



## OFFICE/WAREHOUSE BUILDING FOR LEASE

### PROPERTY OVERVIEW

1820 Midpark contains both office and flex spaces with its 30,000 SF. Ground floor spaces contain dock or drive in doors. Lease rates are currently at \$10/SF/YR.

## 1820 MIDPARK DRIVE KNOXVILLE, TN

### Jim Holleman, CCIM

Principal

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### Hank Holleman

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Platinum member



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,480 SF	Lease Rate:	\$10.00 SF/yr

### AVAILABLE SPACES

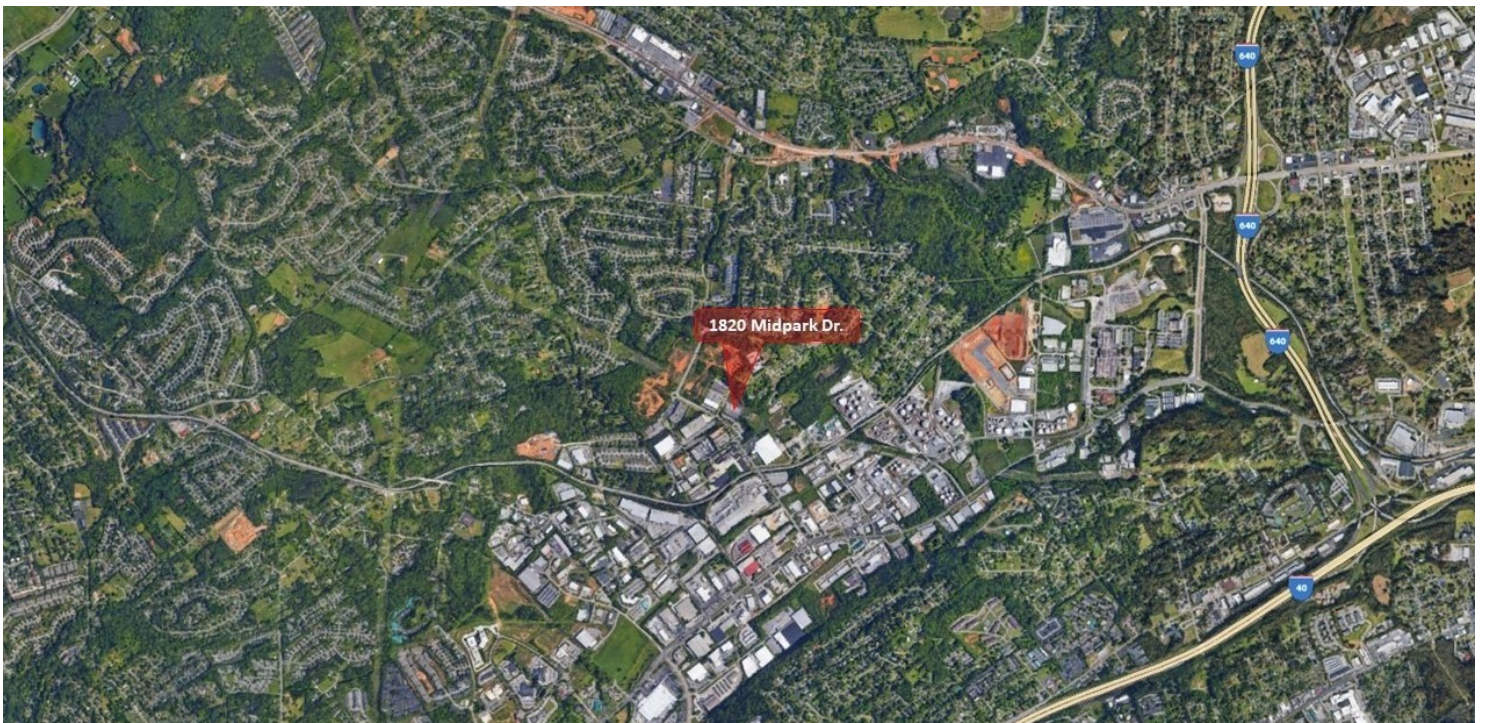
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C (Ground Floor)	Available	6,480 SF	NNN	\$10.00 SF/yr	-
Suite D (Ground Floor)	Available	6,480 SF	NNN	\$10.00 SF/yr	Two offices, kitchen, conference room and equipment room. High-bay warehouse with 2 truck docks and 1 drive in door.

