

For Lease

Office Suite

1,246 SF | \$28.00 SF NNN

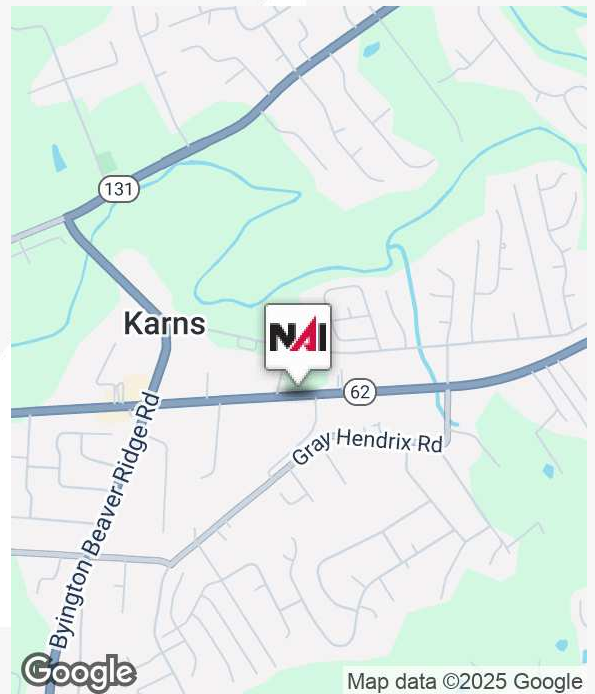


7693 Oak Ridge Highway

Knoxville, Tennessee 37931

Property Highlights

- Join Beaver Creek Dental in this new development!
- New dental/professional office building
- Located in the heart of Karns
- Near Karns Schools
- Prominent monument signage on Oak Ridge Highway
- Shell space condition
- Tenant improvement allowance negotiable



For more information

John Haney, CCIM

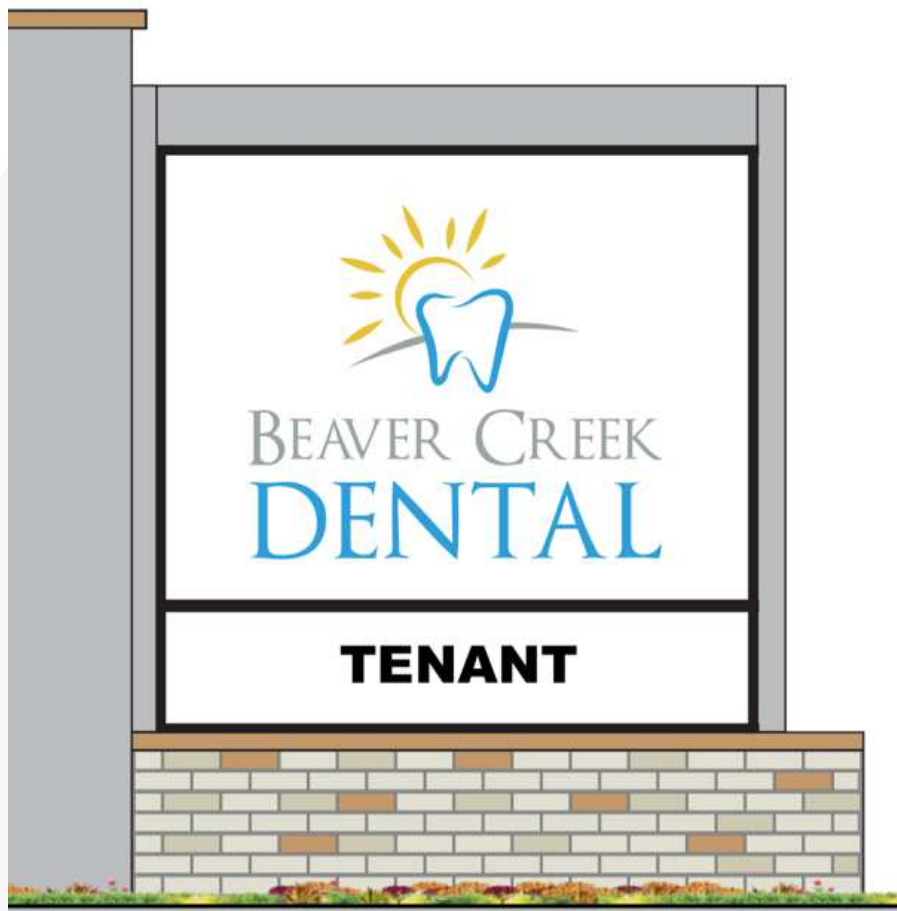
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Alex Webber

