

**OFFERING MEMORANDUM**  
**11730 Snyder Rd**

**11730 SNYDER RD**

Knoxville, TN 37932

**PRESENTED BY:**

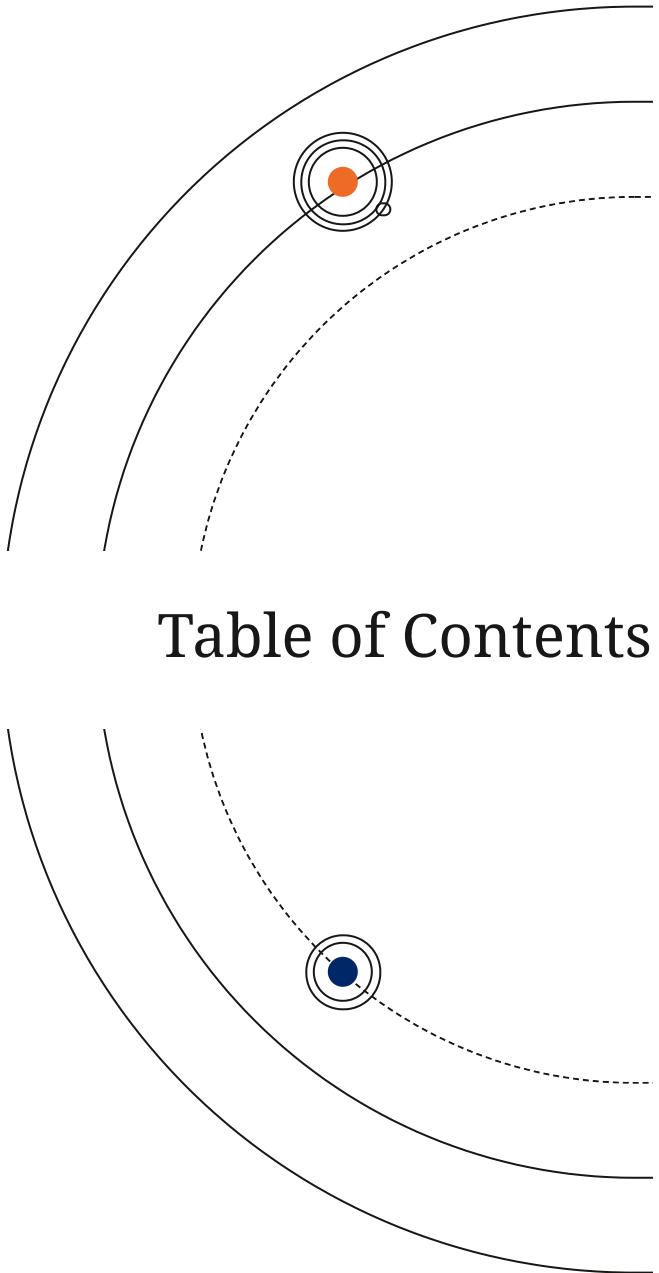
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**SVN**  
WOOD PROPERTIES



