



GREENBRIER
real estate advisors

Office for Sale or Lease

Large Pull-Through Garage + Laydown Yard

5036 O'Barr Road

Knoxville, TN 37914





GREENBRIER
real estate advisors

Office for Sale or Lease

Large Pull-Through Garage + Laydown Yard

5036 O'Barr Road

Knoxville, TN 37914



Contacts:

Ryan Matthews

(865) 320-0646

ryan@greenbrier-rea.com



GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Office for Sale or Lease
Address	5036 O'Barr Road Knoxville, TN 37914
Building Size	3,450 SF +/-
Lot Size	0.52 Acres +/-
Sale Price	\$625,000
Lease Price	\$14/PSF

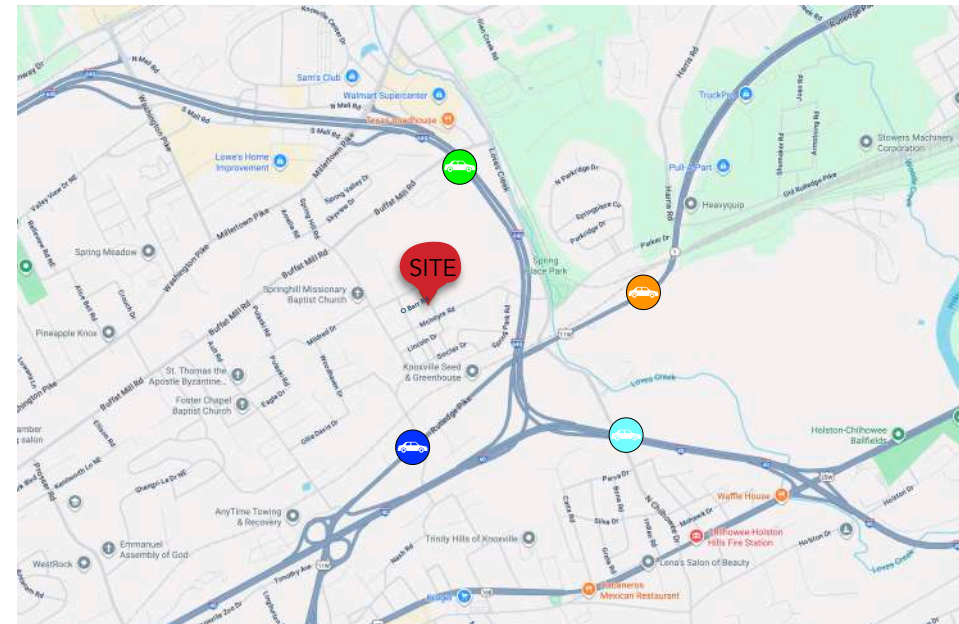
Market Overview

- Property located on O'Barr Road in Knoxville, TN
- 3,450 SF +/- building available for sale on 0.52 acres +/- (Newly renovated)
- Building includes:
 - Two Bathrooms, Kitchenette, 4 finished office rooms, entrance area, 2 unfinished rooms + pull-through garage
- Property can be sub-divided
- RN-1 Zoning
- Large laydown yard
- Nearby attractions include the Knoxville Zoo, Holston Hills Country Club, Historic Ramsey House and the New Covenant Health Park

Traffic Counts *2024 Data

O'Barr Road	Unavailable
Rutledge Pike (West of Site)	18,463 ADT
Rutledge Pike (East of Site)	15,068 ADT
Interstate 640	50,461 ADT
Interstate 40	119,598 ADT

