



Office for Sale or Lease

Large Pull-Through Garage + Laydown Yard

5036 O'Barr Road

Knoxville, TN 37914





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Knoxville, TN 37914



Contacts:

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Greenbrier Real Estate Advisors

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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 |

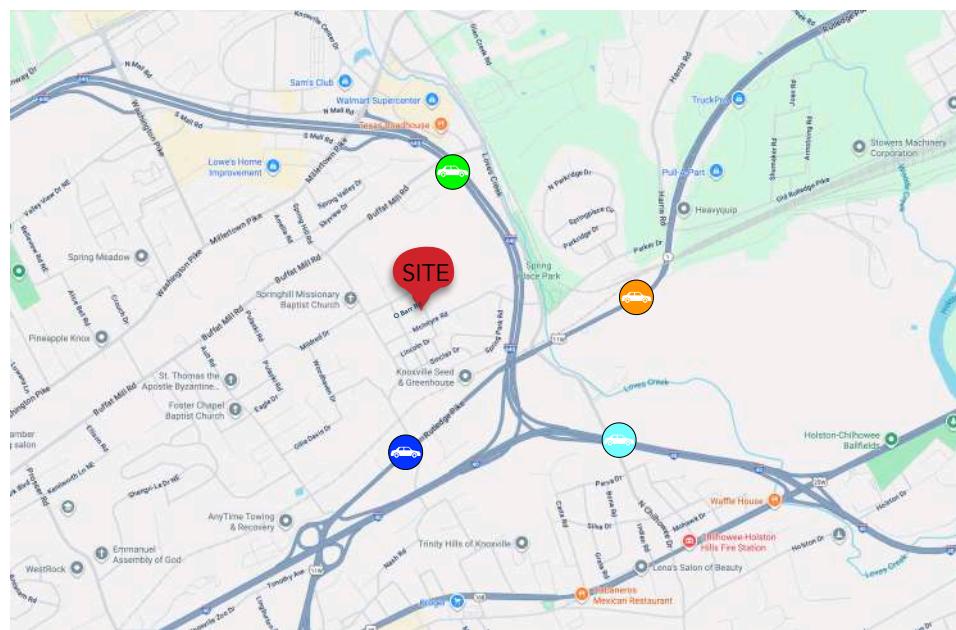
Market Overview

- 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 (<i>West of Site</i>) | 18,463 ADT  |
| Rutledge Pike (<i>East of Site</i>) | 15,068 ADT  |
| Interstate 640 | 50,461 ADT  |
| Interstate 40 | 119,598 ADT  |

