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Property Summary: 236 Miller Avenue, Crossville, TN.

List Price:	$1,599,000	The offering is situated just west of the intersection of Miller Avenue and Livingston Road.
Lot Size:	3.35 +/- Acres	The subject parcel is a portion of the parent parcel
Building Size:	Site offers two detached buildings	Building One: Two Story 11,958+/-sf Building Two: 1,710+/- sf

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Property Highlights: 236 Miller Avenue, Crossville, TN.

The subject property consists of 3.35+/- acres offering approximately 430+/- feet of frontage along Miller Avenue. AADT counts in excess of 9,000 vpd. The site provides multiple points of ingress/egress, ample parking and two detached buildings. The main/front building offers nicely appointed office space featuring two levels with 16 separate offices, 5 restrooms and breakroom on the 2d level and 13 offices, 5 restrooms, 2 reception areas and full kitchen on the 1st level. There is also a partial finished basement with restroom. Approximately 3,800sf of the main level is leased by Health Connect America. The additional detached building is comprised of open office space, garage and restroom. The contiguous 1+/- acre parcel at the corner of Livingston Road and Miller Avenue is available with a list price of $499,900. Both parcels purchased together, totaling approximately 4.45 acres, have a list price of $1,999,900. Crossville is located approximately 1 hour west of Knoxville, 2 hours east of Nashville and 1.5 hours north of Chattanooga.

Building One: Constructed in 1977, 2 Story Brick totaling 11,958sf
Building Two: Constructed in 1995, 1 Story Brick totaling 1,170sf

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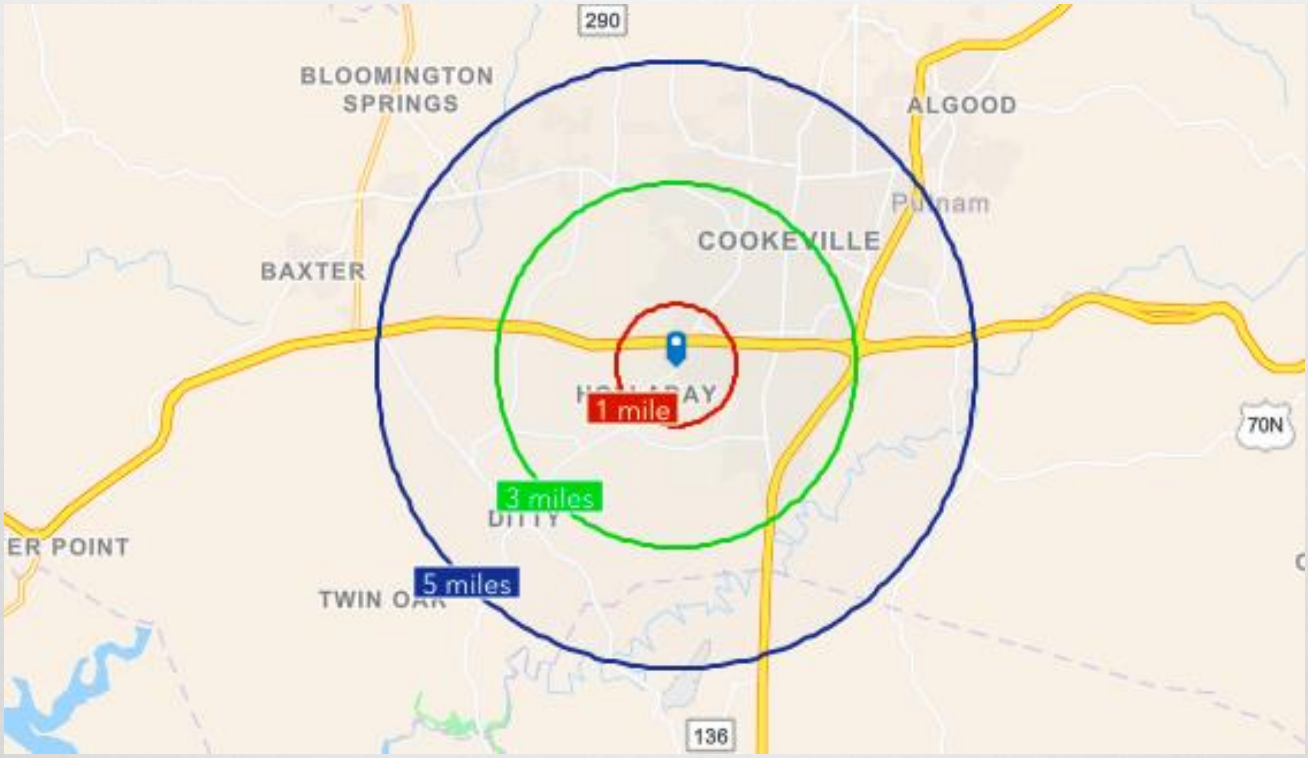

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,057	15,841	23,377
Median Age	38.1	42.6	45.1

Households/Income	1 MILE	3 MILES	5 MILES
Total Households	1,893	6,790	10,106
Average HH Size	2.09	2.27	2.26
Average HH Income	$45,089	$60,964	$66,965

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Aerial Map:

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Site Photographs:

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