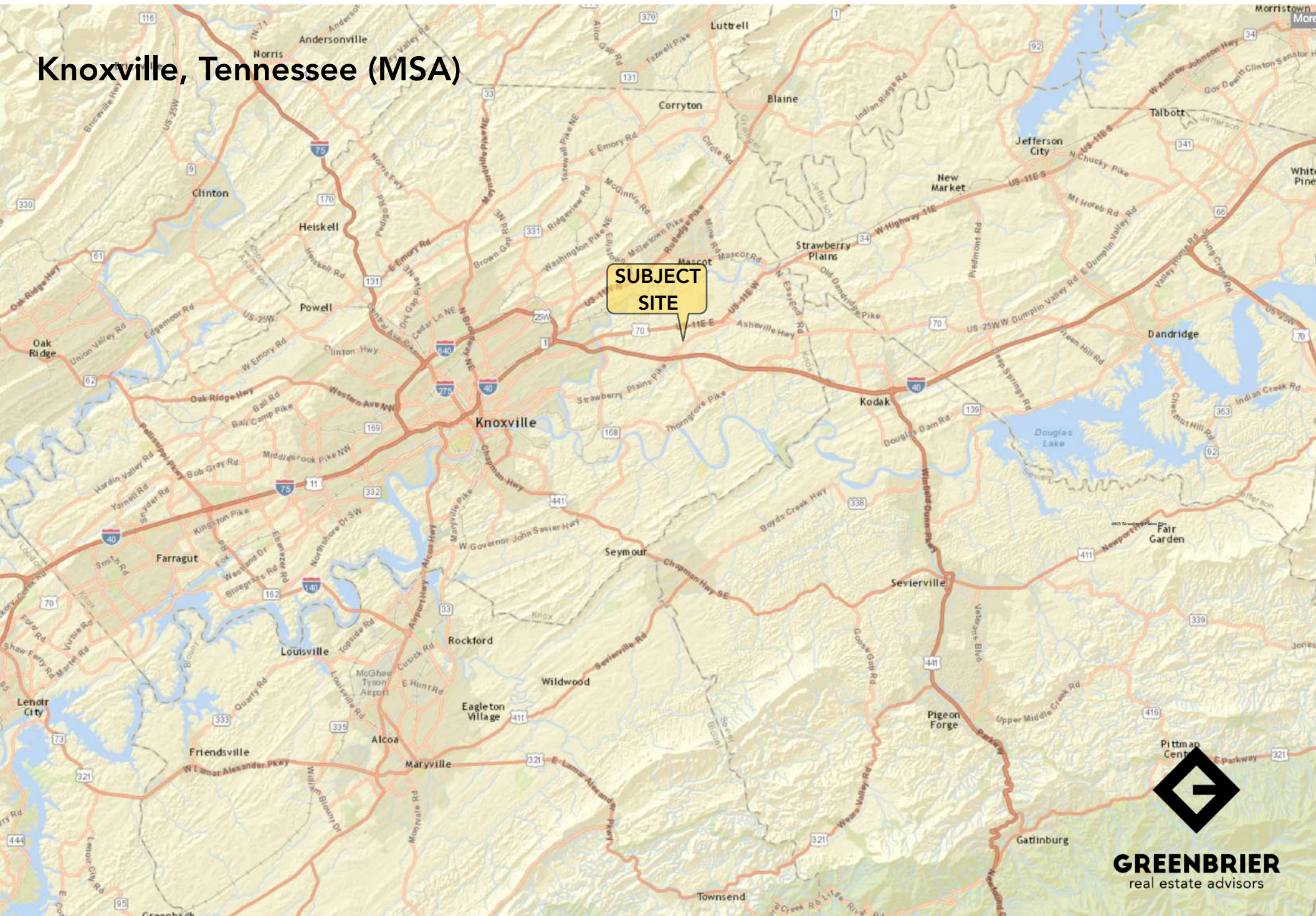
Map



Demographic Snapshot *2025 Data

	1 Mile	3 Mile	5 Mile
Population	3,199	38,319	103,475
Average Household Income	\$79,359	\$80,908	\$77,882

Knoxville, Tennessee (MSA)







