



INVESTMENT SALE

**CBRE**

200 Interchange Park Drive  
Lenoir City, TN 37772

# The Offering



## Offering Summary

Asking Price:	\$2,520,000
Square Feet:	6,784 SF
CAP Rate:	6.77%
NOI:	\$170,492.00

## Property Highlights

- Long-Term Tenant Occupancy – Fresenius has occupied the subject location for 15+ years | proven performance at subject location, indicating a critical facility to the region
- Strategic location in Lenoir City, TN with direct access to Interstate 75 and Highway 321
- Fresenius Medical Care is the world's leading provider of products and services for individuals with chronic kidney failure, serving over 345,000 patients through a global network of more than 4,000 dialysis clinics.
- Fresenius Serves a broad regional patient base across Loudon County and surrounding areas
- Dialysis services are a medically necessary, in-person treatment, making this asset insulated from e-commerce and telehealth disruption
- Property sits on a generously sized 1.26-acre parcel, providing ample parking
- Corporate Guarantee | National Medical Care, Inc.

## Location Highlights

- Strategically located 1.3 miles From Fort Loudoun Medical Center
- Convenient egress/ingress to Interstate 1-75 via Hwy 321, less than ¼ mile away
- Surrounded by several shopping centers with major retailers as anchored tenants: Walmart Supercenter, Home Depot and Food City
- Hotels within a 3-mile radius include: Econo Lodge, Hampton Inn, Sure Stay, Comfort Inn, Days Inn, Holiday Inn, Fairfield
- Numerous restaurant options including Chic Fil-A, Chilis, Subway, Cracker Barrel, Shoney's, Zaxby's, Dunkin Donuts, Starbucks and more!

# Location Details

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The Town Creek Development

Fort Loudoun  
MEDICAL CENTER  
Covenant Health

Walmart

# Lenoir City Overview



200 Interchange Park Drive is strategically located just off I-75 at Exit 81, one of East Tennessee's most traveled corridors connecting Knoxville to Chattanooga and beyond. This prime location offers excellent visibility and accessibility for regional traffic and serves as a gateway to Knoxville's growing metropolitan area.

The property sits within Interchange Park, a professional business hub that attracts healthcare providers, corporate offices, and service industries.