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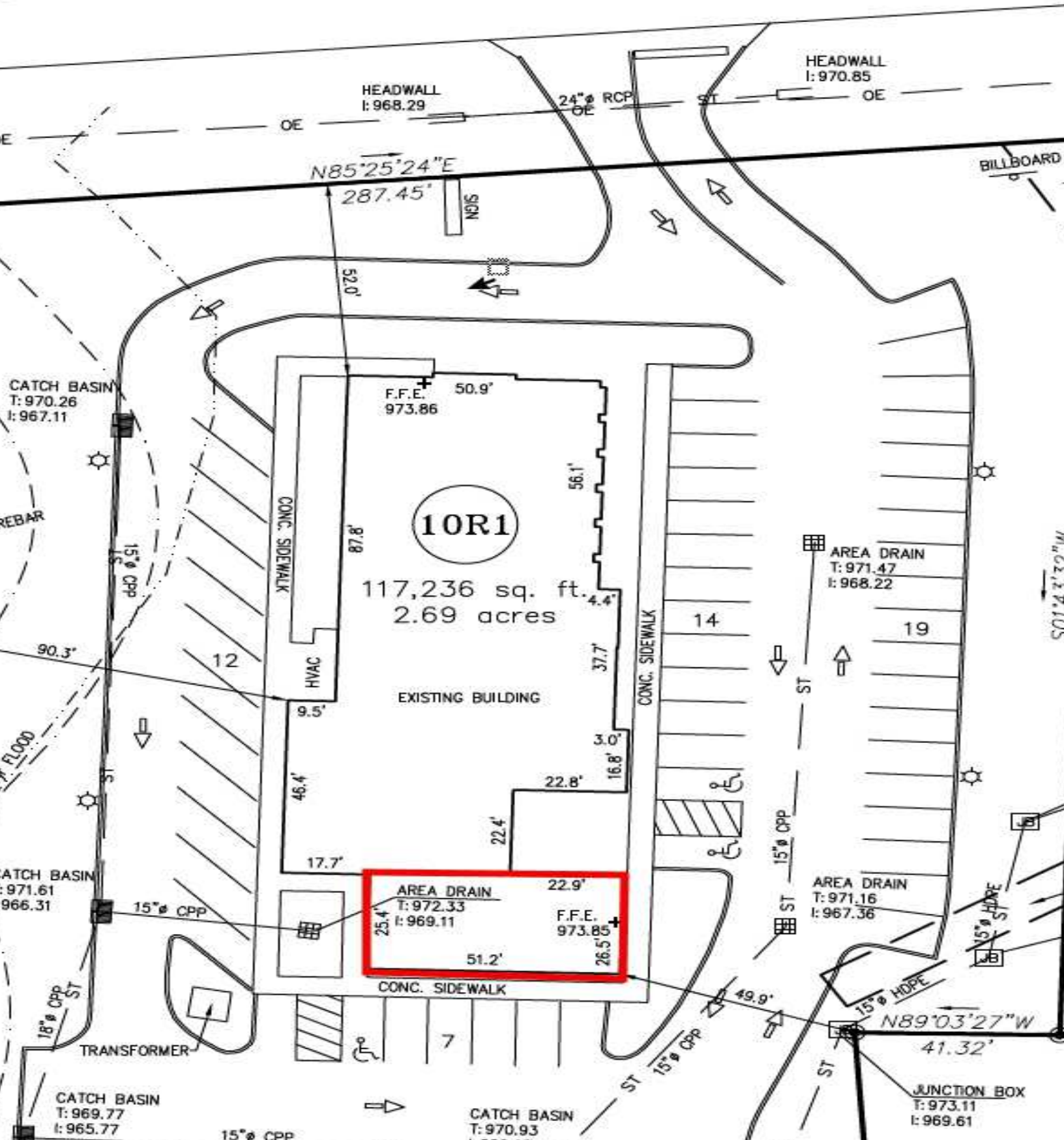
Exterior Photos