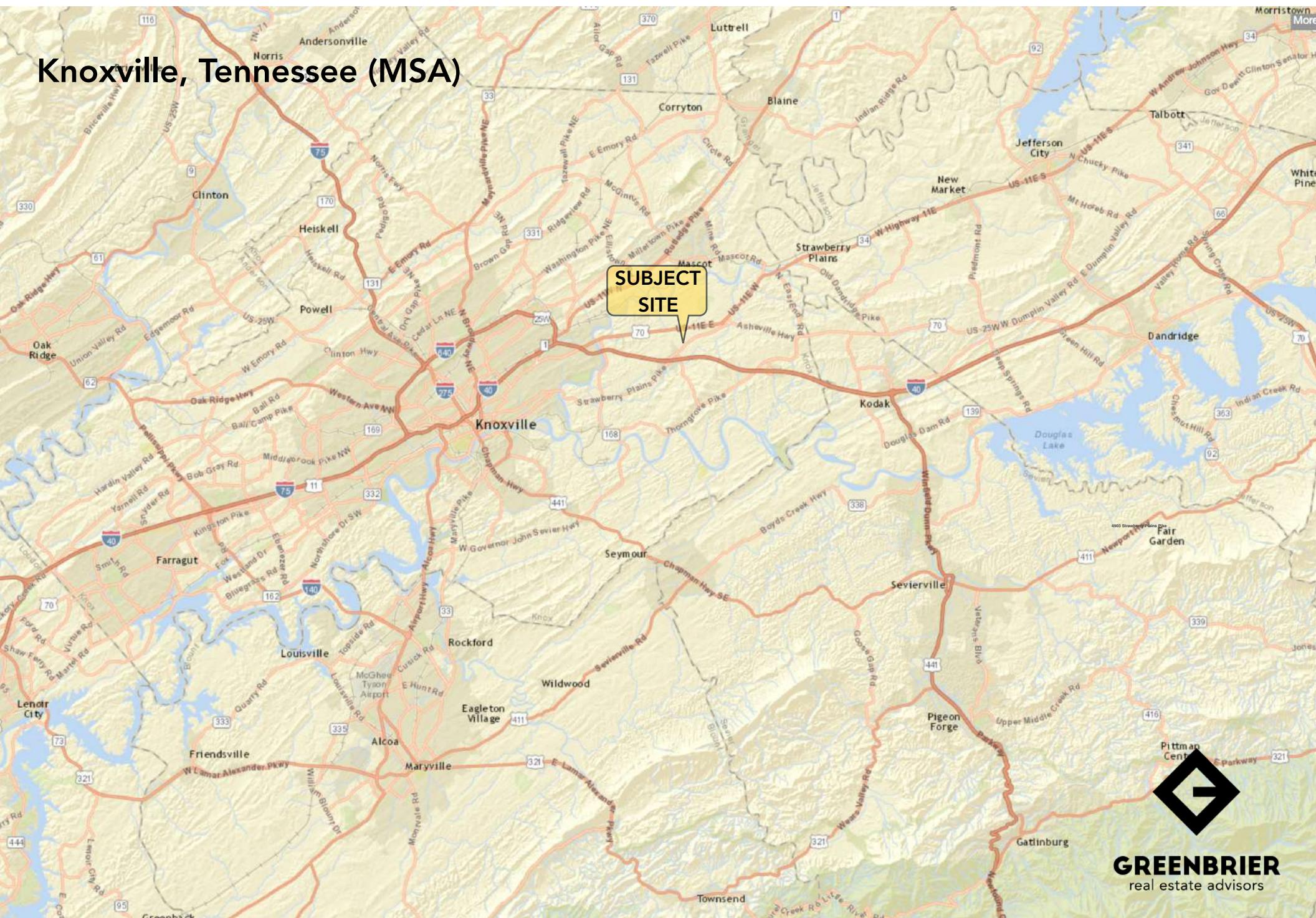
Map



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)





