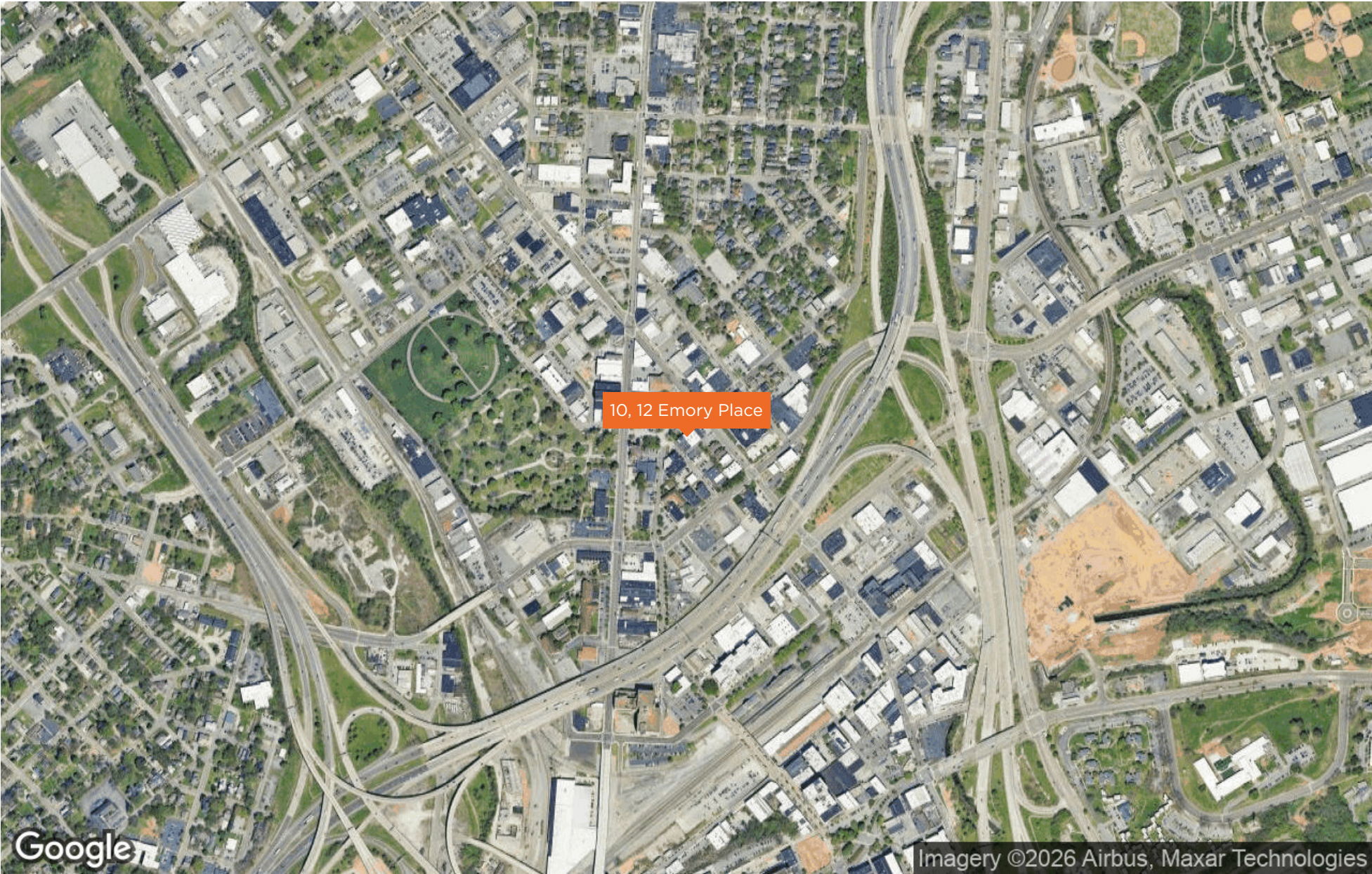
Location Information

LOCATION DESCRIPTION



Emory Place sits at the intersection of Downtown Knoxville, Old North, and the Old City, offering a central location within one of the city's most active redevelopment corridors. The district is known for its historic architecture, growing mix of creative offices, local retailers, coffee shops, and neighborhood restaurants—all within easy walking distance. With quick access to Broadway, Central Street, Gay Street, and nearby interstate ramps, the area provides a convenient connection to the broader Knoxville region while maintaining a walkable, neighborhood feel. It's a location that blends historic character with ongoing investment, attracting businesses looking for both accessibility and community.

