



205 S Armstrong Rd



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ROGERSVILLE, TN 37857

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A photograph of a community room. In the foreground, there is a white folding table and several red upholstered chairs. In the background, a long white table is set up with various items including a coffee maker, a microwave, and some papers. A flat-screen TV is mounted on the wall above the table. To the left, a framed sign is on the wall. To the right, a large window looks out onto a green lawn and a blue building. The ceiling has a large rectangular light fixture and a circular vent. The floor is made of light-colored square tiles.

Property Information

PROPERTY SUMMARY

205 S ARMSTRONG RD

ROGERSVILLE, TN 37857

OFFERING SUMMARY

SALE PRICE:	\$400,000
BUILDING SIZE:	3,193 SF
GARAGE SIZE:	(Unfinished) 1,440 SF
BASEMENT:	(Unfinished) 560 SF
PRICE/SF:	\$77.00
TRAFFIC COUNT:	(W Main) 5,033
LOT SIZE:	.18 Acres
COUNTY:	Hawkins
ZONING:	M-R
YEAR RENOVATED:	2006

PROPERTY SUMMARY

The property features a front commercial office, a rear apartment, and a garage, making it an ideal investment for owner-operators or income seekers. Its suitability for professional use is proven by a former insurance tenant and its proximity to legal and government hubs. Located within a stable community of 4,500 residents—and a broader regional market of over 309,000—this address offers a solid client base for legal, financial, or insurance services.