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- Market Aerial -



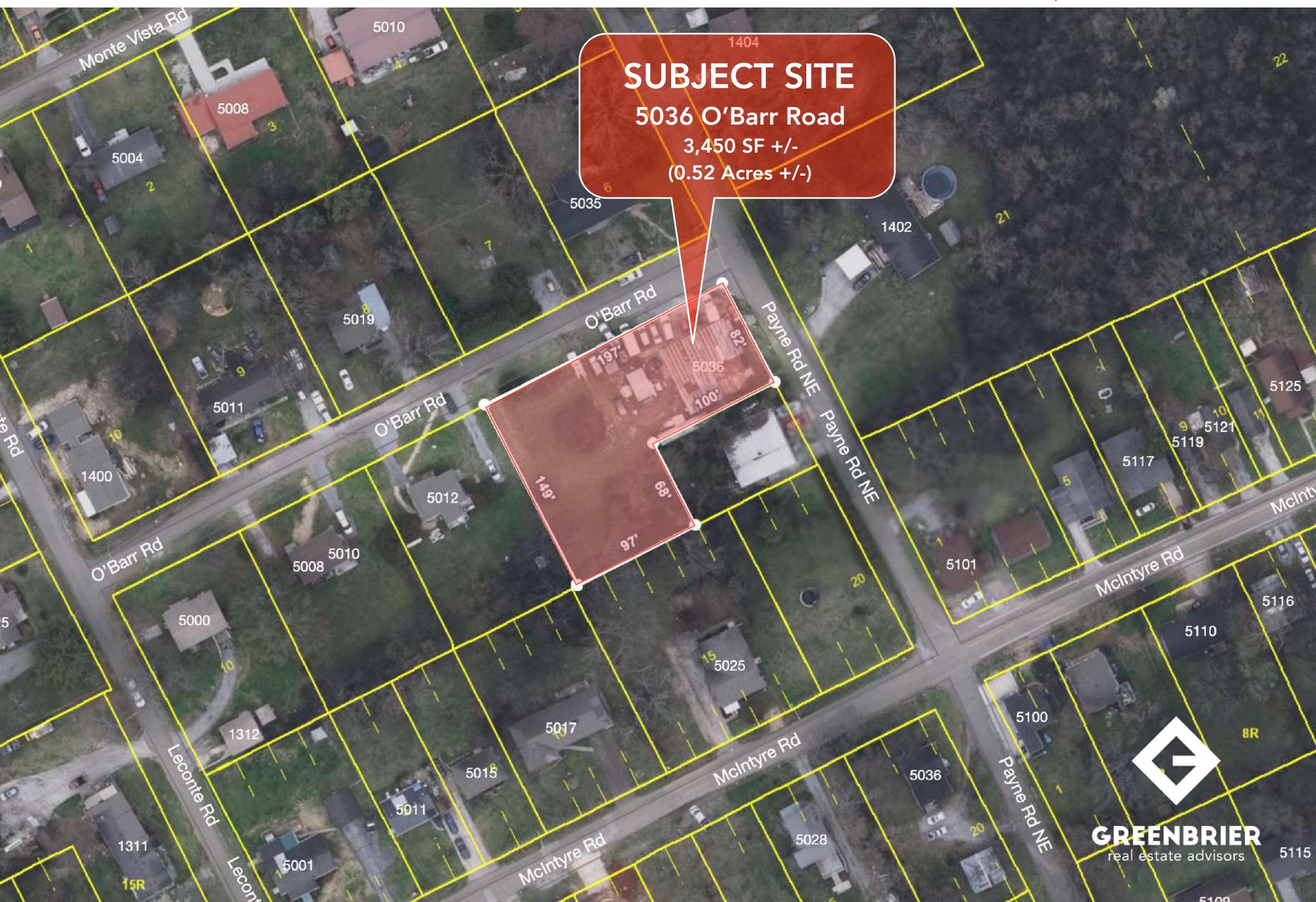