SUBJECT SITE

5036 O'Barr Road

**3,450 SF +/-
(0.52 Acres +/-)**



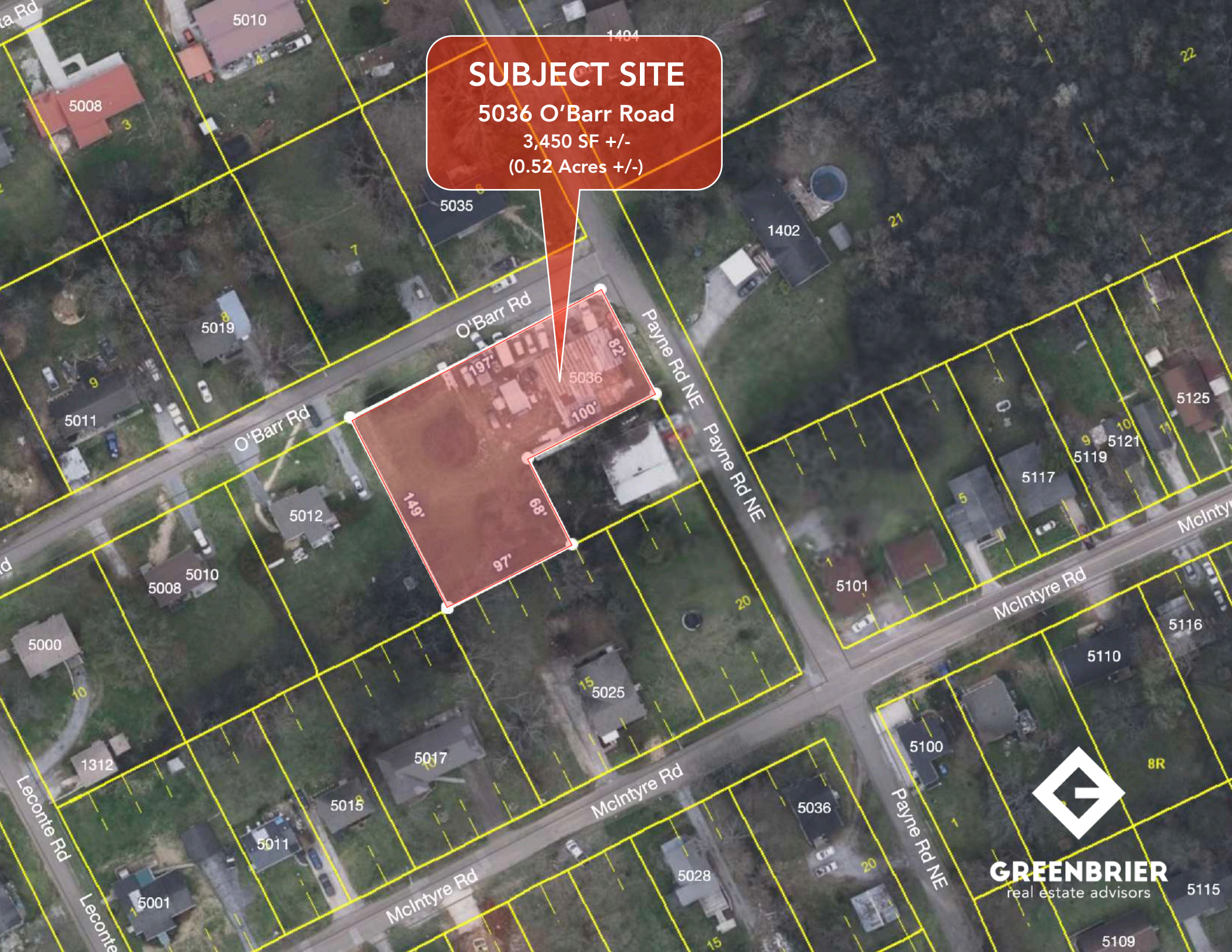
GREENBRIER
real estate advisors

SUBJECT SITE