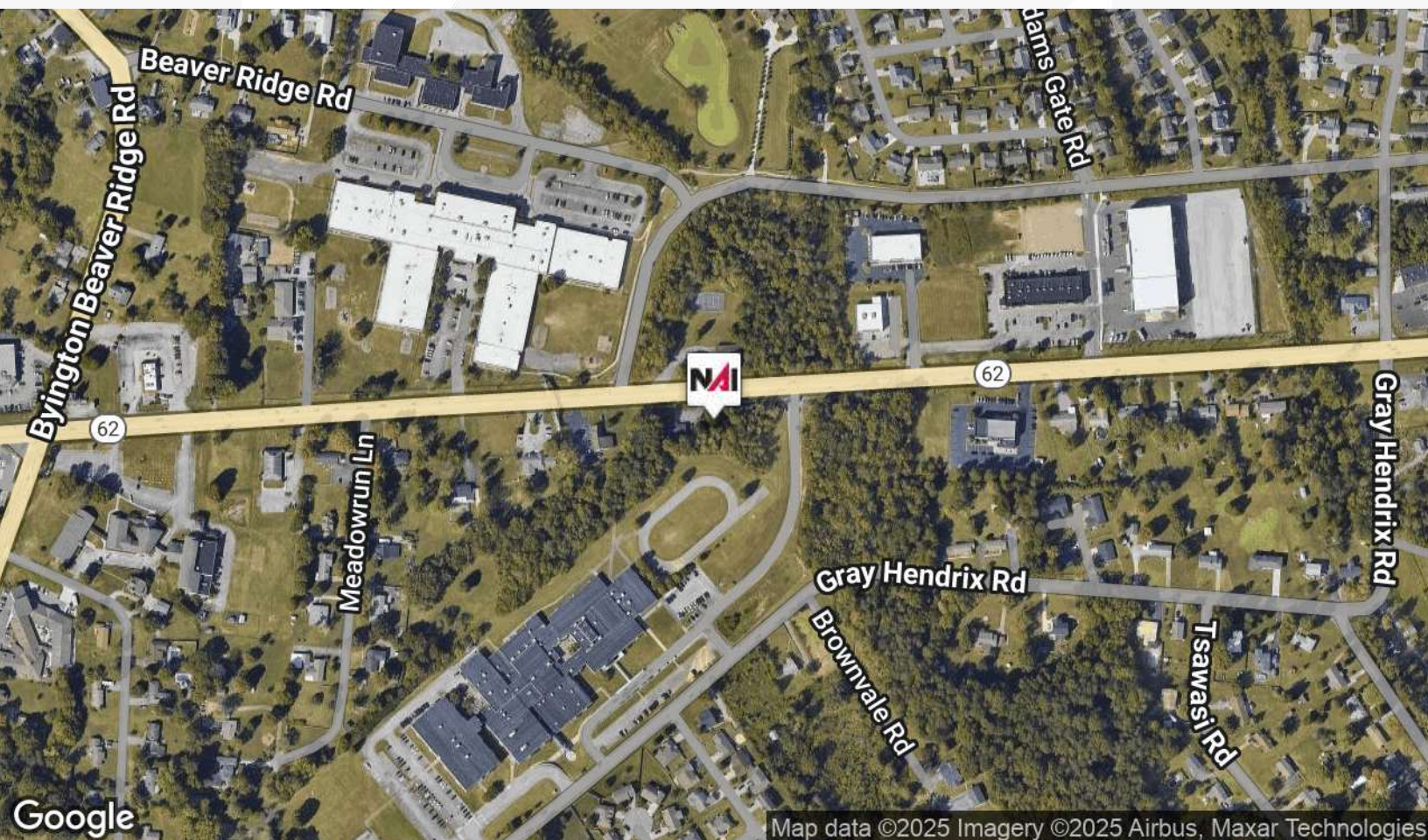
