

PROPOSAL

2904 Knoxville Center Drive

2904 KNOXVILLE CENTER DR

Knoxville, TN 37924

PRESENTED BY:

ELIZABETH HOUSER

O: 513.315.7694

elizabeth.houser@svn.com





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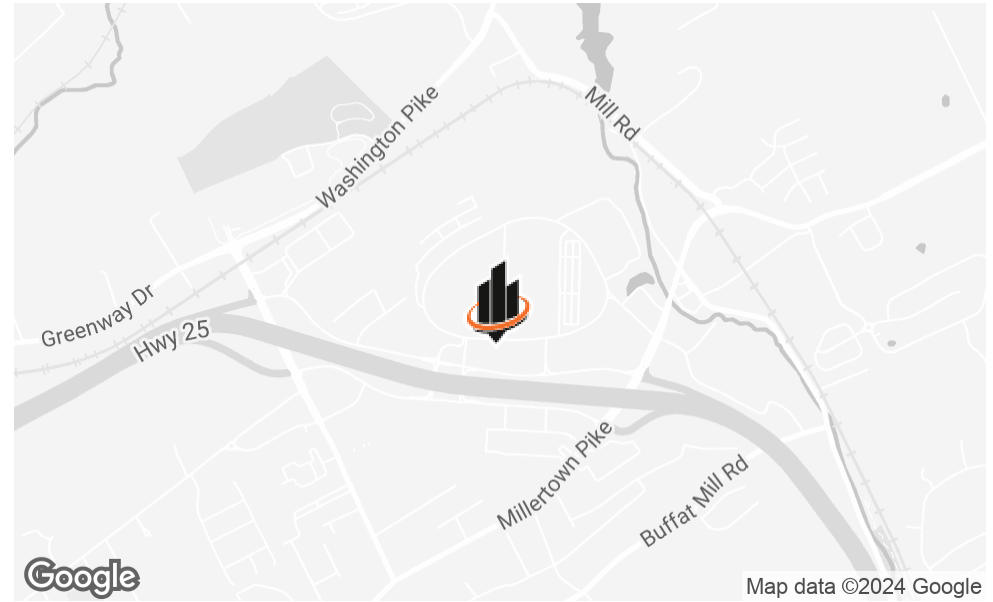
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SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,750,000
LEASE RATE:	\$32.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	3,094 SF
LOT SIZE:	43,191 SF
BUILDING SIZE:	3,094 SF

PROPERTY DESCRIPTION

Introducing an exceptional free-standing restaurant opportunity in Knoxville, TN! This property, formerly a Don Chuy's restaurant, is strategically located at 2904 Knoxville Center Dr. It offers endless potential for success with its full drive-thru, modern light fixtures, updated tile in dining area, tiled bathrooms and full kitchen. Attractive outside too with a beautiful brick facade, landscaped surroundings, enclosed dumpster corral and ample parking. Built in 1994 and zoned C-R-2, this well-positioned property is a prime investment opportunity. Well situated in a growing community surrounded by successful area businesses such as Sam's, Low's, Target, Karm, Zaxby's, and Wal-mart. Soon it will greatly benefit from the new Amazon fulfillment center across the street, which partially opened in September and has plans to hire over 1500 employees and 1000 more for the holidays. With all the local businesses, close proximity to East Towne Apartments and nearby rooftops, there's potential to attract a vibrant lunchtime/dinnertime crowd.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





