

Prime Riverfront Mixed-Use Opportunity

FOR SALE



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Office Area

±3,000 SF

Retail/Showroom

±900 SF

Warehouse

±6,100 SF

Potential Patios



Square Footage is estimated in each area

VIDEO

PROPERTY DESCRIPTION

Rarely does a building of this size, quality, and location hit the market in Knoxville.

The asset is vacant at closing, allowing immediate occupancy for an owner-user without lease buyouts or downtime. Renovated in 2019

Located in one of the fastest growing areas on the riverfront, just south of downtown in the thriving Riverfront South district, this ±10,000 freestanding property offers exceptional flexibility and upside in one of East Tennessee's most dynamic growth corridors. Zoned C-3 (Light Industrial), the site allows for retail, office, creative space, light manufacturing, cold storage, showroom, event venue, micro-brewery, or virtually any mixed-use concept. Convenient freeway access enhances both visibility and accessibility.

OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	1
Lot Size:	20,233 SF
Building Size:	10,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,076	5,255
Total Population	698	2,187	10,148
Average HH Income	\$55,132	\$54,702	\$61,049

Carson Lee Jones

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Property Description

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Rarely does a building of this size, quality, and location hit the market in Knoxville.

The asset is vacant at closing, allowing immediate occupancy for an owner-user without lease buyouts or downtime. Renovated in 2019

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The building offers two expansive patio areas, the front with roll-up garage doors, plus a rear deck extension opportunity overlooking the future walking trail —creating an ideal indoor/outdoor environment for a restaurant, taproom, or music venue.

With 25 climate-controlled rooms on the office side and a walk-in cooler on the industrial side, the property is also uniquely positioned for a mixed-use coworking and hospitality concept.

The office and retail suites require only minor cosmetic updates to be move-in ready, making the property well-suited for a law firm, HVAC or plumbing contractor, distribution, medical supply, design studio, or any professional service seeking a high visibility, strategically located headquarters or regional office.

Whether you're an owner-user seeking the perfect headquarters, a developer hunting the ultimate adaptive-reuse opportunity, or an investor chasing strong, tax-advantaged cash flow in a supply-constrained submarket, this asset exceptionally difficult to replicate today at any price. For investors with capital gains seeking a true tax-free vehicle (not just deferral) via an Opportunity Zone strategy, this is your move.

LOCATION DESCRIPTION

Located in one of the fastest-growing waterfront corridors in Knoxville, just south of Downtown in the thriving South Waterfront / Old Sevier district, this ±10,000 SF freestanding property benefits from exceptional waterfront proximity, regional access, and significant public infrastructure investment.

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Highlights

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Proximity Advantage

- Immediate access to Downtown Knoxville, the University of Tennessee, I-40, I-275, and the James White Parkway
- Near downtown Knoxville's emerging tech and office hub
- Fast, regional access via all major Knoxville highways
- Proximity to expanding Oak Ridge Data-Center cluster (≈40 minutes)

Highlights That Can't Be Replicated

- Situated in a federally designated Opportunity Zone, offering significant tax advantages for qualified investors
- True scarcity: Virtually zero competing ±10,000 SF buildings of this quality and condition are currently available south of the river
- Strong surrounding growth: New residential, retail, and hospitality projects transforming the entire South Riverfront district

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Highlights

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Building Features & Interior Details

- 25 total rooms, including multiple temperature-controlled and humidity-controlled rooms
- 3 bathrooms, all backing up to each other for plumbing efficiency
- Nest thermostat system
- Walk-in cooler on the industrial side
- Two loading bays
- Gas heater in warehouse section
- One humidity-controlled room in the main area + multiple temp and humidity-controlled rooms in warehouse
- Rec room / kitchen area
- Washer & dryer hookup
- Mix of LVP, tile, vinyl, carpet (two offices), and concrete flooring
- Showroom with Japanese mini-split unit
- Front office suite with its own entrance, two offices, and a private bathroom
- Slab foundation with drop ceiling (walls can be removed to open the full space)

Mechanical & Structural

- New water heater
- New backflow meter
- HVAC (2015)
- Roof (2015) – small-pitch rubber bladder roof with external gutters

Utilities & Operating

- Average utilities: approx. \$800/month (KUB)
- All utilities provided by KUB
- Proximity to three-phase power infrastructure for potential micro data center use