5036 O'Barr Road

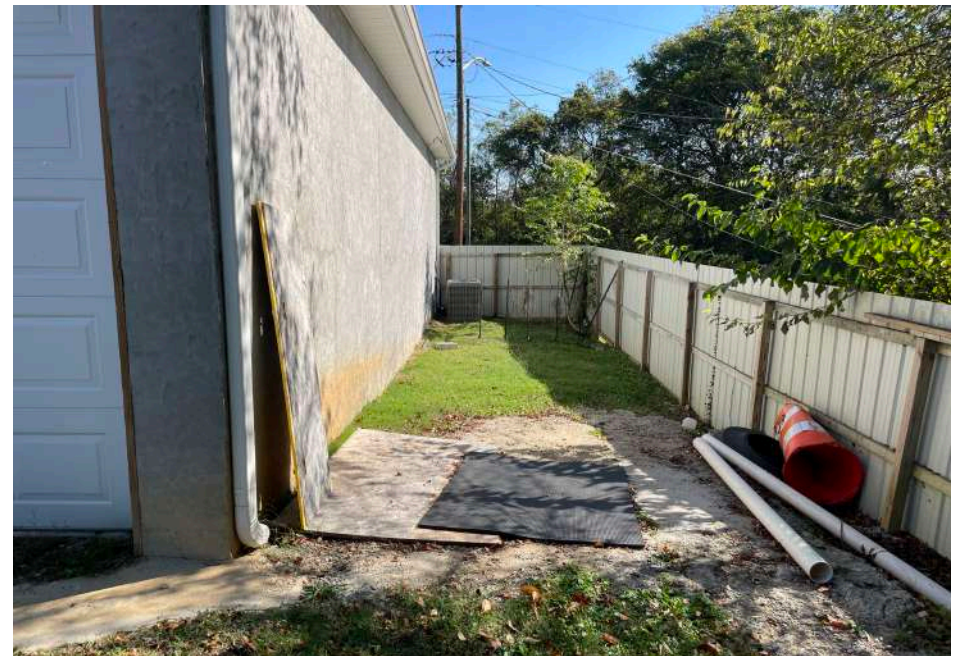
3,450 SF +/-

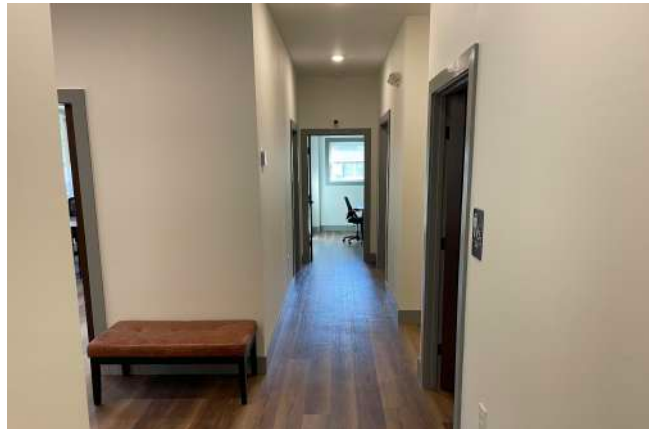
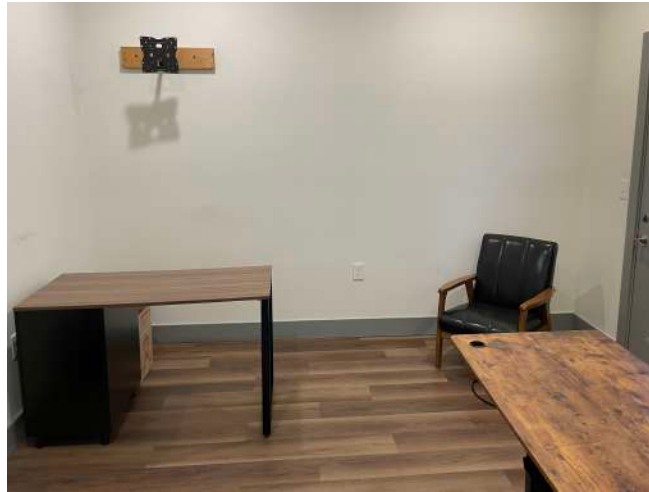
(0.52 Acres +/-)



