



Colony Village - Building For Sale Investor or Owner/Occupant

9080 Barbee Lane
Knoxville, TN 37923



Colony Village

Property Description

Avison Young is exclusively listing 9080 Barbee Lane for sale. This property is a well-maintained, multi-tenant office building located in the heart of West Knoxville's Colony Village area—an established, highly desirable residential corridor with convenient access to I-40 and major commercial amenities. The property offers a unique combination of privacy, accessibility, and professional presence, making it an ideal fit for a wide range of buyers.

The building is well suited for an investor seeking stable tenancy, an owner/occupant looking to control their real estate, or a business owner who values keeping their office close to home. Its flexible layout accommodates a variety of office and professional uses, while the surrounding residential density supports long-term demand. With ample surface parking, strong curb appeal, and a quiet yet connected setting, Barbee Lane presents an attractive opportunity in one of West Knoxville's most sought-after submarkets.

Get more information

Justin Cazana, SIOR, CCIM
Principal

D 865 450 8883

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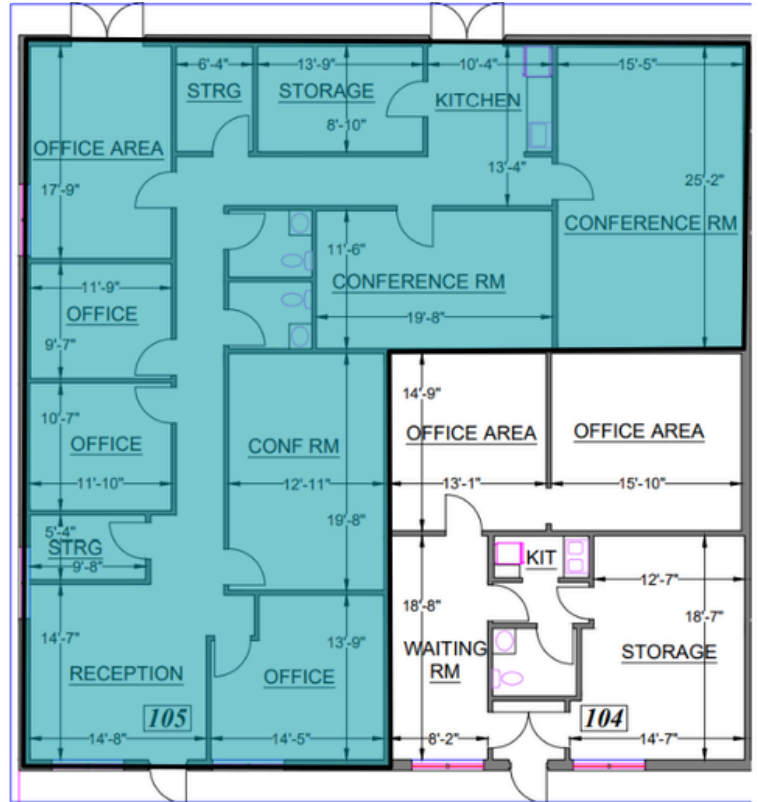
Jack Coker
Associate Broker

D 865 719 8604

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Office Building for Sale/Lease