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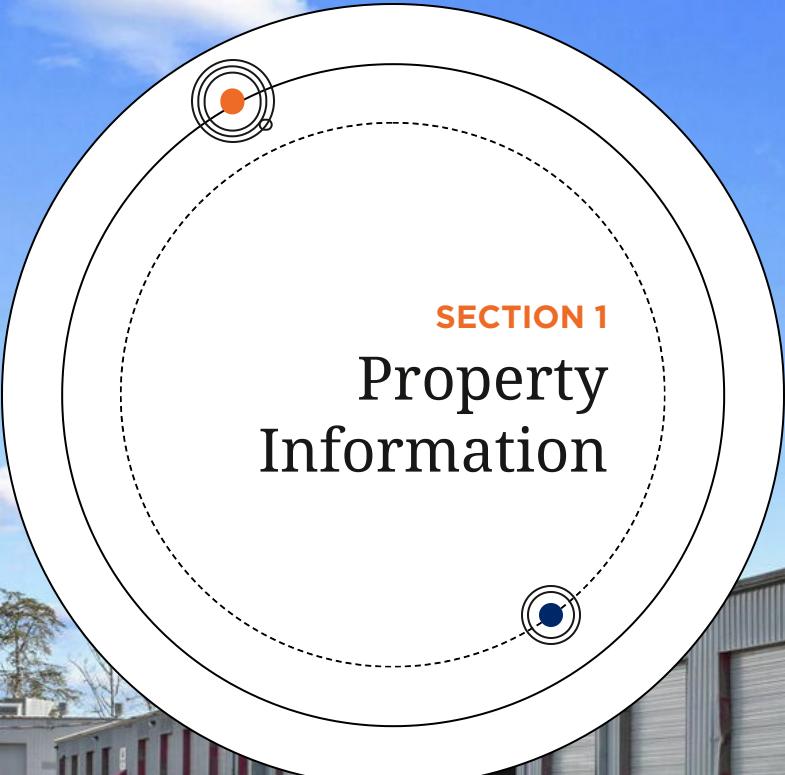
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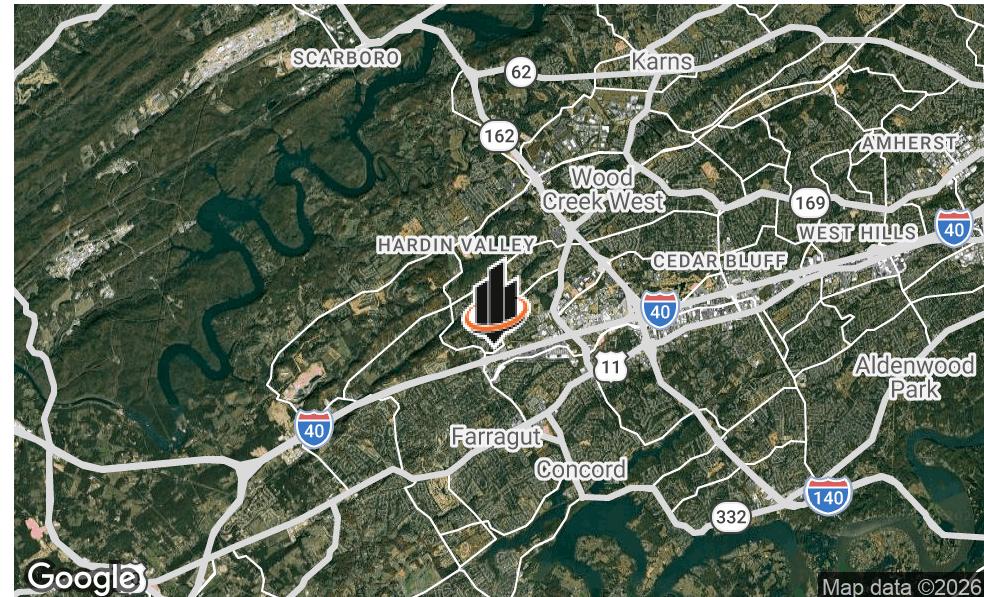


## SECTION 1

# Property Information



## PROPERTY SUMMARY



## OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| LEASE RATE:   | \$15.00 SF/yr (NNN) |
| AVAILABLE SF: | 34,926 SF           |
| LOT SIZE:     | +/- 7 Acres         |
| ZONING:       | CA                  |
| APN:          | 130 18204           |

## PROPERTY OVERVIEW

The subject property is a warehouse/recreational vehicle dealership facility consisting of three buildings: a 30,940 square foot main service building, a 3,410 square foot body shop, and a 576 square foot customer lounge, totaling 34,926 square feet. The property features 21 drive-in doors, 17'-22' ceiling heights, fluorescent high bay lighting, and is situated on +/- 7.0 acres.

The property features an enclosed downdraft paint booth and a heavy-duty in-ground vehicle lift, both of which may be included as part of the lease.