amazon

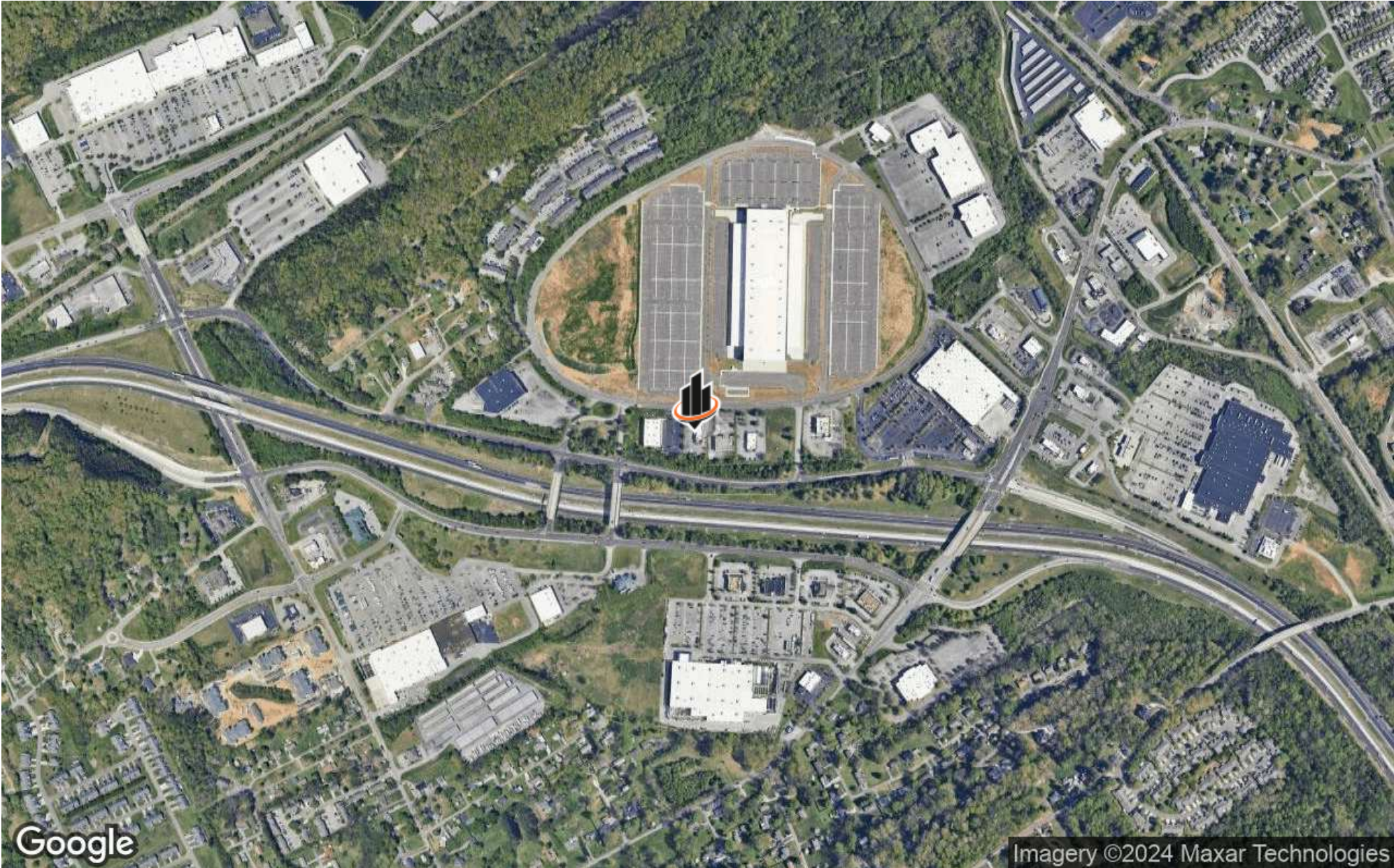


SECTION 2
Location
Information

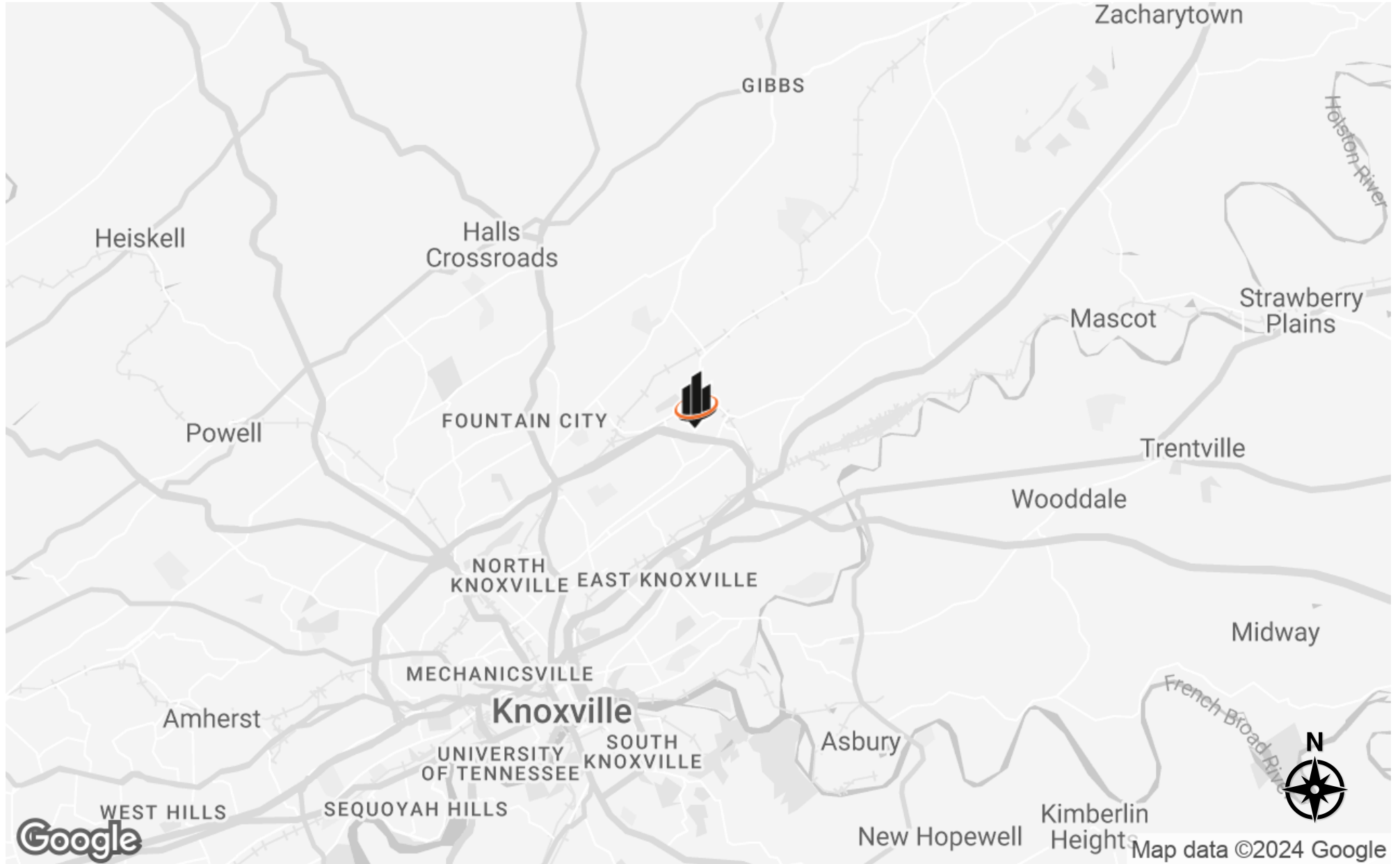
LOCATION MAP

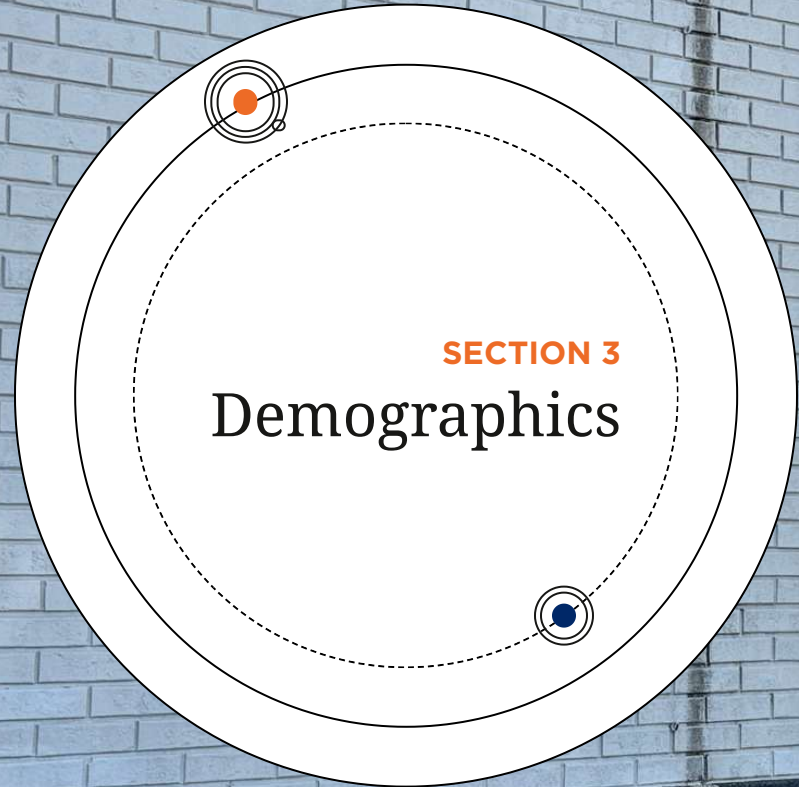


AERIAL MAP



REGIONAL MAP





SECTION 3

Demographics