9080 Barbee Lane



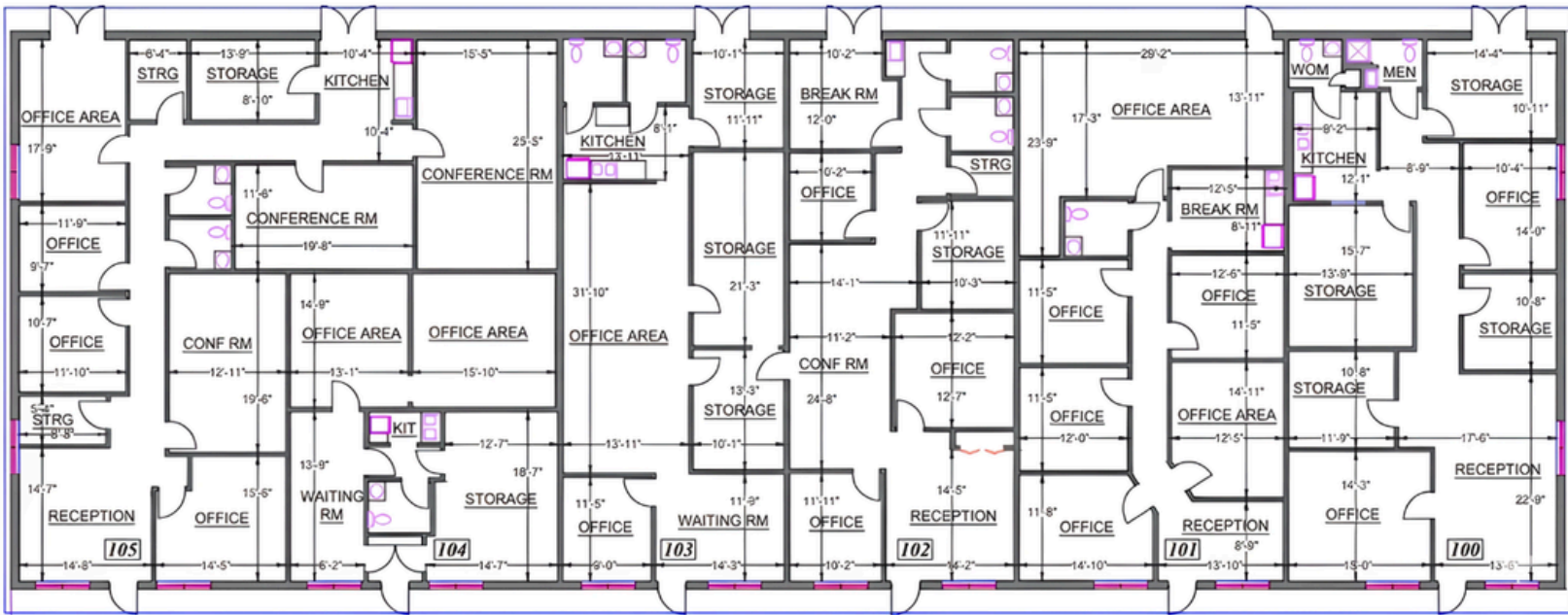
Available Office For lease

Suite :	Unit 105
Total Size :	2,538.7 SF
Lease Type :	Modified Gross
Lease Rate:	\$17/SF



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Property Highlights

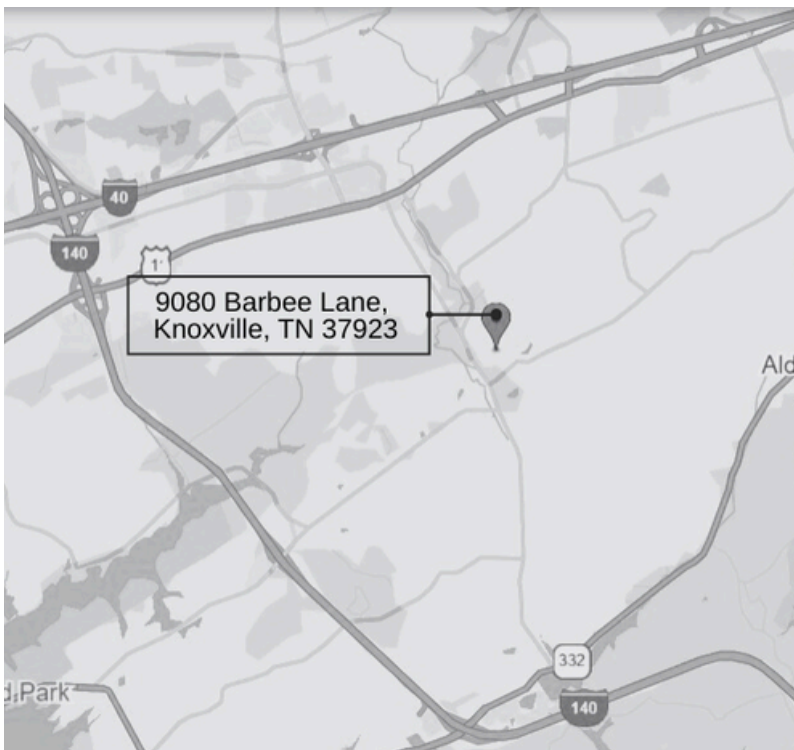
- Offered For Sale - ideal for investor or owner/occupant
- Located in a highly desirable West Knoxville residential area
- Strong "close-to-home" office location appealing to local professionals
- Multi-tenant configuration allows for income generation and flexibility
- Well-maintained building with modern, efficient office layouts
- Ample surface parking with easy access for employees and clients
- Quick access to I-40, Kingston Pike, and major West Knoxville amenities
- Stable surrounding residential and commercial demand drivers
- Opportunity to add value through leasing or repositioning

Sale Price:	\$1,999,999
Year Built :	2000
Building Size :	10,553 SF



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Location Description

Great location with easy access to the interstate.