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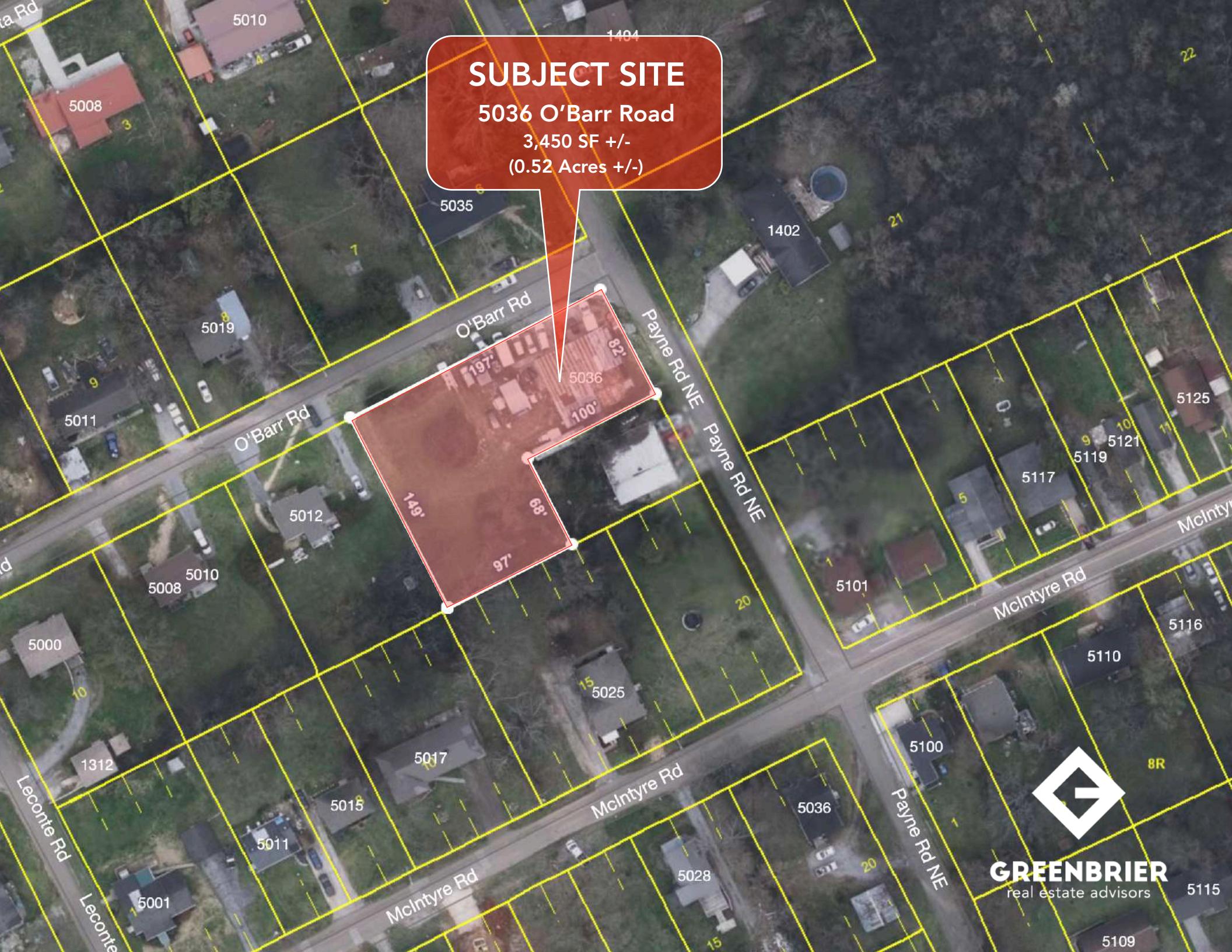
- Tax Map -