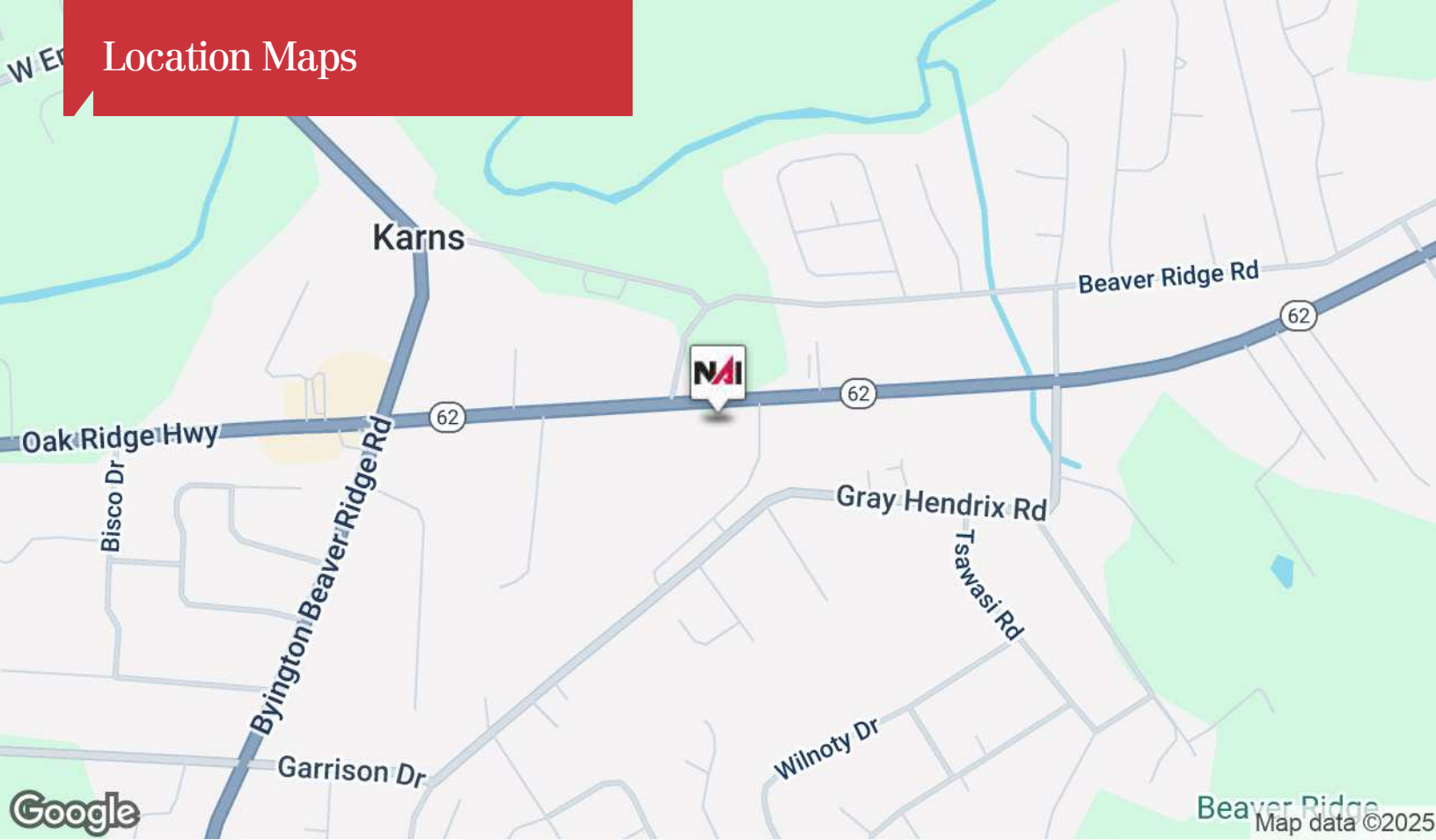