DEMOGRAPHICS MAP & REPORT

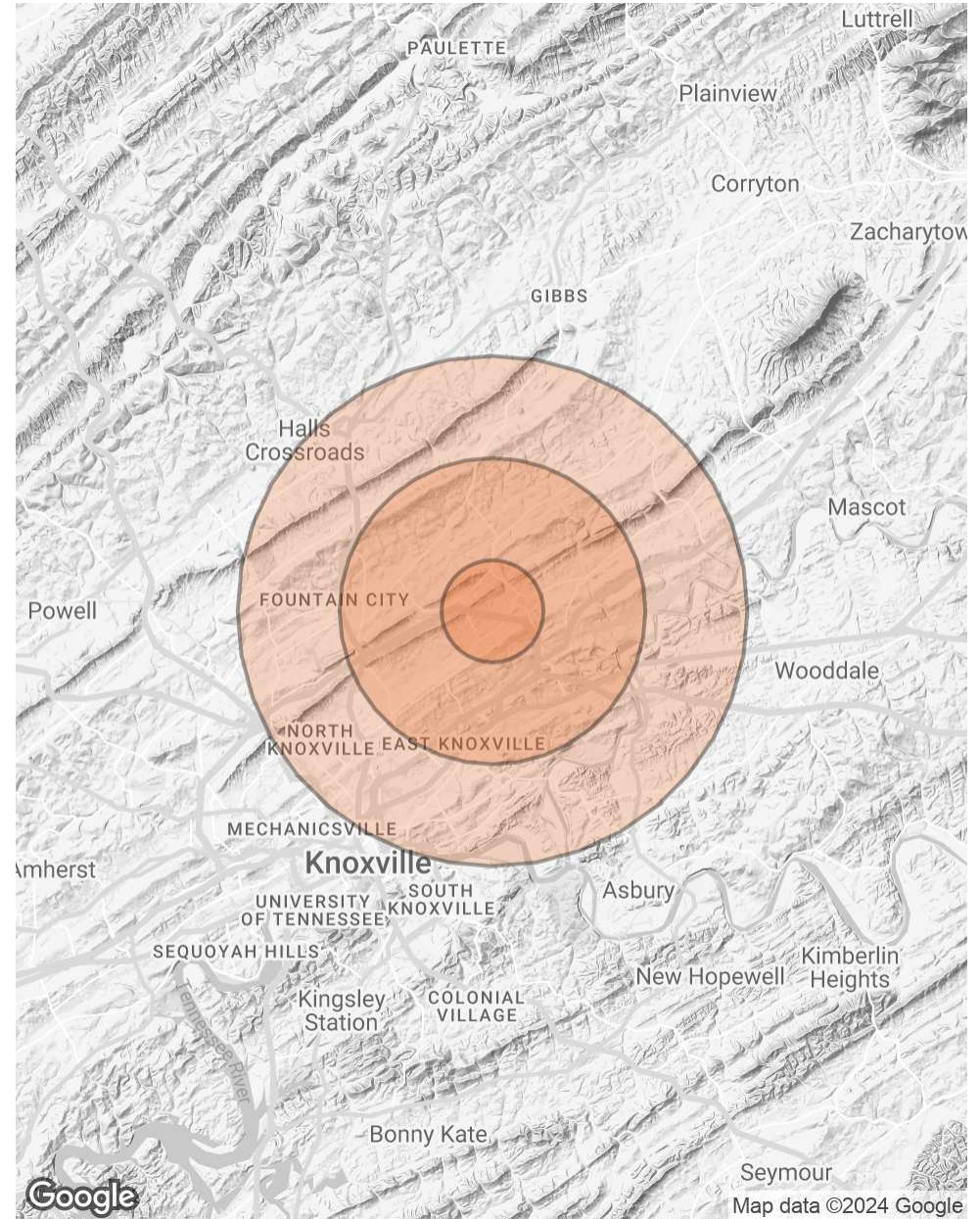
POPULATION

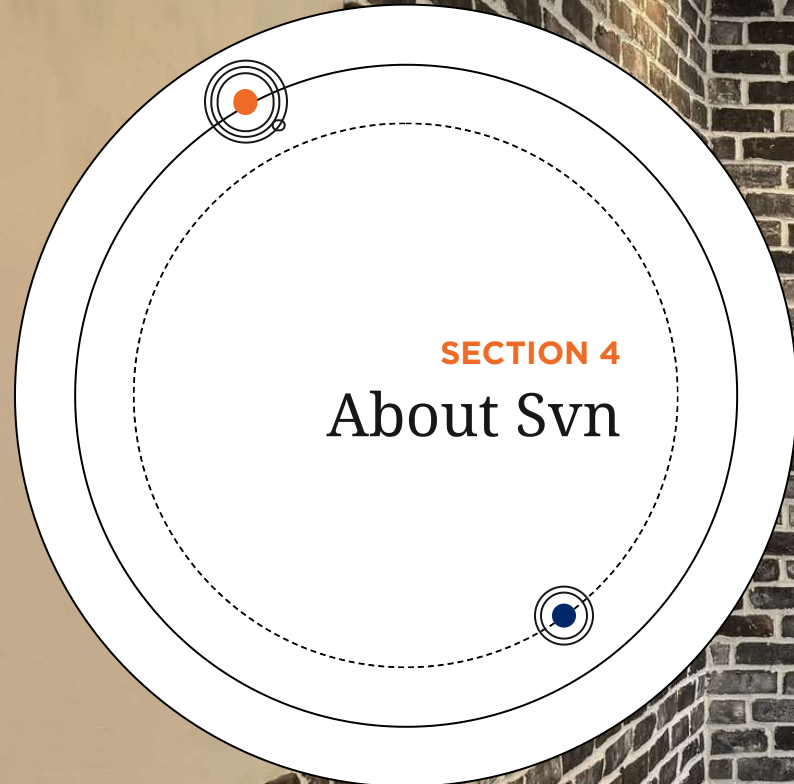
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,389	39,375	107,362
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	40	41	39