PROPERTY PHOTOS



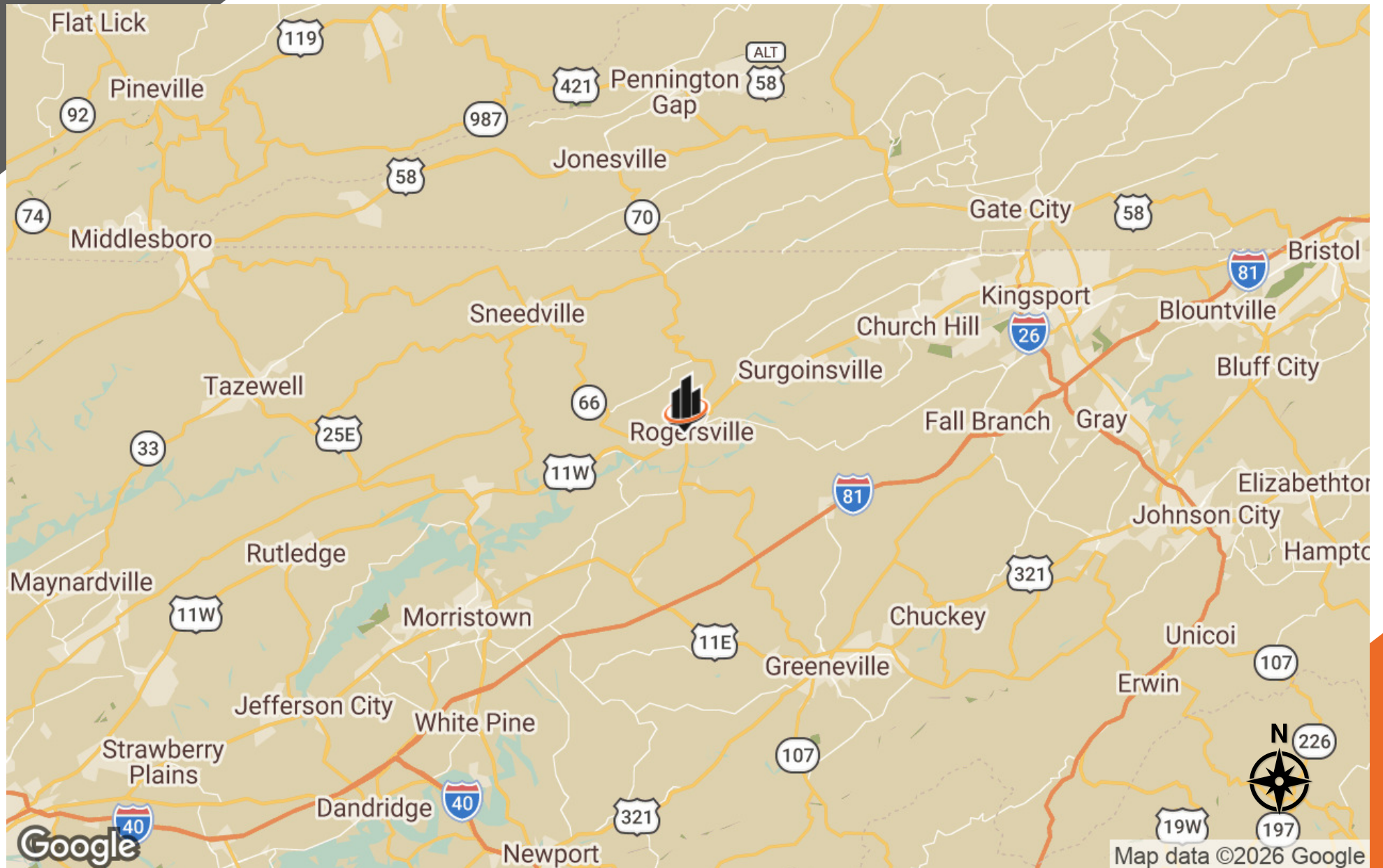


Location Information

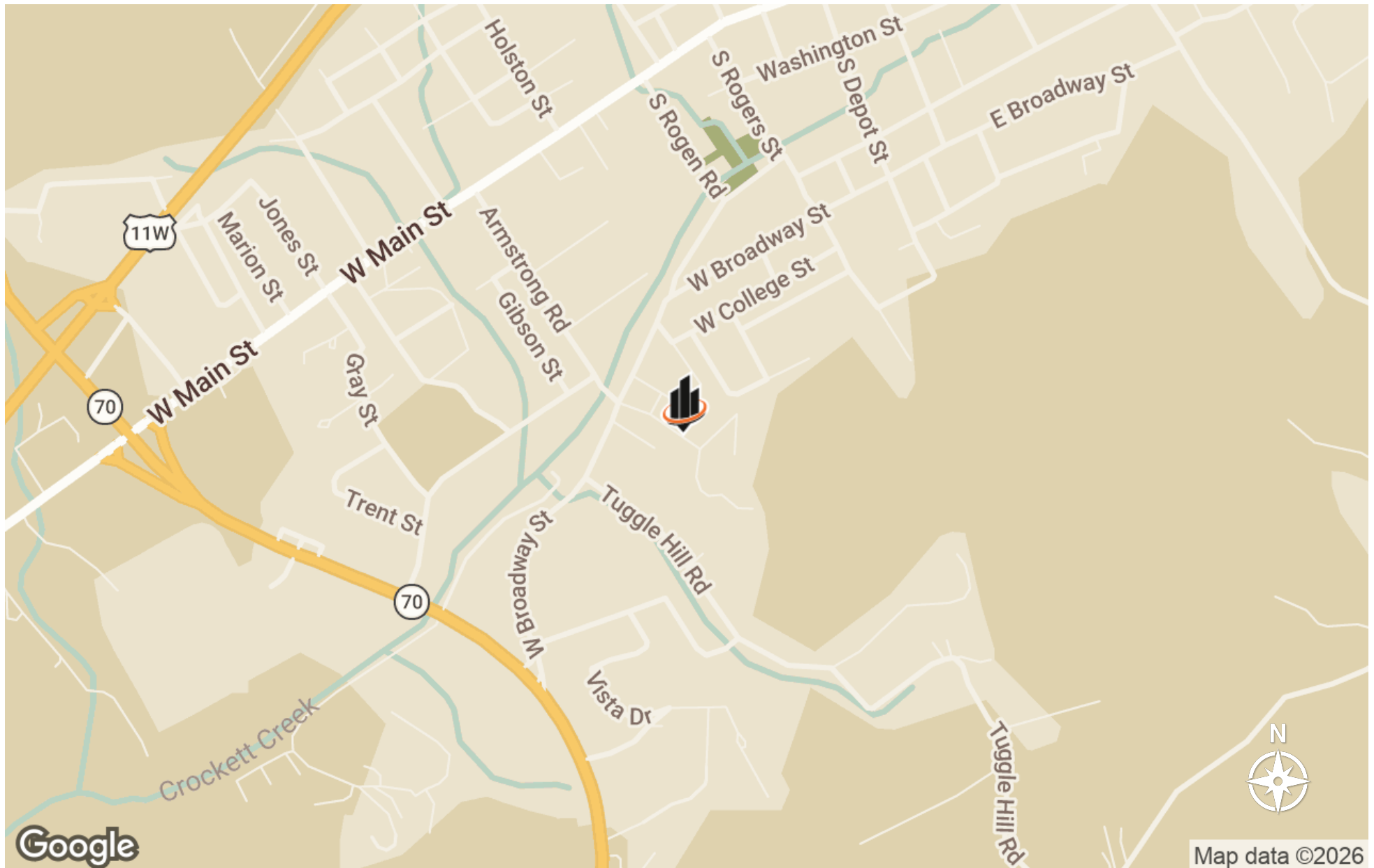
LOCATION DESCRIPTION

Ideally positioned just steps from the heart of Rogersville, this mixed-use property sits on South Armstrong Street—a well-traveled corridor connecting residential neighborhoods directly to the city's historic downtown core. South Armstrong Street is home to a variety of professional services and nonprofit organizations, creating a built-in professional environment that complements an office use. The property is within comfortable walking distance of East Main Street, where local retail boutiques, dining, and service businesses serve both residents and visitors. The historic Hawkins County Courthouse anchors the downtown square, and the county clerk, chancery court, and circuit court offices are all within a short drive, making this location especially attractive for legal, financial, insurance, or government-adjacent businesses. Rogersville is the county seat of Hawkins County, a stable community founded in 1789 and incorporated in 1903.