THE HIGHWAY

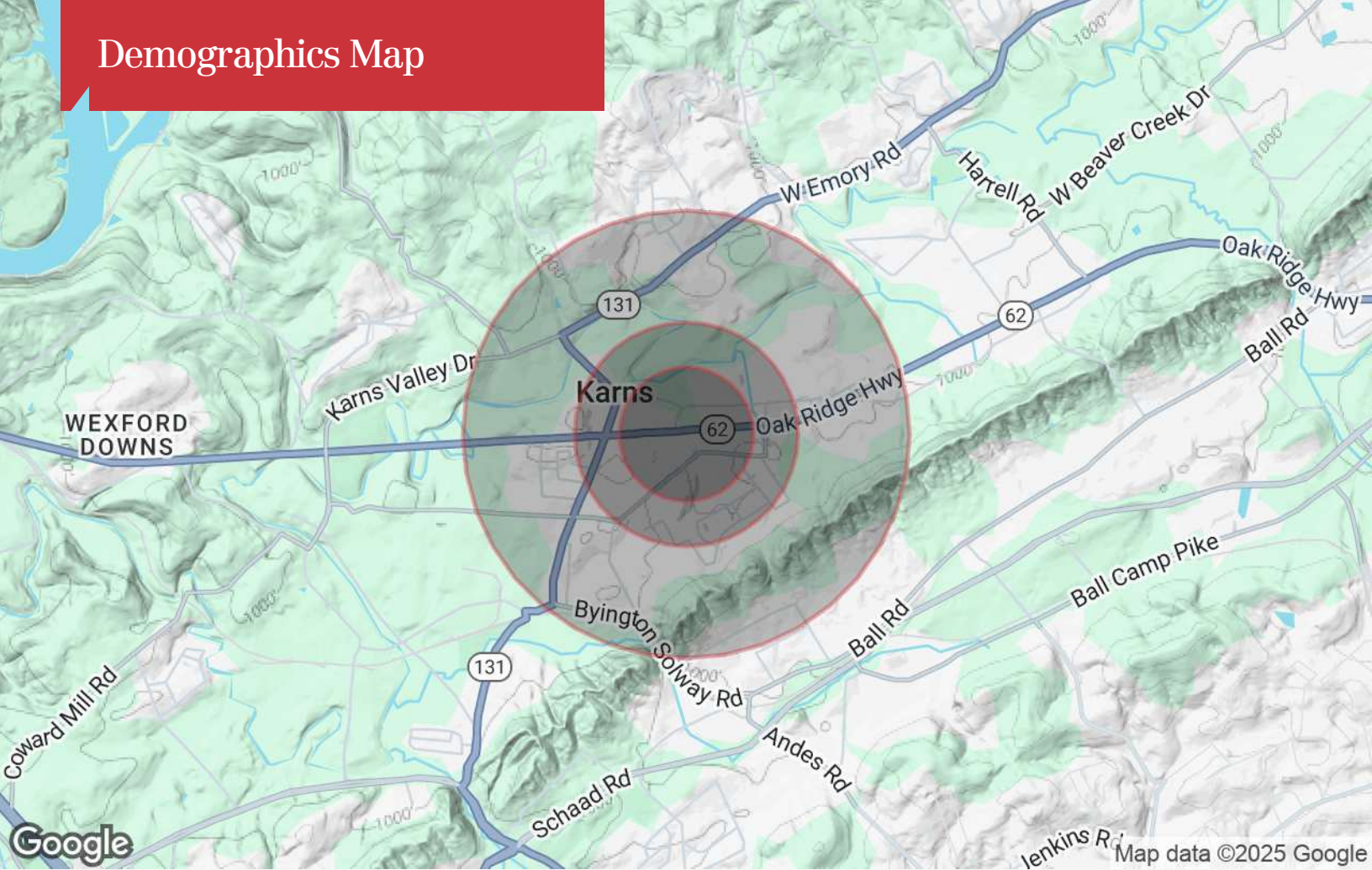
CENTERLINE OF R.O.W.



Location Maps



Demographics Map



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	265	1,472	4,674
MEDIAN AGE	39	40	40
MEDIAN AGE (MALE)	38	38	39
MEDIAN AGE (FEMALE)	41	41	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	100	556	1,763
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$98,597	\$99,355	\$100,370
AVERAGE HOUSE VALUE	\$351,704	\$356,373	\$363,458

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	91.4%	91.5%	92.0%
% BLACK	4.5%	4.5%	4.3%
% ASIAN	1.6%	1.5%	1.5%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.4%	0.5%	0.4%
% OTHER	2.0%	1.9%	1.8%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	4.5%	4.5%	4.3%

* Demographic data derived from 2020 ACS - US Census

Agent Profile

John Haney, CCIM

Senior Advisor

Office: 865.777.3048

Cell: 865.228.0673

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Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/ Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

Recent Notable Clients

Medical: Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle, Dobbs Orthodontics, Buckeye Home Medical

Professional: K&P Remodeling, Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Total Quality Logistics, Concord Title

Industrial: BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

Retail: Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Christmas Decor Plus More, Big O Tires

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance, Vice President

PIN Referral Excellence Organization, Networking Today International

Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014



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Alex Webber

Advisor

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Professional Background

Alex Webber serves as a Commercial Real Estate Advisor with NAI Koella | RM Moore, where he specializes in land sales and ground leases, Professional/medical office, retail and investment properties, buyer/tenant representation, and site selection. Based in East Tennessee, with a particular emphasis on Blount, Knox and Sevier Counties, he is committed to helping clients identify strategic real estate opportunities to establish, expand, or relocate their businesses. A Maryville native, he brings a strong understanding of the local market and draws on his family's legacy of business ownership to offer informed guidance and a detail-oriented approach.

He is a 2013 graduate of Maryville High School and began his real estate career as a Closing Specialist with Admiral Title Company in Knoxville. This foundational experience provided valuable insight into transactional processes and sparked his interest in commercial real estate, leading to his licensure as an affiliate broker in 2021. He remains actively engaged in the professional community through participation in the Young Professionals groups of both the Blount County Chamber and the Farragut/West Knox Chamber of Commerce.

Memberships

East TN CCIM Chapter, Board of Directors

CCIM Designee

Leadership Blount Class of 2026

Downtown Referral Excellence Organization, Board of Directors

National, Tennessee, and Knoxville Association of REALTORS

Farragut/West Knox Chamber of Commerce

Blount County Chamber of Commerce

Loudon County Chamber of Commerce

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