AVERAGE AGE (FEMALE)	44	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,568	16,917	46,102
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$66,667	\$80,464	\$71,707
AVERAGE HOUSE VALUE	\$234,724	\$269,151	\$251,670

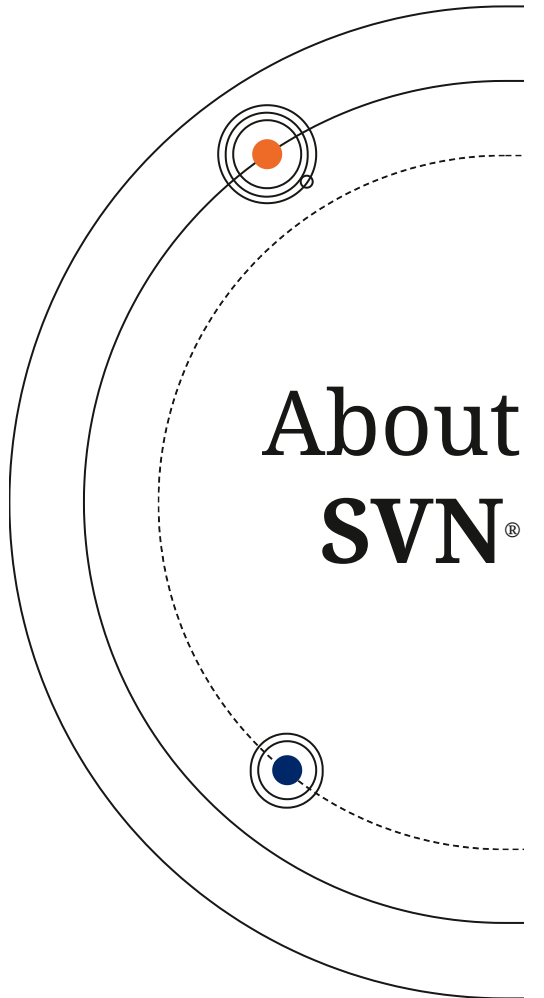
Demographics data derived from AlphaMap





SECTION 4
About Svn





The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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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.