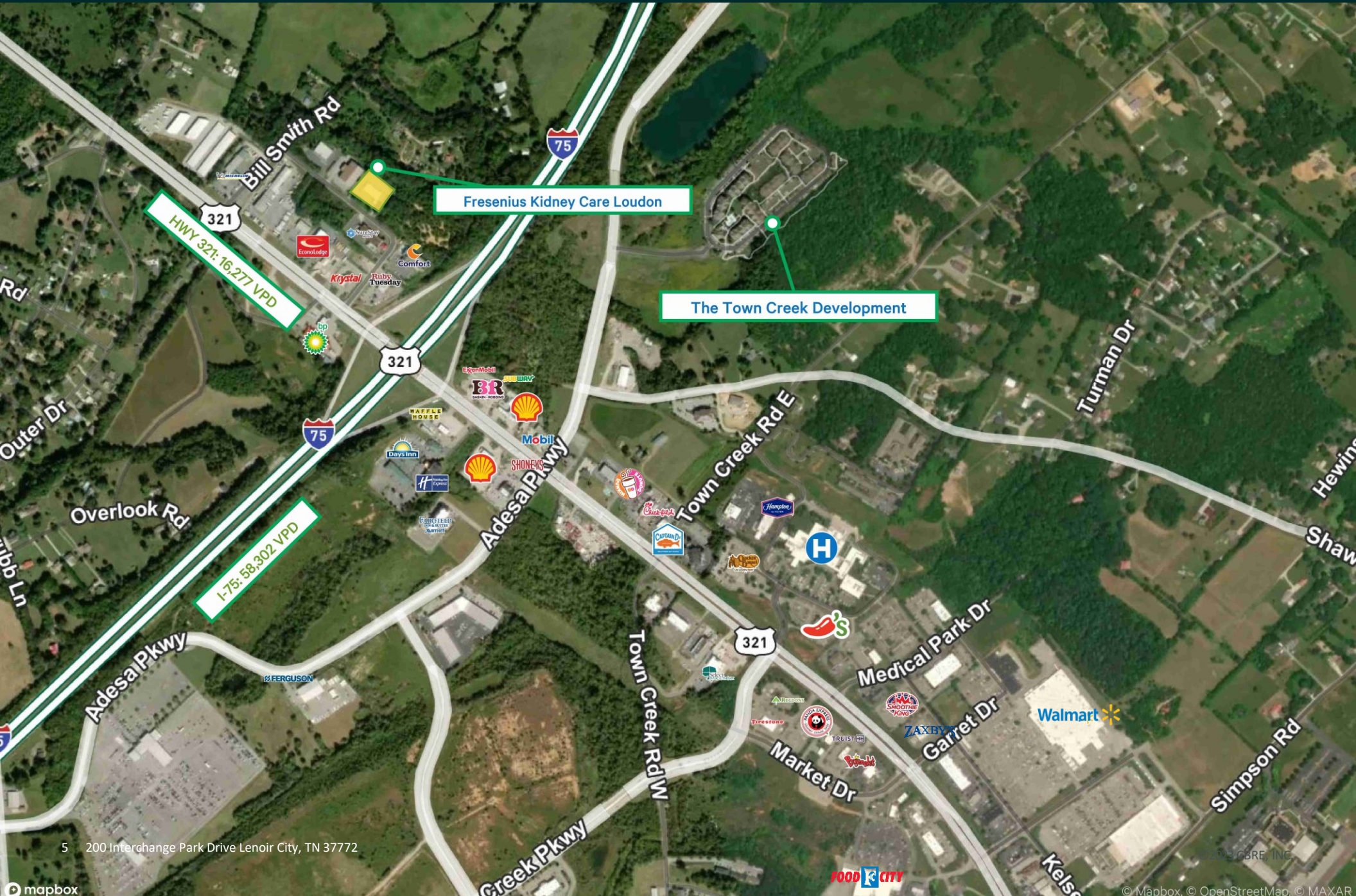
Lenoir City is widely recognized as the "Lake Capital of the South," offering direct access to the Tennessee River and nearby lakes, including Fort Loudoun and Tellico, which draw thousands of visitors annually for boating, fishing, and outdoor recreation.

Knoxville, located just 25 minutes away, is home to the University of Tennessee and a vibrant downtown featuring dining, entertainment, and cultural attractions. The area also serves as a major route for travelers heading to the Great Smoky Mountains National Park, which welcomed over 13 million visitors in 2023, making it one of the most visited national parks in the United States.

Recent regional growth has been fueled by healthcare expansion, manufacturing investment, and tourism. Lenoir City benefits from proximity to major employers, strong demographics, and easy access to I-40 and I-75, two of the nation's busiest interstate highways. The surrounding area offers a mix of retail, dining, and hospitality options, supporting both local residents and visitors.

