



**BROCHURE**

# Chilhowee Medical Park

2020 E LAMAR ALEXANDER PARKWAY

Maryville, TN 37802

**PRESENTED BY:**

**MCKENZIE KRAMER**

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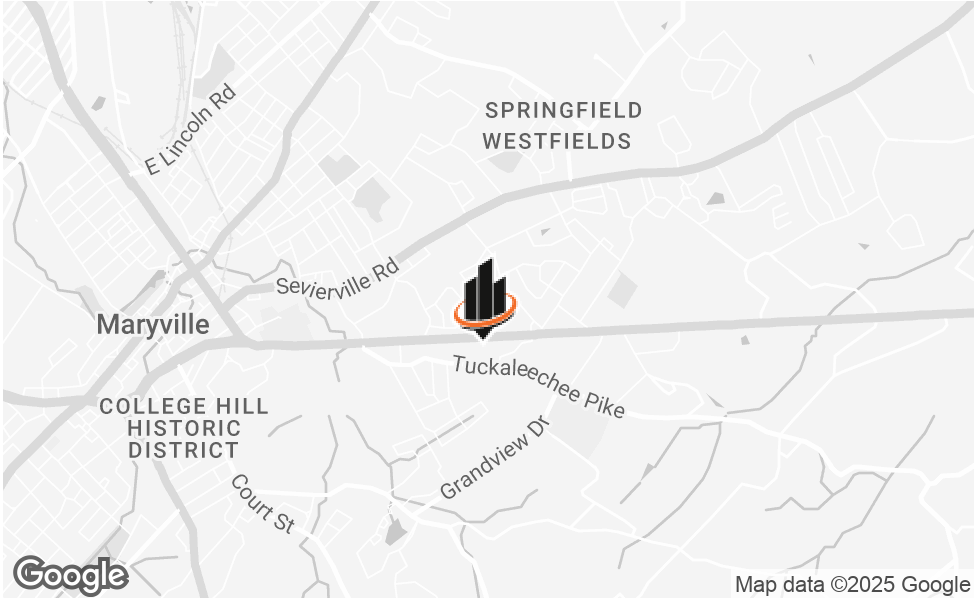
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**GEORGE BROWN, SIOR, CCIM**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (MG)
BUILDING SIZE:	31,027 SF
AVAILABLE SF:	1,275 SF
LOT SIZE:	8.6 Acres
YEAR BUILT:	1977
ZONING:	BT

PROPERTY OVERVIEW

Chilhowee Medical Park is a multi-tenant office complex totaling 31,027 sqft of space. The complex sits just outside downtown Maryville, around one mile from Blount Memorial Hospital. Alcoa Hwy, McGhee Tyson Airport, and Pellissippi Parkway are just minutes away, with great visibility and accessibility from E Lamar Alexander Parkway.

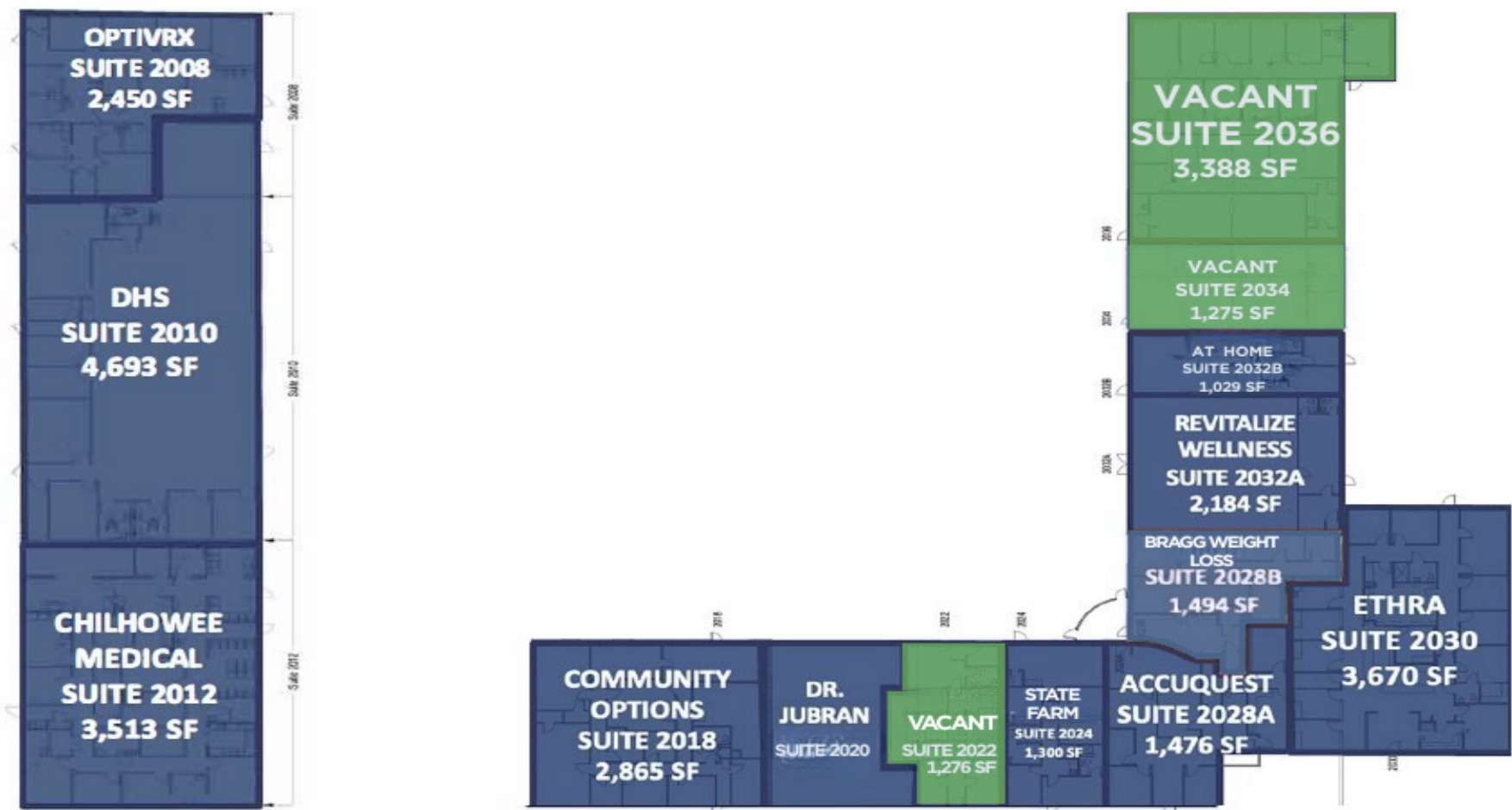
Prominent building signage and easy access from E Lamar Alexander Parkway. Ample parking with over 7 spaces per 1,000 SF. Recent renovations include a new roof, resurfaced parking lot, new mail system, fresh exterior paint, and tenant suite signage. TI (Tenant Improvement) packages are available for negotiation.