5036 O' Barr Road ~ Knoxville, TN 37914

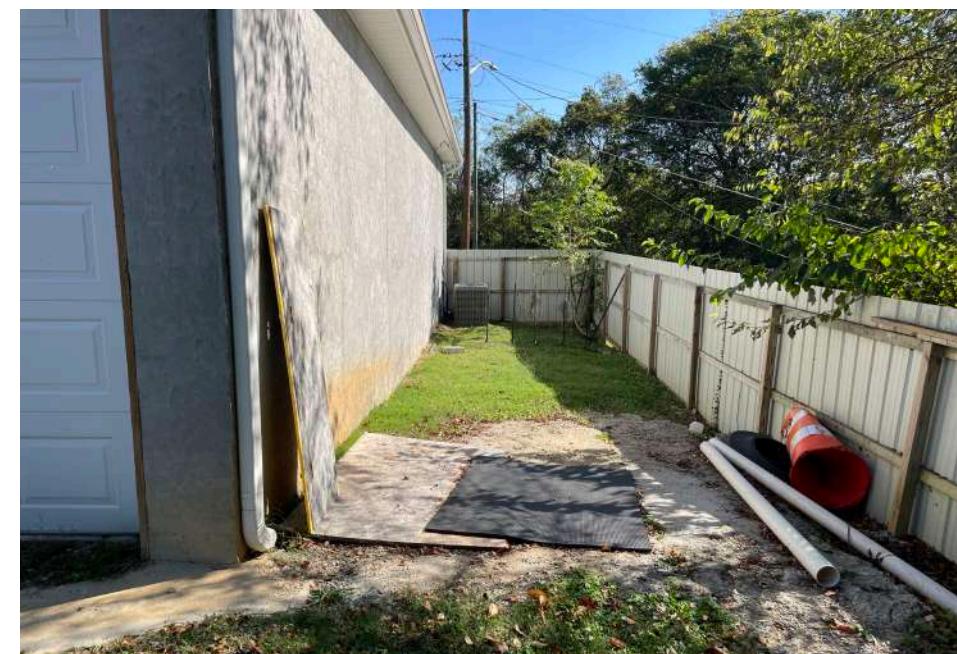


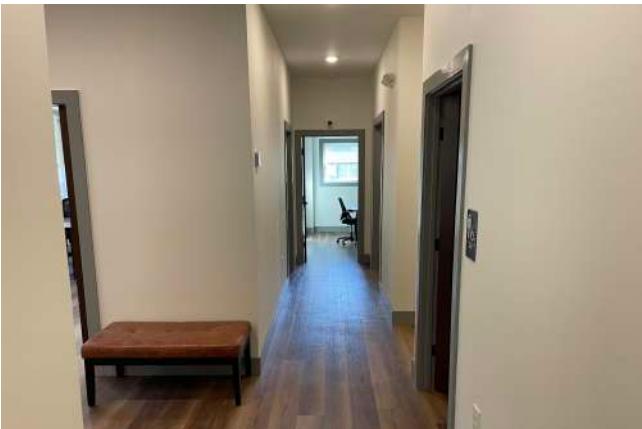
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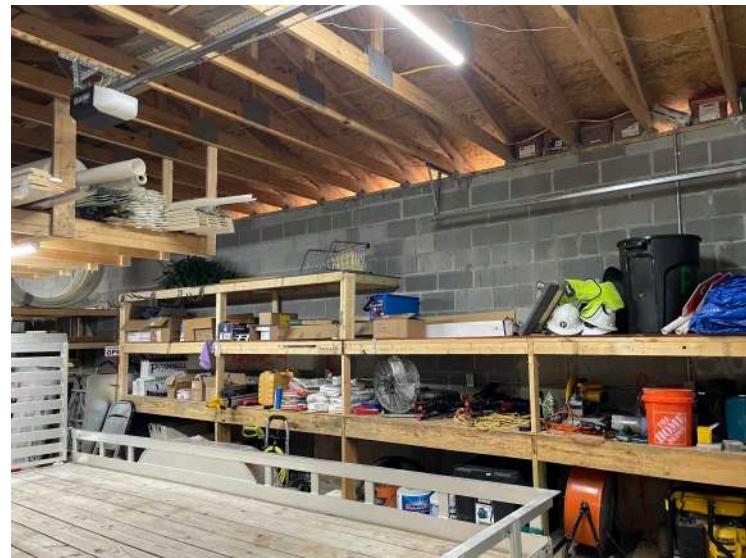