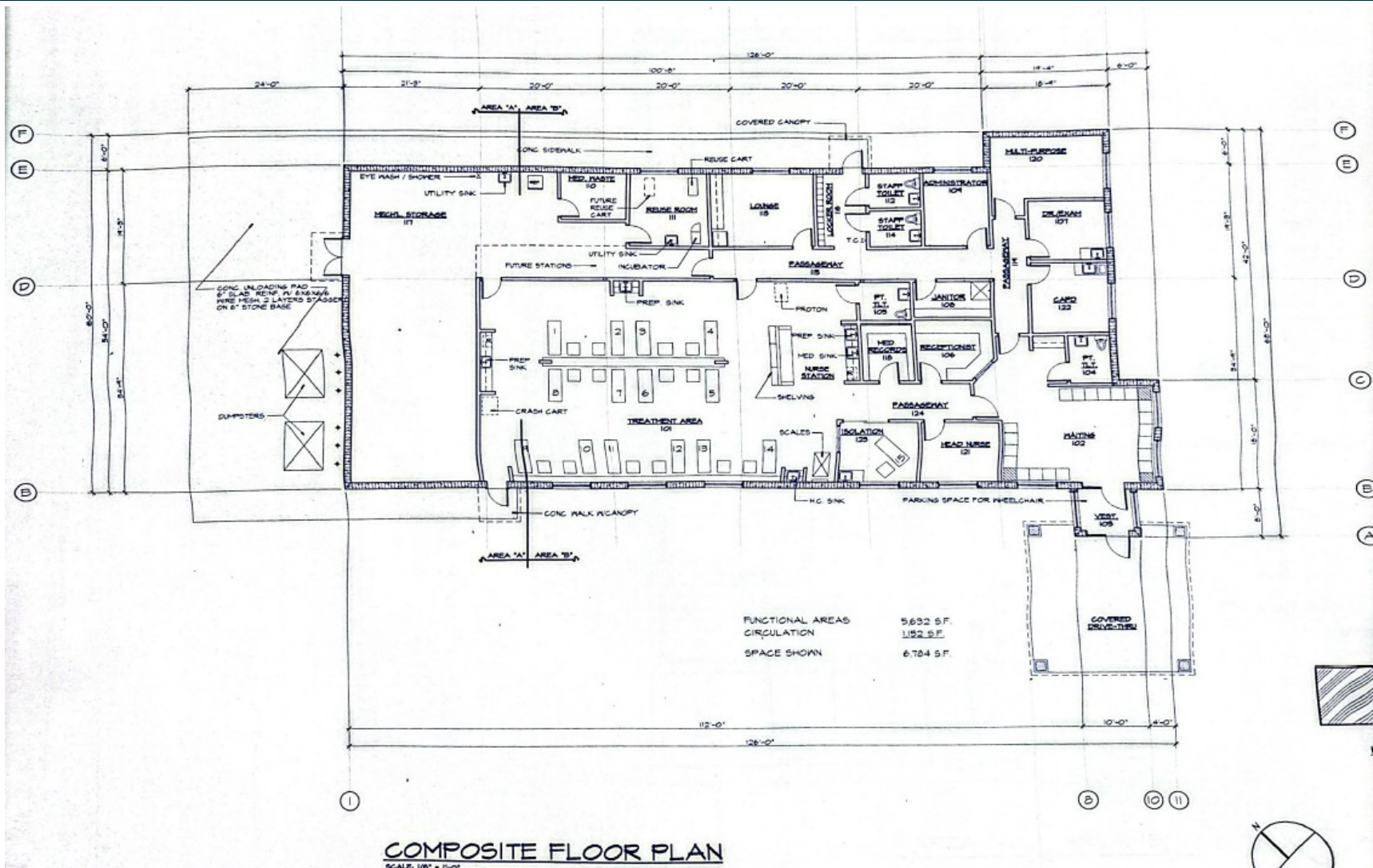
With its strategic location, professional setting, and connection to East Tennessee's economic and recreational assets, 200 Interchange Park Drive is an ideal site for medical, office, or service-oriented businesses seeking visibility and convenience in a thriving market.

# Market Overview





# Floor Plan



# Tenant Summary



Fresenius Medical Care is the world's leading provider of products and services for individuals with chronic kidney failure, serving over 345,000 patients through a global network of more than 4,000 dialysis clinics. Headquartered in Bad Homburg, Germany, and publicly traded on both the Frankfurt Stock Exchange and the New York Stock Exchange, Fresenius has built a trusted reputation for delivering high-quality life-sustaining treatment for patients around the world. Founded in 1996 through the merger of Fresenius Worldwide Dialysis and National Medical Care, Fresenius Medical Care has since grown into a vertically integrated healthcare organization. The company not only operates dialysis clinics but also manufactures dialysis machines, filters, and related supplies, allowing it to maintain strict control over the quality and consistency of its services and products. In the United States, Fresenius operates more than 2,600 outpatient dialysis centers and employs over 70,000 people. The company's continued expansion across suburban and urban markets is driven by increasing demand for dialysis services due to rising rates of diabetes, hypertension, and chronic kidney disease. As a mission critical facility within Fresenius's national network, this location supports the company's broader goal of improving patient outcomes and delivering compassionate structure. Fresenius represents highly stable and secure tenant investors seeking reliable income from healthcare real estate.

