

**1965 Hawks Landing,
Louisville, TN
37777**

Inquiries:



865-470-4868



OFFICE SPACE FOR LEASE

**\$17 PSF NNN
+\$6.18 PSF OPEX**

**ENTIRE SECOND
FLOOR AVAILABLE**

12,562 - 25,124 SF

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PROPERTY HIGHLIGHTS

- Convenient Access - Easy access to Knoxville, Alcoa, or Maryville via Pellissippi Pkwy & Topside Road. Several new multifamily developments nearby.
- Exceptional Parking - Oversized parking lot with a ratio of 8+ spaces per 1000 SF.
- Beautifully Landscaped - The campus has plenty of outdoor seating, a courtyard with a fountain, and lush landscaping.

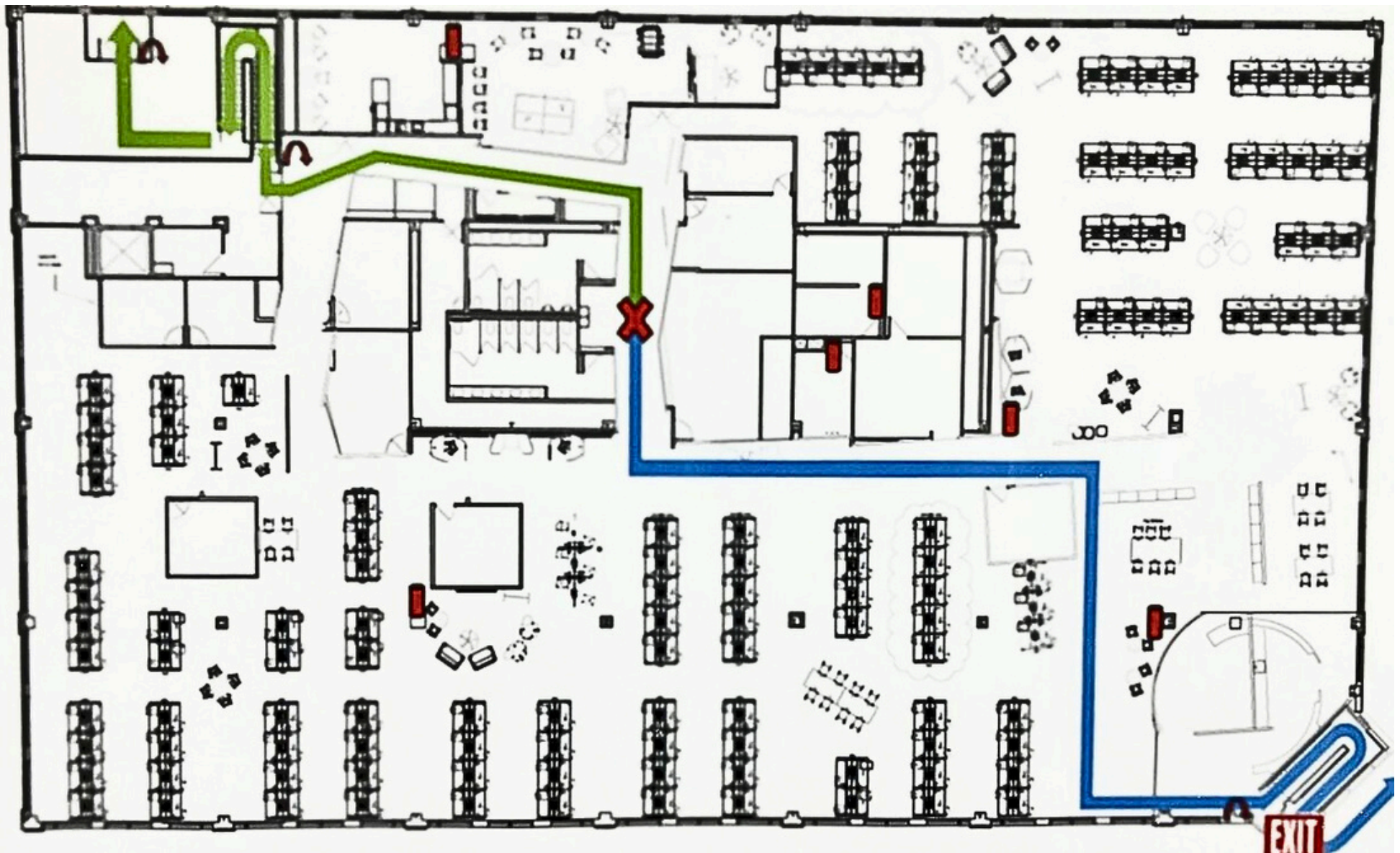
SITE



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REALTY INC

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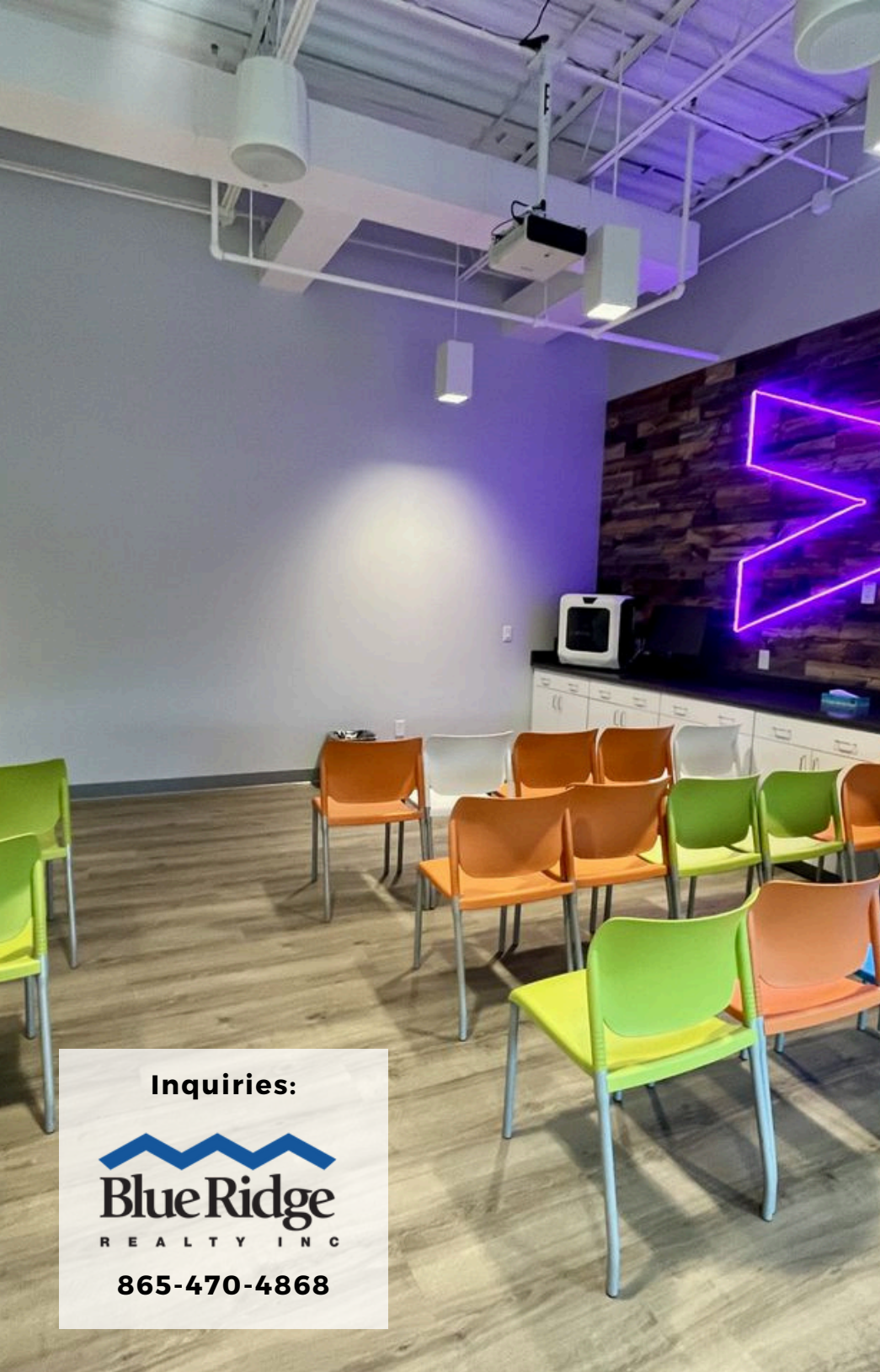


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- Ideal for collaborative businesses
- Ample desk space
- Multiple conference rooms and large training room

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INTERIOR



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ACCESS & VISIBILITY



**Pellissippi Pkwy
≈ 75,000 CPD**

**Topside Rd
10,100 CPD**

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TRAVEL TIME

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Blue Ridge
Heights REALTY INC

865-470-4868

Esri, TomTom, Garmin, SafeGraph, Geo



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DEMOGRAPHICS

according to data provided by CoStar



Demographics >>

	1 mile	3 miles	10 Min. Drive
Population	1,981	12,116	18,871
Households	868	5,277	7,783
Median Age	43	42.20	42.10
Median HH Income	\$61,351	\$62,506	\$71,075
Daytime Employees	2,675	12,032	10,023
Population Growth '24 - '29	↑ 8.33%	↑ 8.77%	↑ 7.87%
Household Growth '24 - '29	↑ 8.29%	↑ 8.79%	↑ 7.93%

TRAVEL TO WORK