5036 O'Barr Road ~ Knoxville, TN 37914

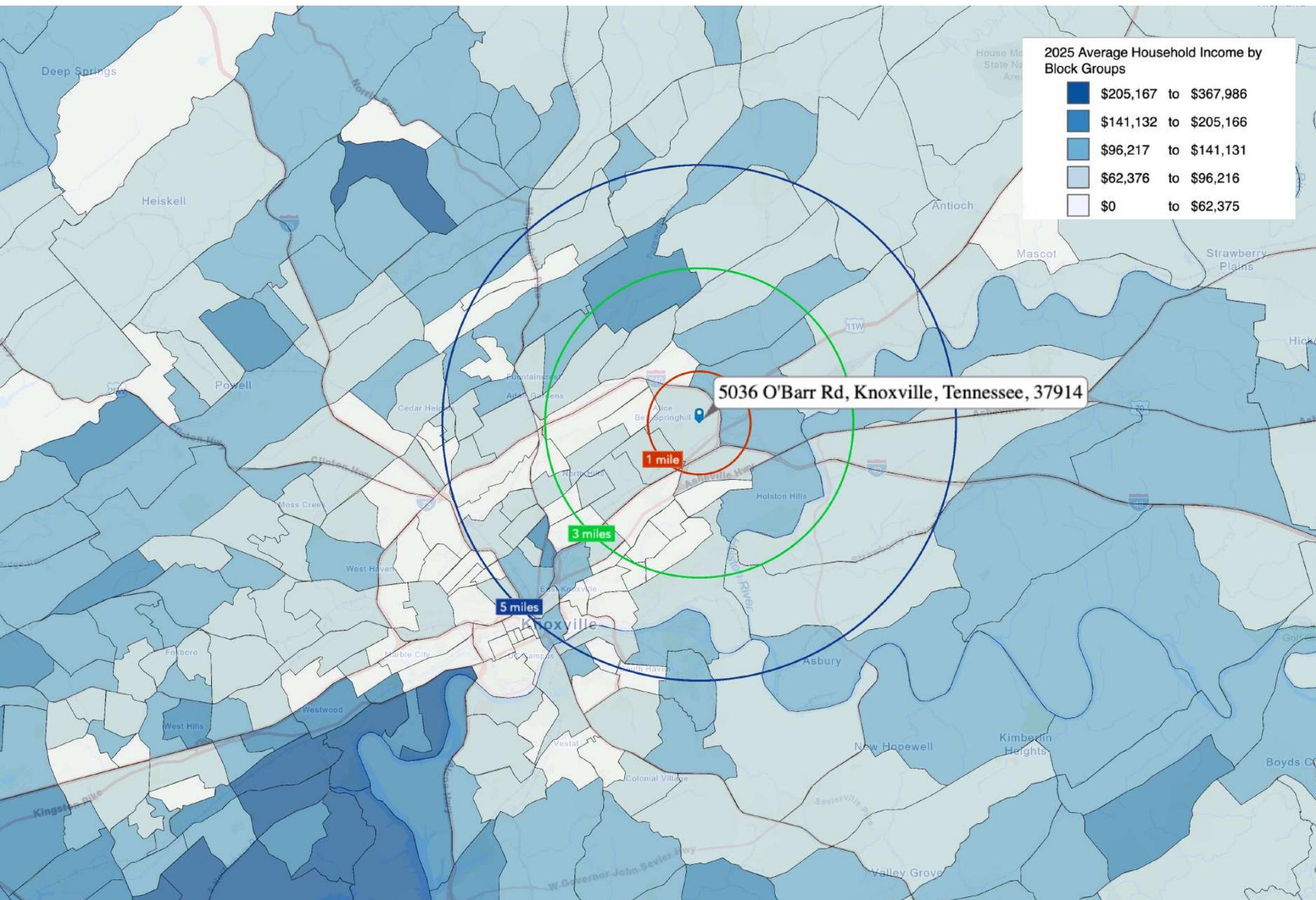




Unfinished rooms and garage/warehouse space



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)



2.2
Average Household Size

39.5

2024 Median Age (Esri)

\$56,671
Median Household Income

BUSINESS



4,120

Total Businesses



60,263

Total Employees

EDUCATION

9%

No High School Diploma



30%
High School Graduate

29%

Some College



32%
Bachelor's/Grad/Prof Degree

2024 Daytime Population

114,843

2024 Total Daytime Population

61,379

2024 Daytime Population: Workers

53,464

2024 Daytime Population: Residents

EMPLOYMENT



63%



23%

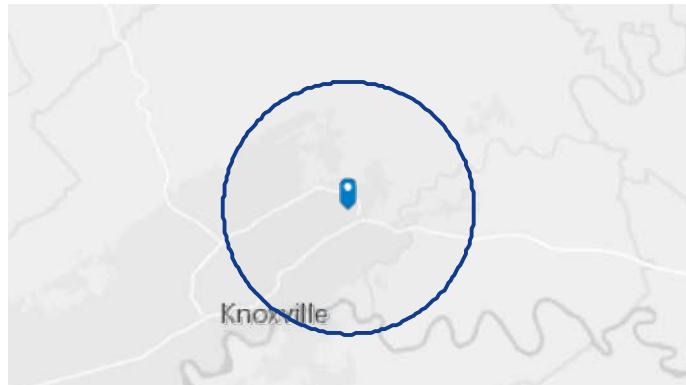


15%

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. Knox 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