## PROPERTY HIGHLIGHTS

- 34,926 Total SF
- 21 drive-in doors
- 2,700 SF of office/showroom
- CA (General Business) Zoning

## COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

|                  |                     |
|------------------|---------------------|
| STREET ADDRESS   | 11730 Snyder Rd     |
| CITY, STATE, ZIP | Knoxville, TN 37932 |
| COUNTY           | Knox                |

### BUILDING INFORMATION

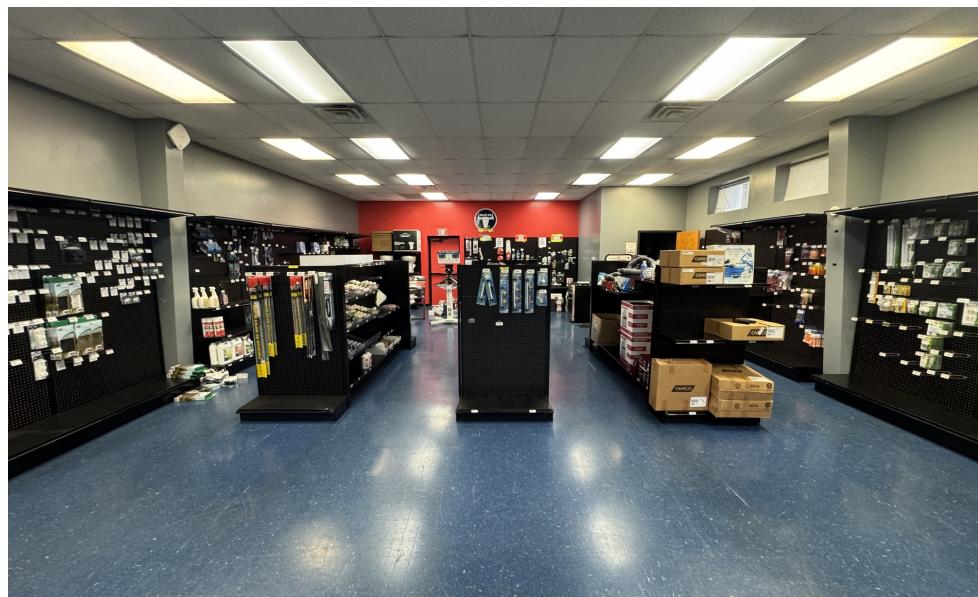
|                        |           |
|------------------------|-----------|
| TENANCY                | Single    |
| CEILING HEIGHT         | 22 ft     |
| MINIMUM CEILING HEIGHT | 17 ft     |
| YEAR BUILT             | 1986-2011 |
| NUMBER OF BUILDINGS    | 3         |