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Aerial Map

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Google

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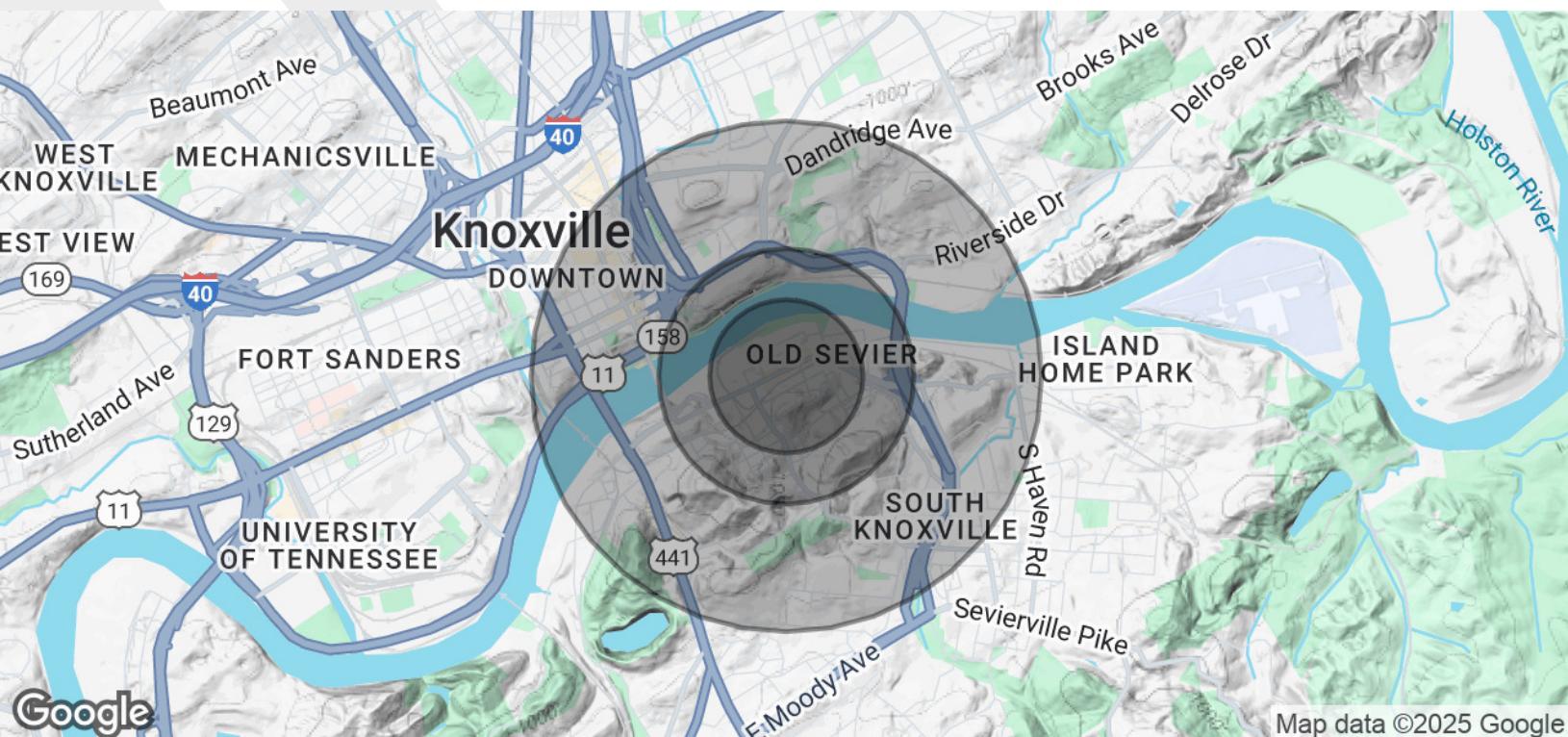
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	698	2,187	10,148
Average Age	33	33	35
Average Age (Male)	32	32	35
Average Age (Female)	34	33	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,076	5,255
# of Persons per HH	2.1	2	1.9
Average HH Income	\$55,132	\$54,702	\$61,049
Average House Value	\$164,036	\$204,018	\$309,251

Demographics data derived from AlphaMap

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Disclaimer

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TABLE OF CONTENTS

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

AERIAL MAP

FINANCIAL SUMMARY

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO 1

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