LOCATION MAP



REGIONAL MAP

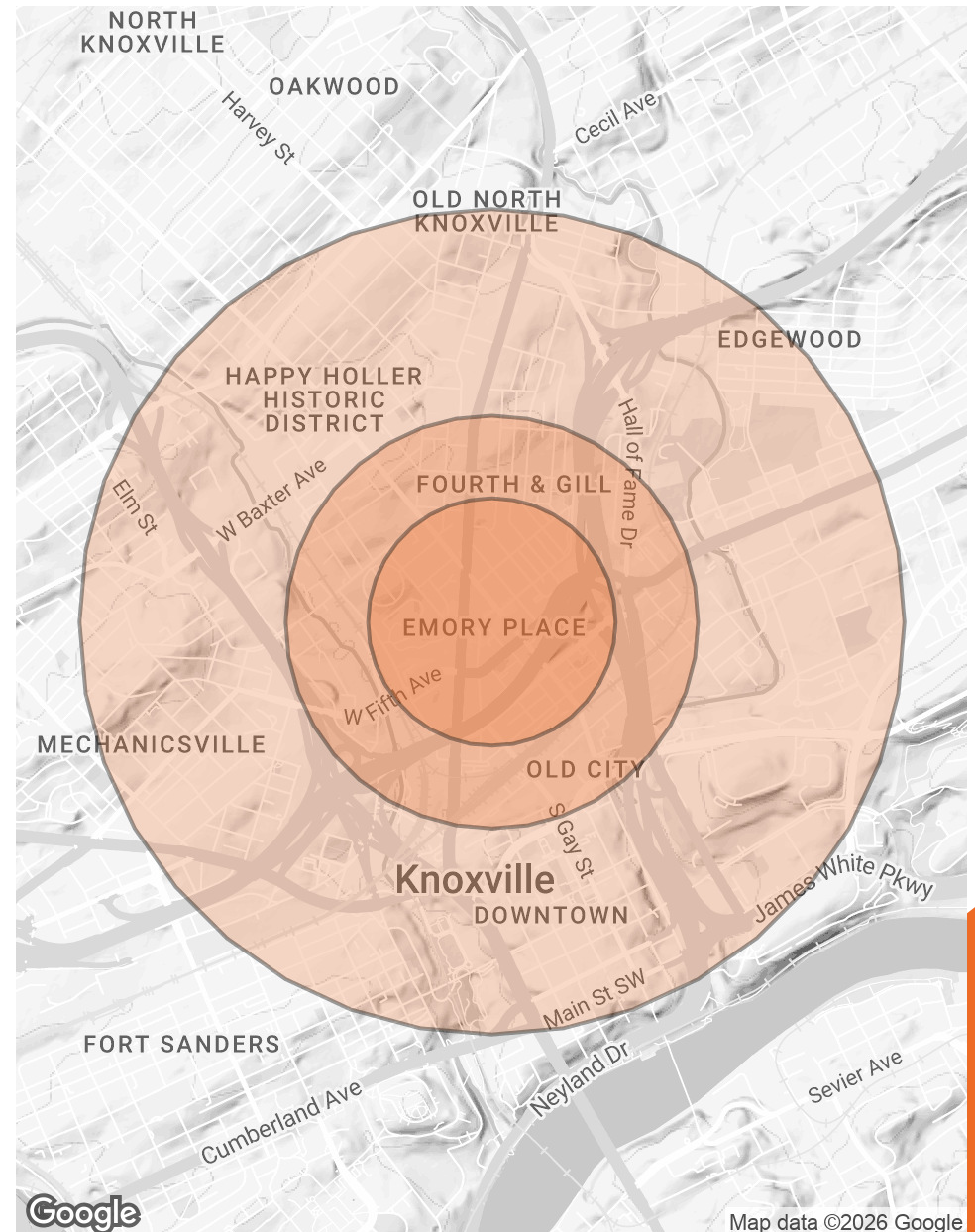


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,015	2,732	11,401
AVERAGE AGE	43	43	37
AVERAGE AGE (MALE)	44	43	37
AVERAGE AGE (FEMALE)	42	42	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	456	1,402	5,723
# OF PERSONS PER HH	2.2	1.9	2
AVERAGE HH INCOME	\$84,236	\$83,125	\$69,566
AVERAGE HOUSE VALUE	\$426,051	\$466,114	\$419,478

Demographics data derived from AlphaMap



TEAM CONTACT INFORMATION



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