## SITE OUTLINE

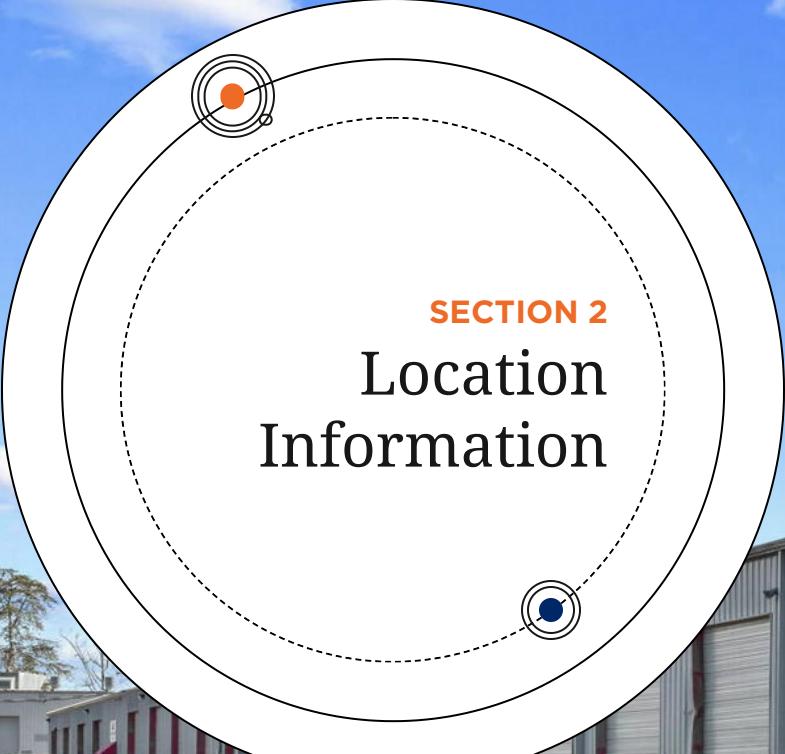


## ADDITIONAL PHOTOS



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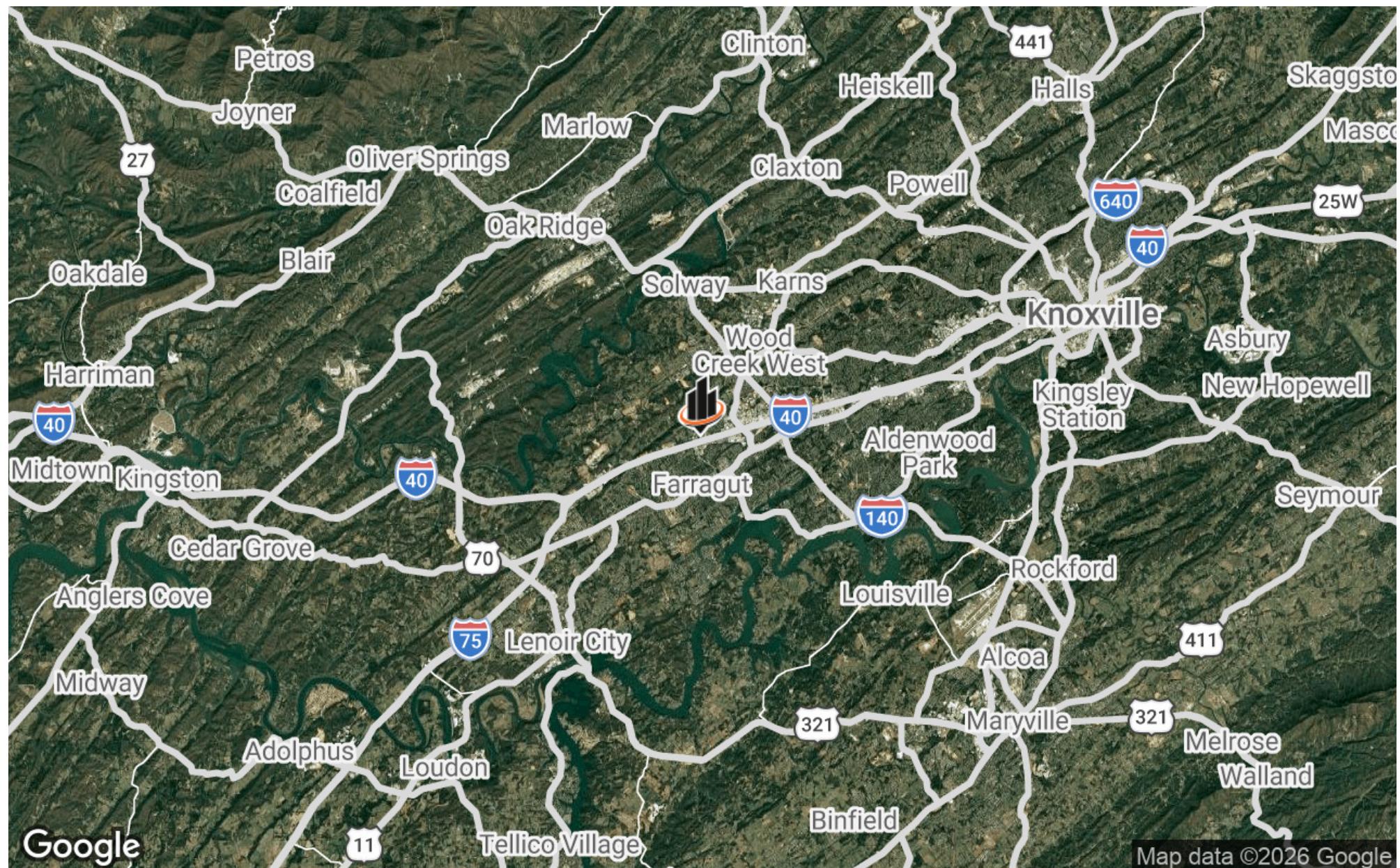