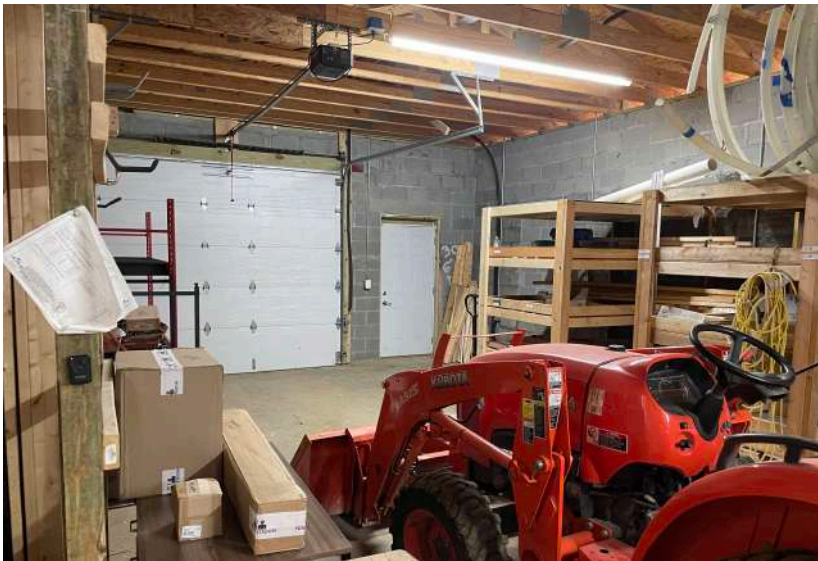
GREENBRIER
real estate advisors

5036 O'Barr Road ~ Knoxville, TN 37914

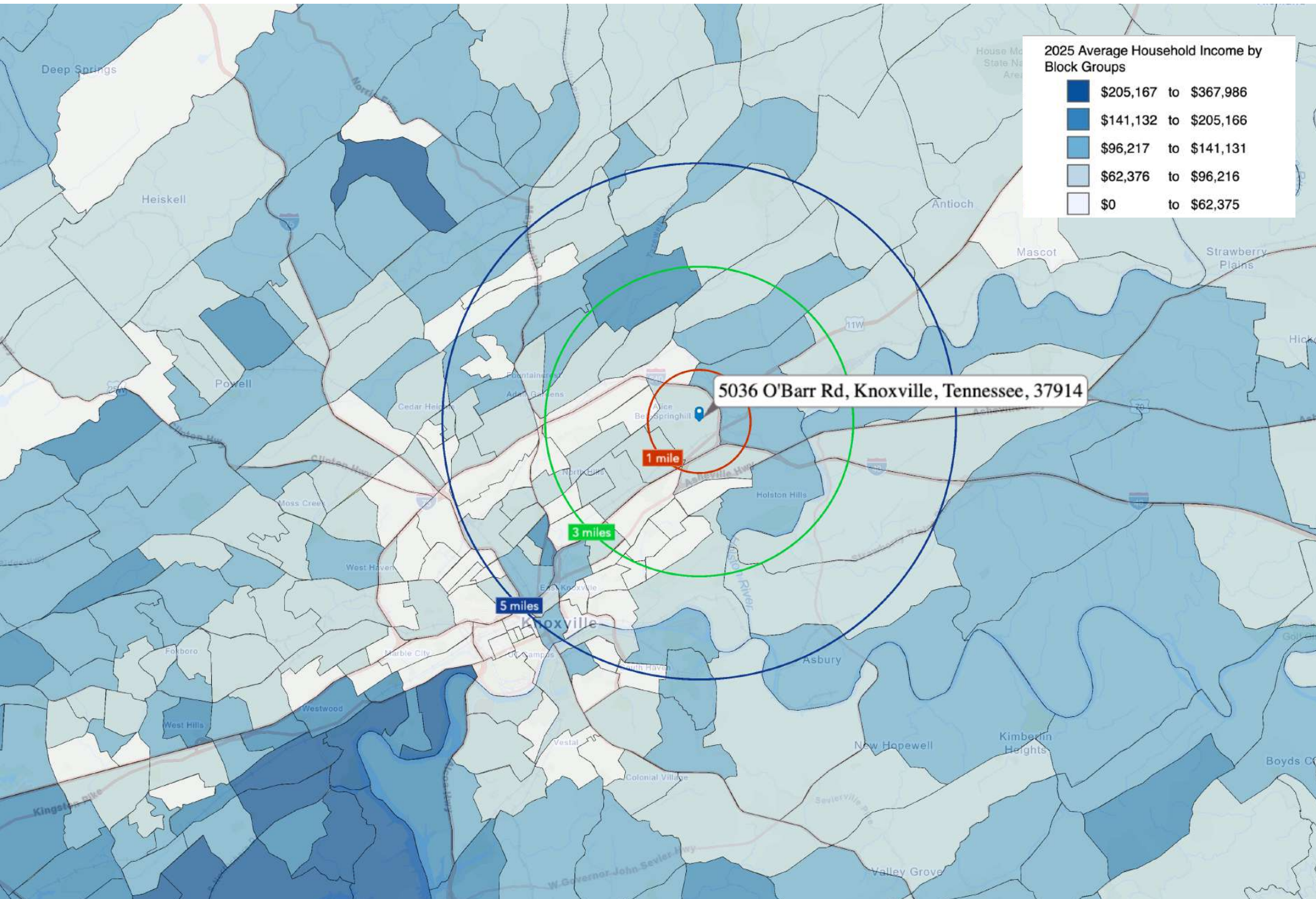




Unfinished rooms and garage/warehouse space



5036 O'Barr Road ~ Knoxville, TN 37914



5036 O'Barr Road ~ Knoxville, TN 37914 (5 Mile Radius)

KEY FACTS

103,475



2024 Total Population (Esri)



Average
Household Size

39.5

2024 Median Age (Esri)

\$56,671

Median Household
Income

EDUCATION

9%

No High
School
Diploma



30%

High
School
Graduate



29%

Some
College



32%

Bachelor's/Grad/Prof
Degree

2024 Daytime
Population

2024 Total Daytime
Population

114,843

2024 Daytime
Population: Workers

61,379

2024 Daytime
Population: Residents

53,464

BUSINESS



4,120

Total Businesses



60,263

Total Employees

EMPLOYMENT



White Collar

63%



Blue Collar

23%



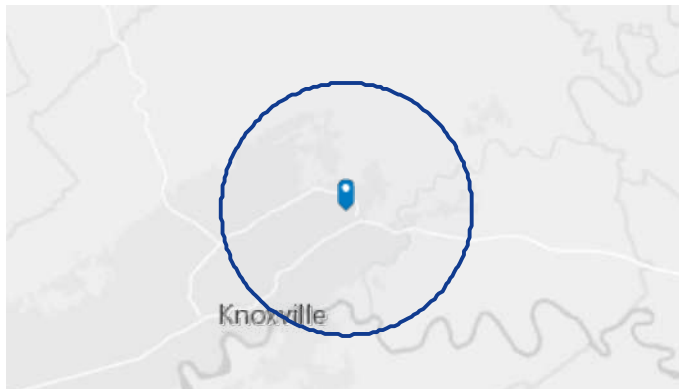
Services

15%

Unemployment Rate

5.7%

5036 O'Barr Rd, Knoxville, Tennessee, 37914



Average Household Income



\$77,882

2024 Average Household Income

Total Retail Sales



\$9,857,260,939

2024 Total (SIC01-99) Sales (\$000)

MARKET ECONOMIC INFORMATION (*2023)

POPULATION FIGURES

Knoxville, TN DMA	1,443,661
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	903,964
City of Knoxville Population	195,343
Knox County Population	494,293

TOP EMPLOYERS

Employees	
1. U.S. Department of Energy – Oak Ridge	16,175
2. Covenant Health	11,913
3. Knox County Schools	10,047
4. University of Tennessee	9,299