Agent is an owner of the Property.

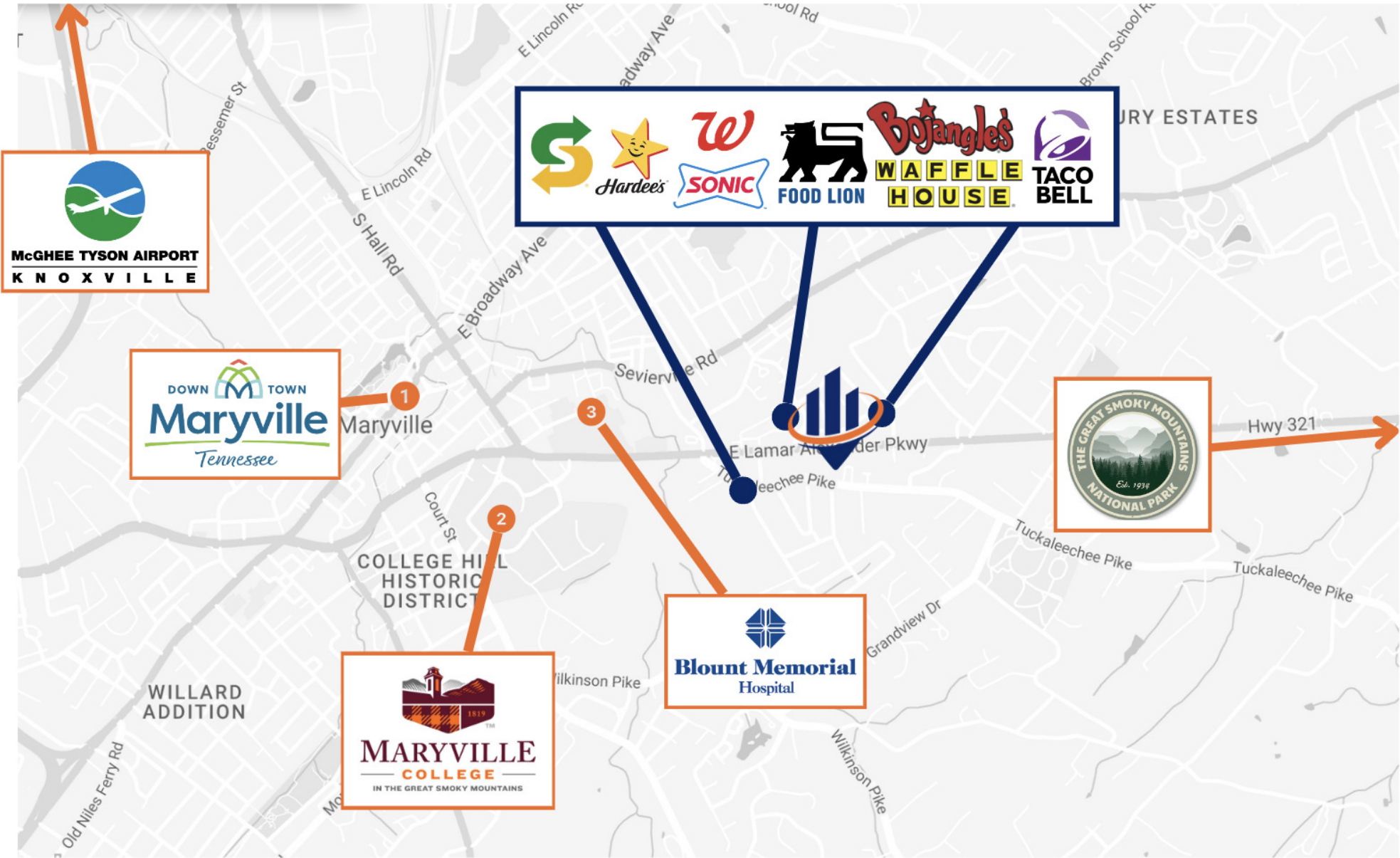
ADDITIONAL PHOTOS



SITE PLAN



RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,643	14,819	29,588
AVERAGE AGE	40.1	40.8	41.2
AVERAGE AGE (MALE)	39.8	38.1	39.2
AVERAGE AGE (FEMALE)	41.0	43.5	43.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,502	6,467	12,730
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$64,689	\$65,959	\$65,123
AVERAGE HOUSE VALUE	\$424,358	\$277,907	\$255,421

2020 American Community Survey (ACS)