REGIONAL MAP



AERIAL MAP



RETAILER MAP





Demographics

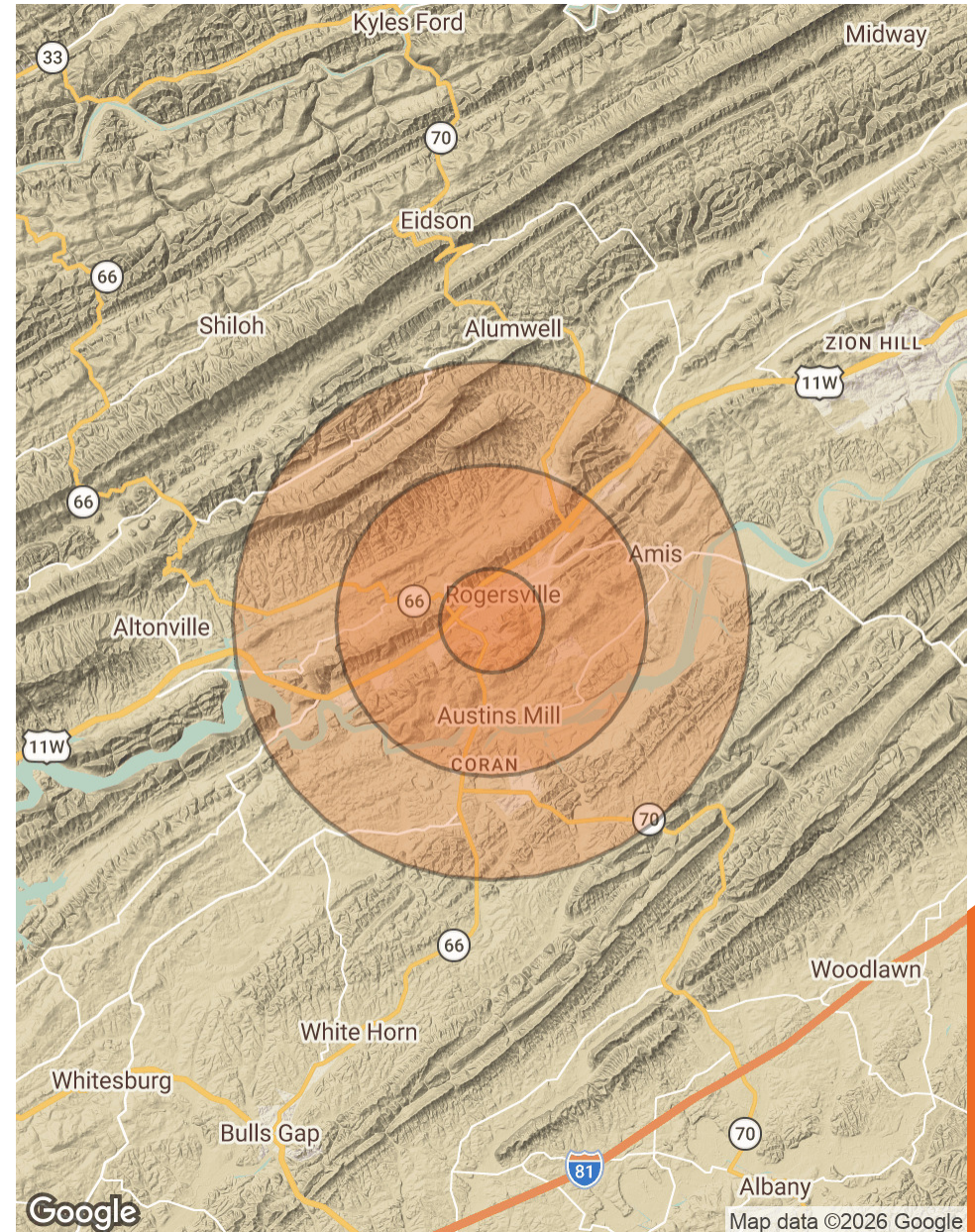
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,093	8,258	13,559
AVERAGE AGE	40.3	42.6	43.4
AVERAGE AGE (MALE)	39.9	42.7	43.6
AVERAGE AGE (FEMALE)	41.2	44.5	46.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	898	3,224	5,264
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$52,270	\$64,739	\$65,117
AVERAGE HOUSE VALUE	\$166,331	\$165,000	\$158,556

RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	1,908	7,690	12,752
TOTAL POPULATION - BLACK	56	194	226
TOTAL POPULATION - ASIAN	25	37	71
TOTAL POPULATION - HAWAIIAN	0	0	0
TOTAL POPULATION - AMERICAN INDIAN	0	0	3
TOTAL POPULATION - OTHER	0	5	15

2023 American Community Survey (ACS)





Property Analysis

Financial Analysis

205 S Armstrong St, Rogersville, TN	
Projected Year	2026
Rental Income- Office & Apartment	31,930
Rental Income - Garage	4,320
Total Operating Income	36250
Insurance	3000
CAM	1500
Property Taxes	5000
Total Operating Expense	9500
NOI - Net Operating Income	36250
CAP Rate	9%
Price	402,777

Rent: \$10.00 PSF

Rent \$3.00 PSF

NNN's: \$2.97 PSF



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KNOXVILLE, TN 37917



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