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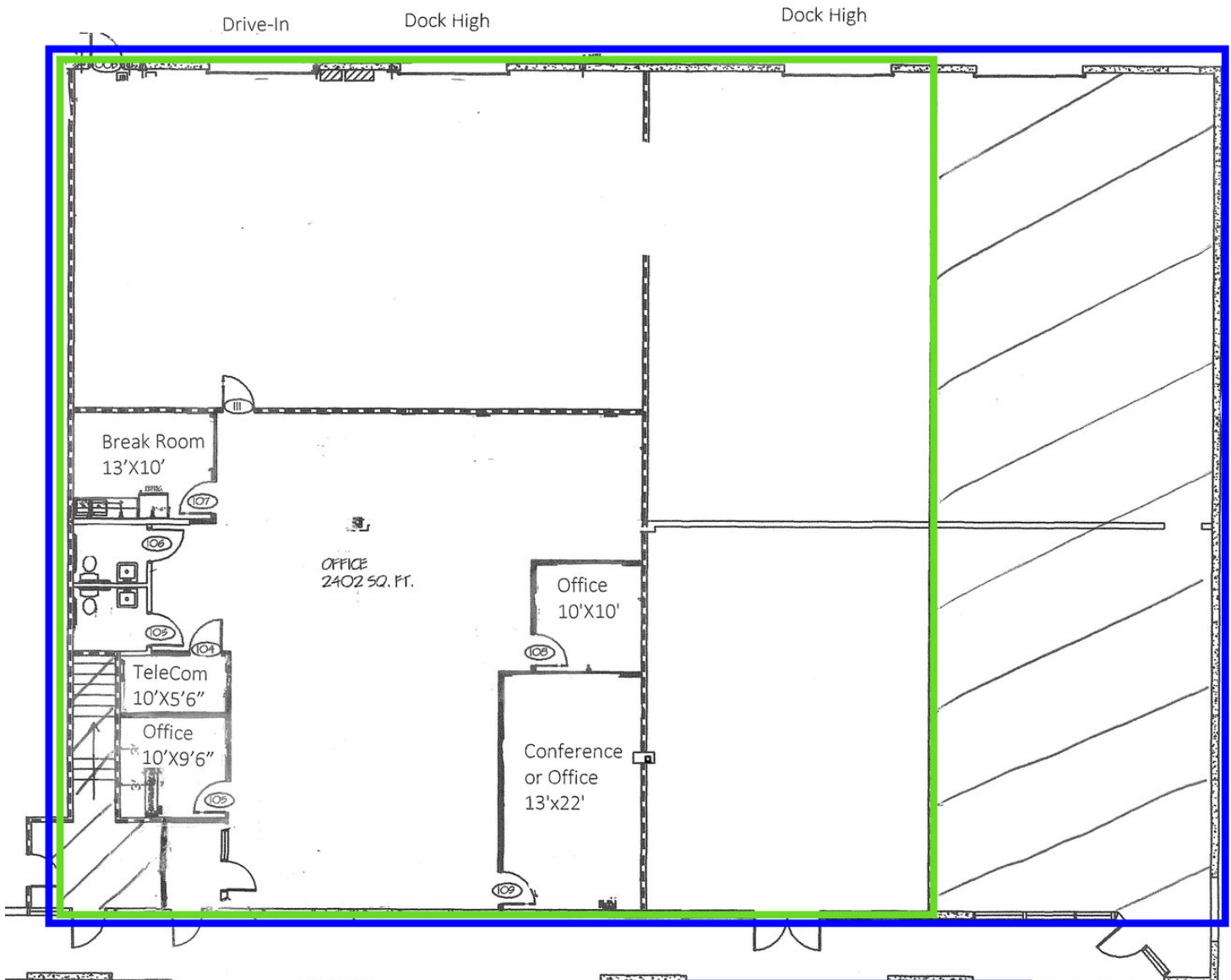
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**1820 MidPark Road  
Suite D (Ground Floor)  
Knoxville, TN 37921**  
**2,402 SF Office**  
**4,078 SF Warehouse**  
**6,480 SF Total**