## SECTION 2

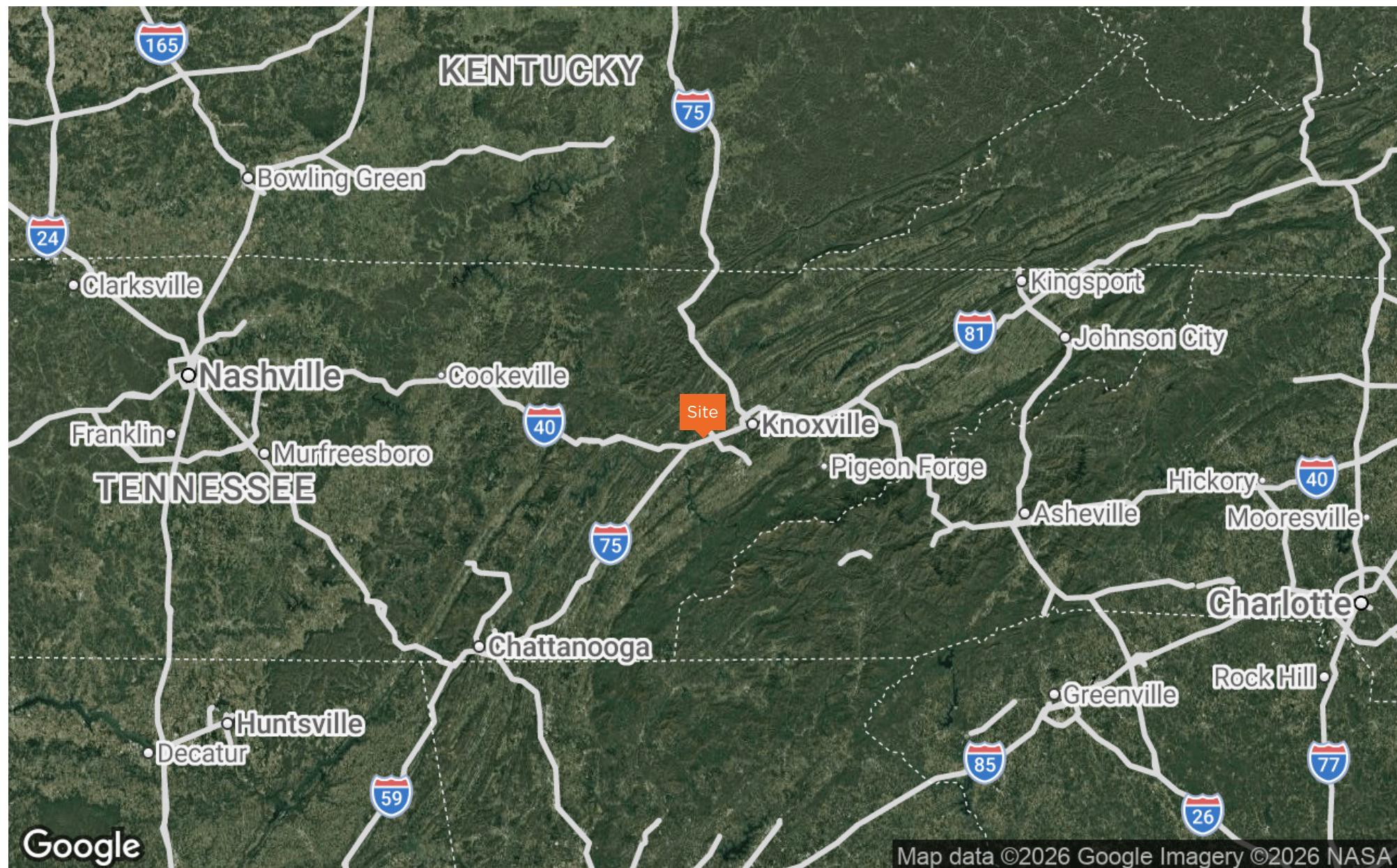
# Location Information



## LOCATION MAP



## REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT

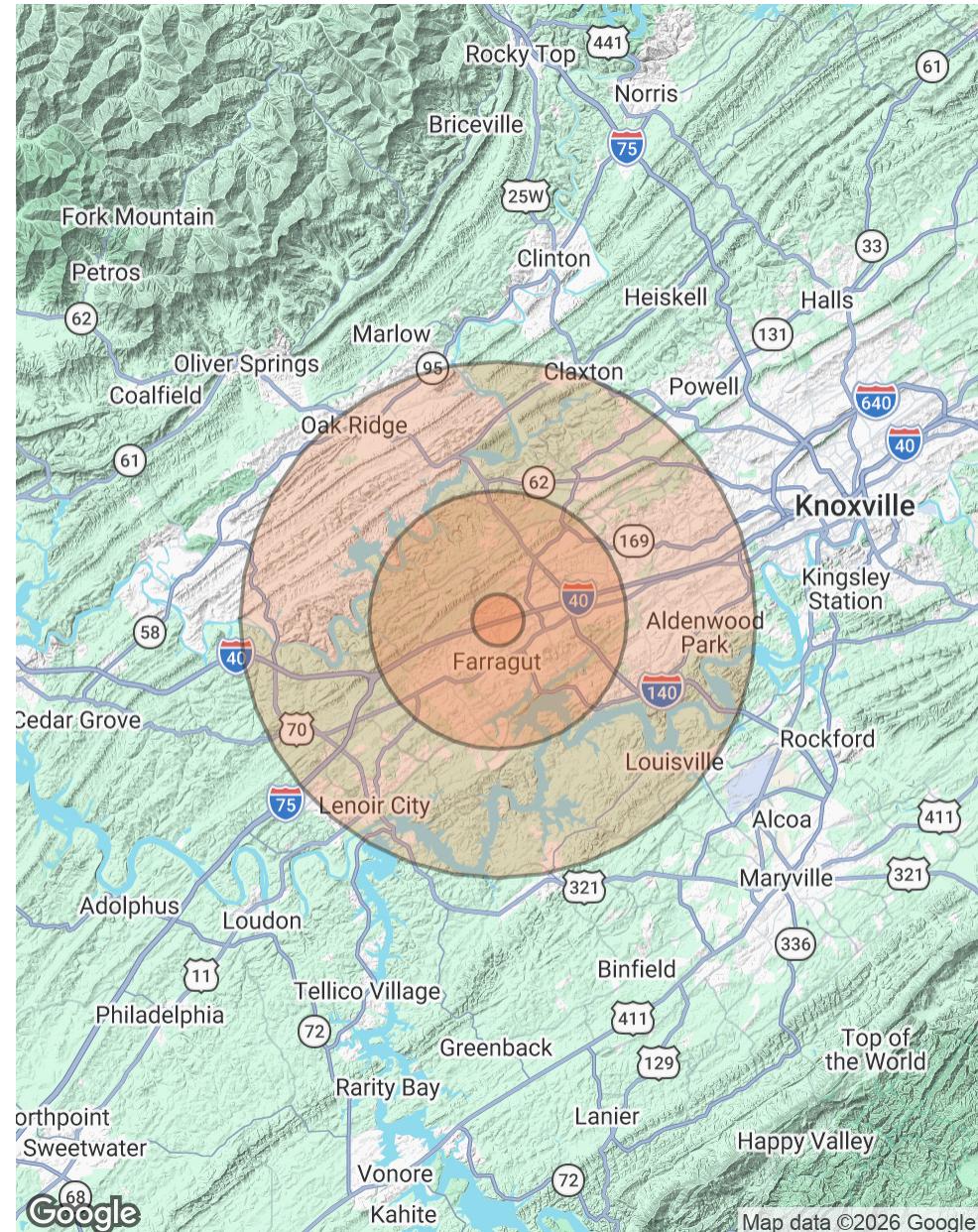
## POPULATION

|                             | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| <b>TOTAL POPULATION</b>     | 4,682  | 90,952  | 233,767  |
| <b>AVERAGE AGE</b>          | 42     | 42      | 42       |
| <b>AVERAGE AGE (MALE)</b>   | 41     | 41      | 41       |
| <b>AVERAGE AGE (FEMALE)</b> | 44     | 43      | 43       |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 1,826     | 34,459    | 93,903    |
| <b># OF PERSONS PER HH</b> | 2.6       | 2.6       | 2.5       |
| <b>AVERAGE HH INCOME</b>   | \$133,474 | \$149,483 | \$128,649 |
| <b>AVERAGE HOUSE VALUE</b> | \$469,138 | \$520,492 | \$463,624 |

Demographics data derived from AlphaMap



## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PRESENTED BY:

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