5. Wal-Mart Stores	6,863
6. University Health Systems	5,387
7. Clayton Homes	5,047
8. Denso Manufacturing	5,000
9. Dollywood	4,500
10. K-VA-T Food Stores (Food City)	4,302
11. Roark Capital Group	3,873
12. State of Tennessee	3,122
13. Sevier County Schools	3,000
14. Knoxville County Government	2,941
15. Tennova Healthcare	2,927
16. Blount Memorial Hospital	2,688

MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry (by SIC Codes *2023)	Employees
Construction	19,424
Finance, Insurance, Real Estate	24,705
Government	20,377
Manufacturing	34,819
Services	194,269
Wholesale Trade	18,711
Retail Trade	89,129
Transportation, Communications, & Public Utilities	15,804

UNIVERSITIES & COLLEGES

Enrollment	
The University of Tennessee	36,304
Pellissippi State Community College	8,710
Roane State Comm. College (Harriman)	4,457
Walters State Community College	5,379
Tusculum University (Greeneville)	1,111
Carson Newman	2,735
Bryan College (Dayton)	1,587
Maryville College	1,147
Tennessee Wesleyan College	1,052
South College	4,175

AREA HOSPITALS

# of Beds	
University of Tennessee Medical Center	710
Fort Sanders Regional Medical Center	541
Parkwest Medical Center	492
Blount Memorial Hospital	304
Methodist Medical Center of Oak Ridge	283
Tennova Healthcare – North Knoxville	219
East Tennessee Children's Hospital	152
Turkey Creek Medical Center	107

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

Trade area boundaries are approximate in concept and intended for general reference