**1820 MidPark Road  
Suite D+E (Ground Floor)  
Knoxville, TN 37921**  
**2,402 SF Office**  
**6,238 SF Warehouse**  
**8,640 SF Total**

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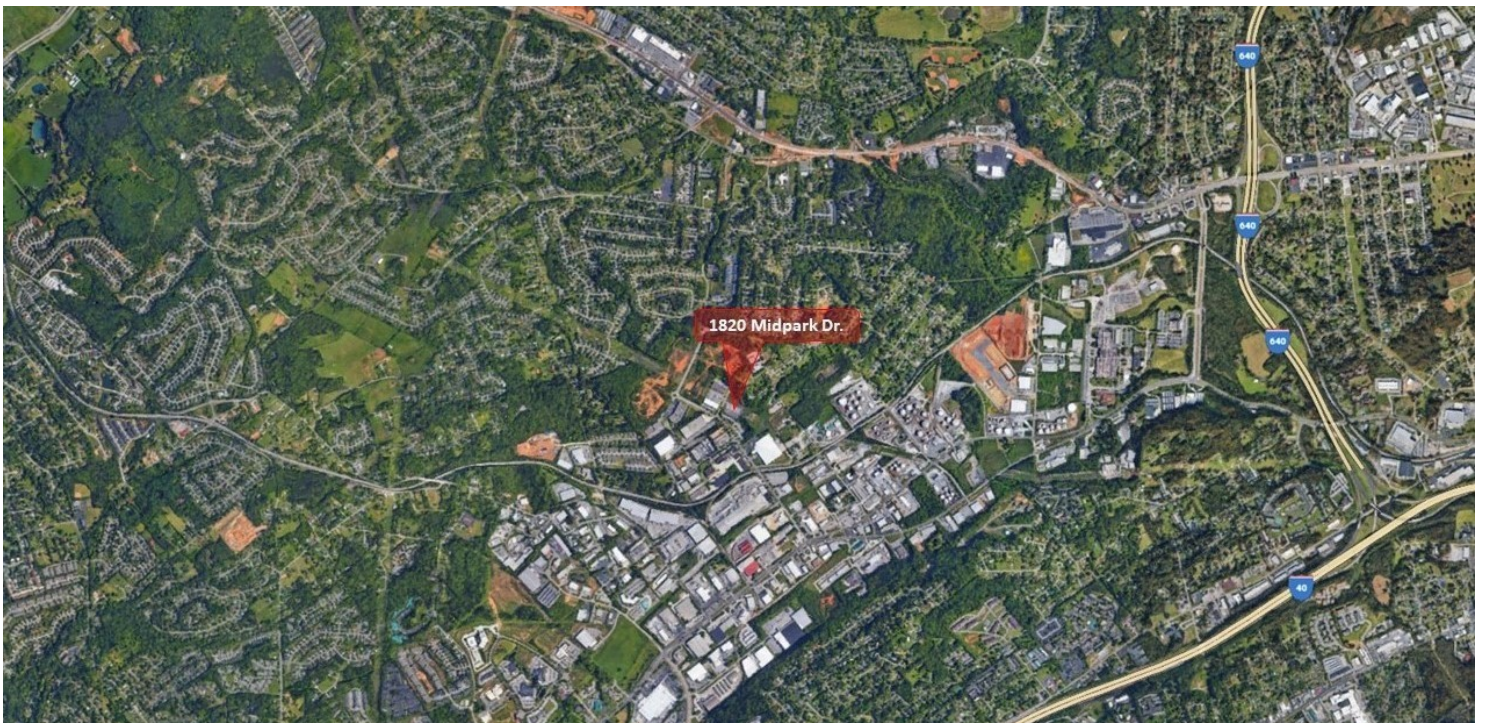