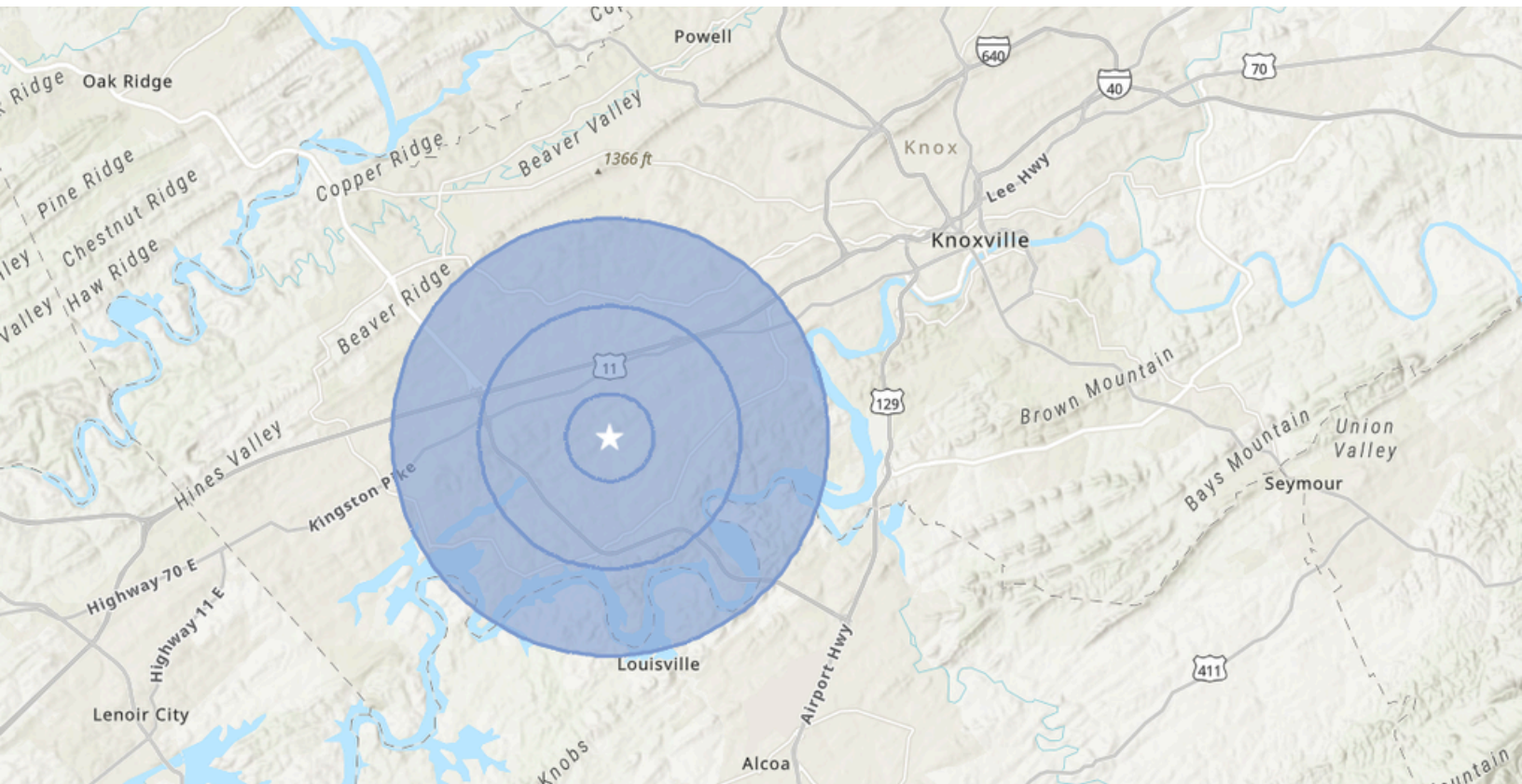
Location Details

Market	Knoxville
Submarket	Cedar Bluff
County	Knox



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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,426	51,054	65,931
Average Age	41.3	39.2	40.4
Average Age (Male)	39.7	38.1	39.1
Average Age (Female)	42.9	40.4	41.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,204	22,015	27,359
# of Persons per HH	2.23	2.30	2.38
Average HH Income	\$132,427	\$143,806	\$141,968
Average House Value	\$510,740	\$538,983	\$490,043

**Demographic data derived from 2025 ACS - US Census*



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