200 Interchange Park Drive

# Demographics

1 MILE

1,960

2025 Population

131

2025 Businesses

\$86,256

2025 Average Household  
Income

3 MILES

20,250

2025 Population

766

2025 Businesses

\$90,157

2025 Average Household  
Income

5 MILES

35,268

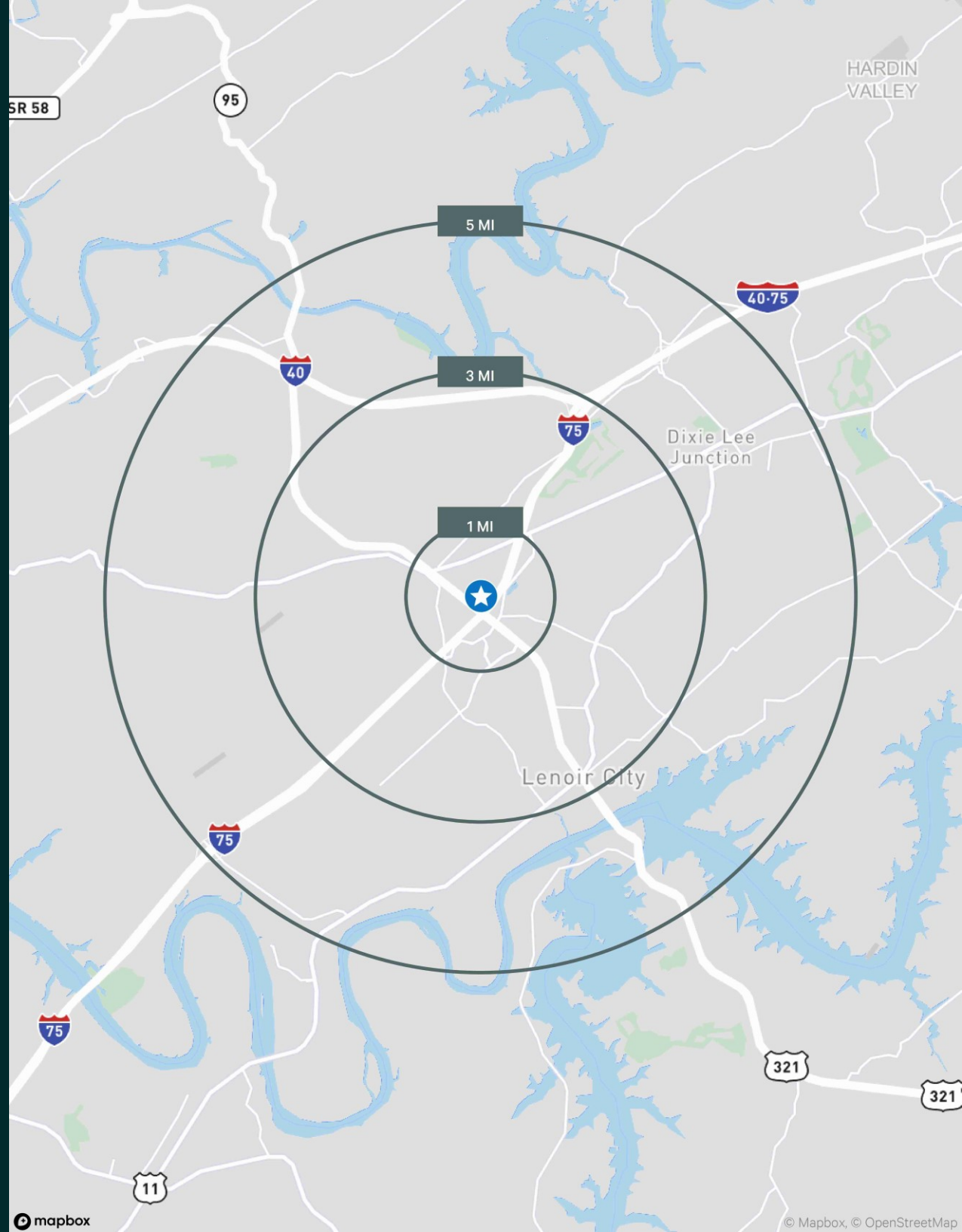
2025 Population

1,085

2025 Businesses

\$114,259

2025 Average Household  
Income



# Contact Us

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