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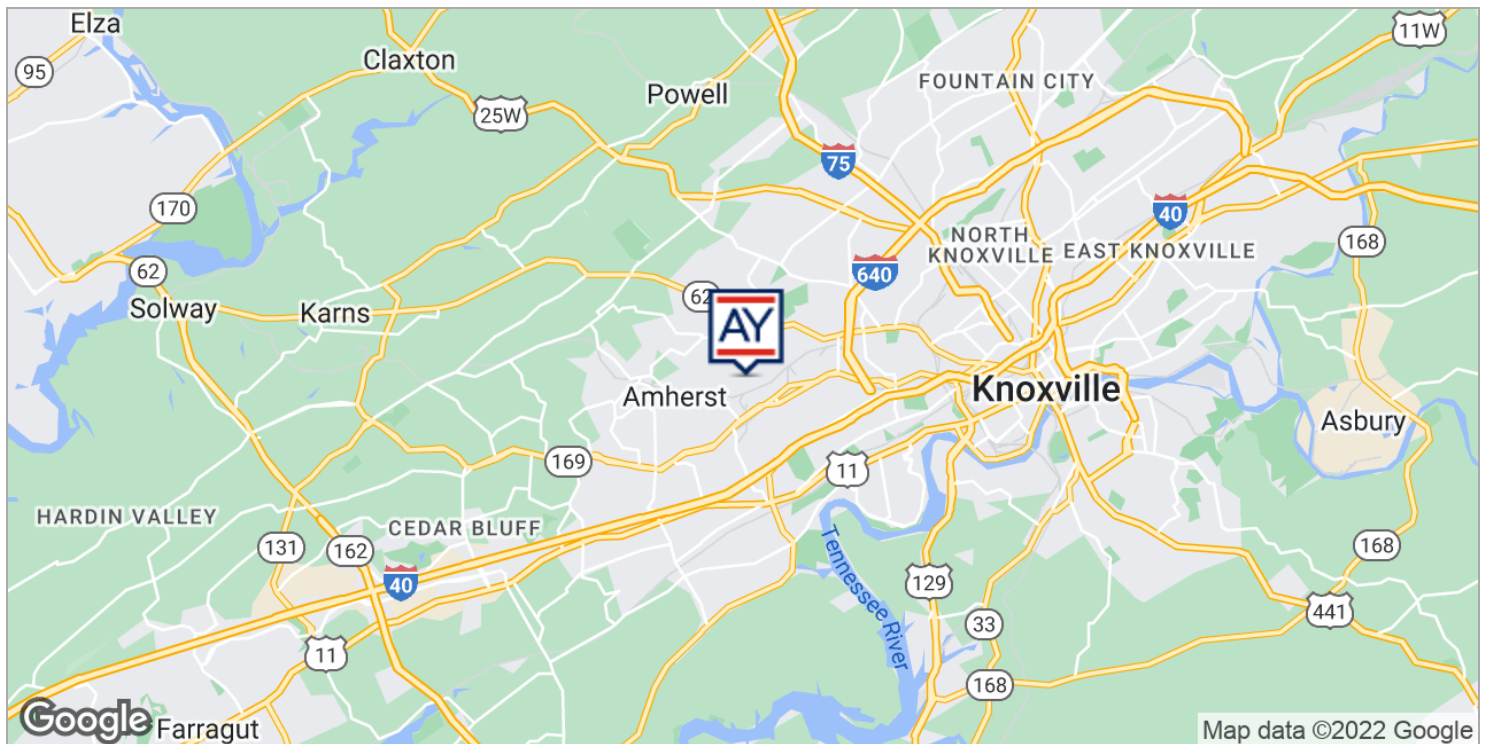
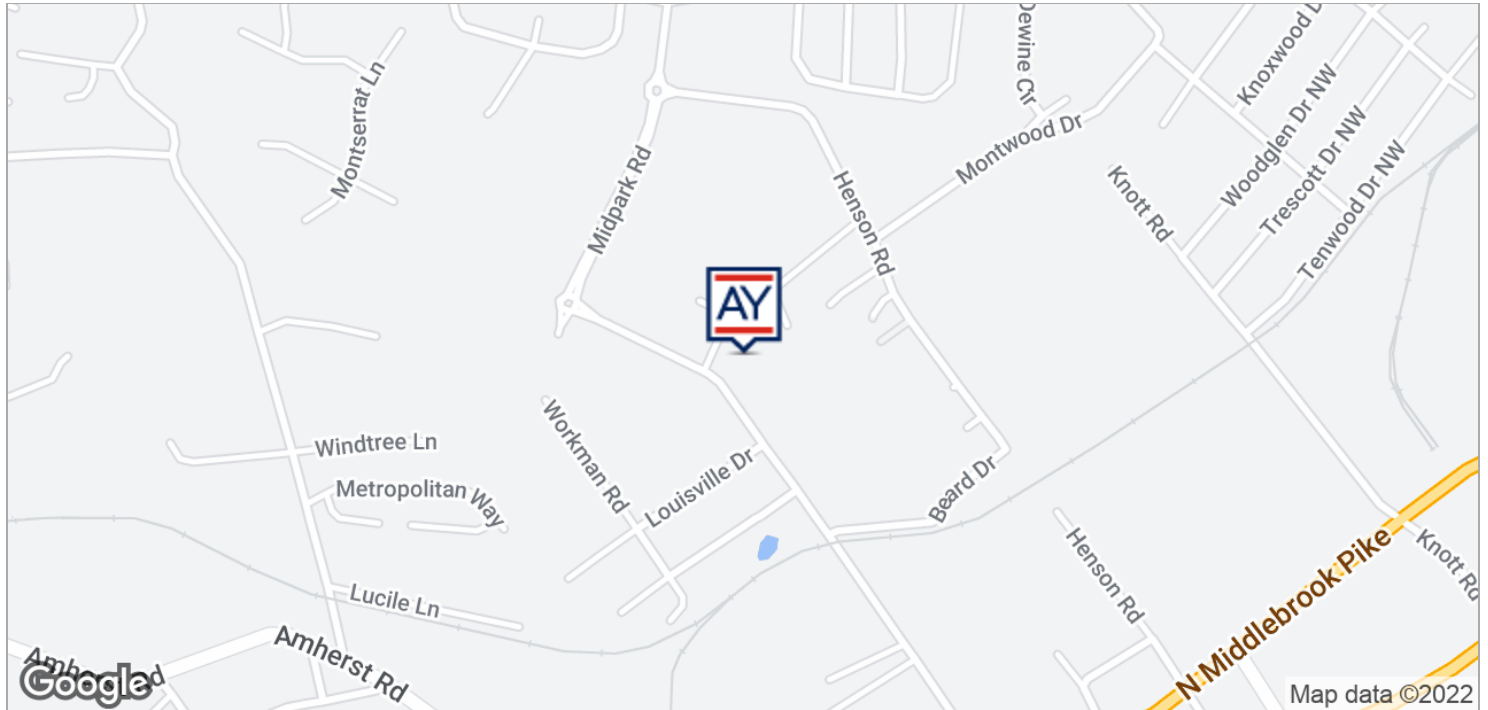
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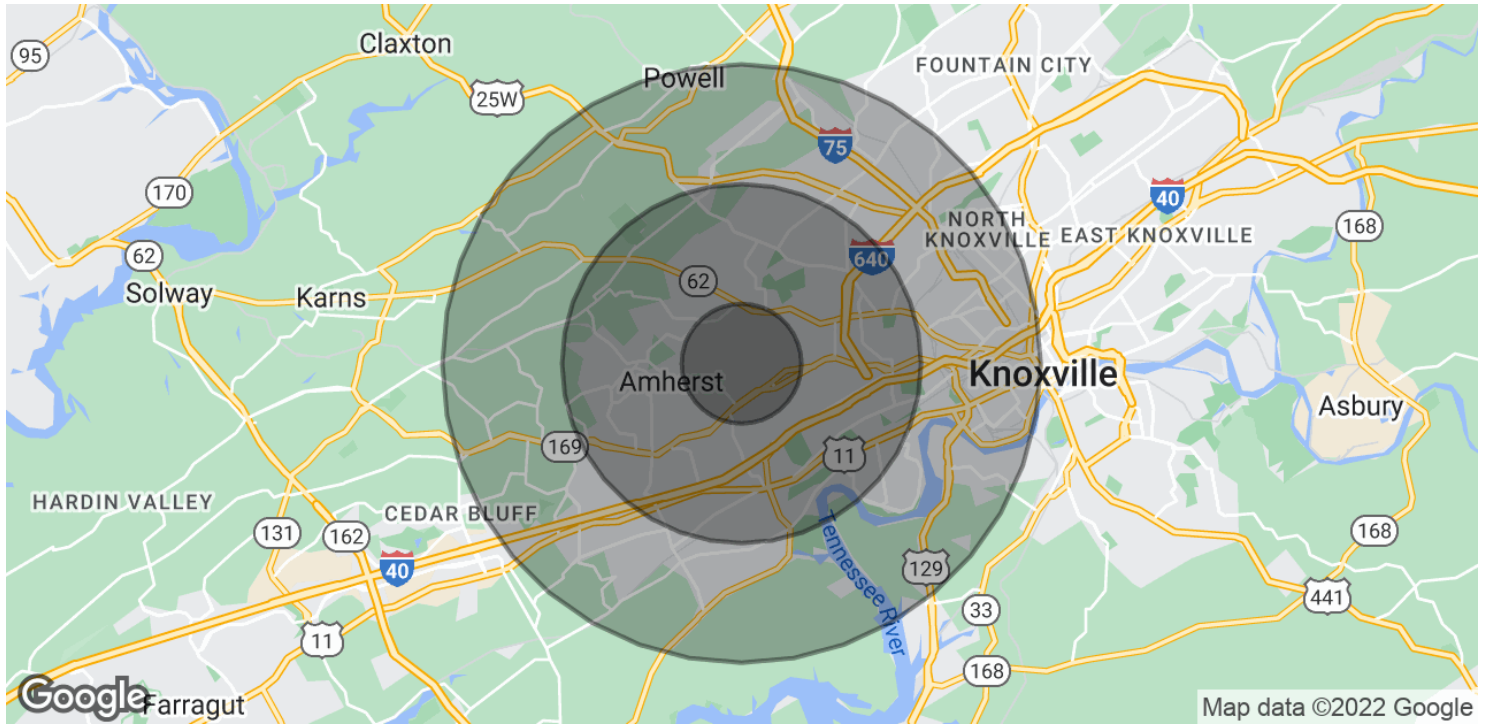


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,896	53,262	136,589
Average age	31.9	34.3	34.5
Average age (Male)	31.3	34.2	33.7
Average age (Female)	32.2	34.8	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,100	24,049	61,129
# of persons per HH	2.3	2.2	2.2
Average HH income	\$51,048	\$58,296	\$59,887
Average house value	\$138,720	\$180,923	\$166,443

\* Demographic data derived from 2020 ACS - US Census

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