

7680 DANNAHER DRIVE
KNOXVILLE, TN



MEDICAL OFFICE BUILDING INVESTMENT

Property Information

- ◆ **13,291 Sq. Ft.**
- ◆ **1.75 Acres**
- ◆ **\$7,200,000**
- ◆ 10-year NNN Lease with National Tenant and Guarantor, with three 5-year options
- ◆ Realized annual increases in Base Rent
- ◆ 6.75% CAP Rate
- ◆ Located in Regional Medical Park in the largest North Knoxville retail and residential growth market
- ◆ New Emory Road and I-75 interchange expansion currently underway
- ◆ Traffic Count: 106,536 per day at the I-75 and E Emory Road interchange
- ◆ Retail Nearby: North Knoxville Regional Medical Center, Chick-fil-A, Kroger, Ingles grocery store, Texas Roadhouse, McDonald's, Starbucks, CVS
- ◆ **Demographics:** **3-Mile**
 - Population: 13,966
 - Avg Household Income: \$98,158

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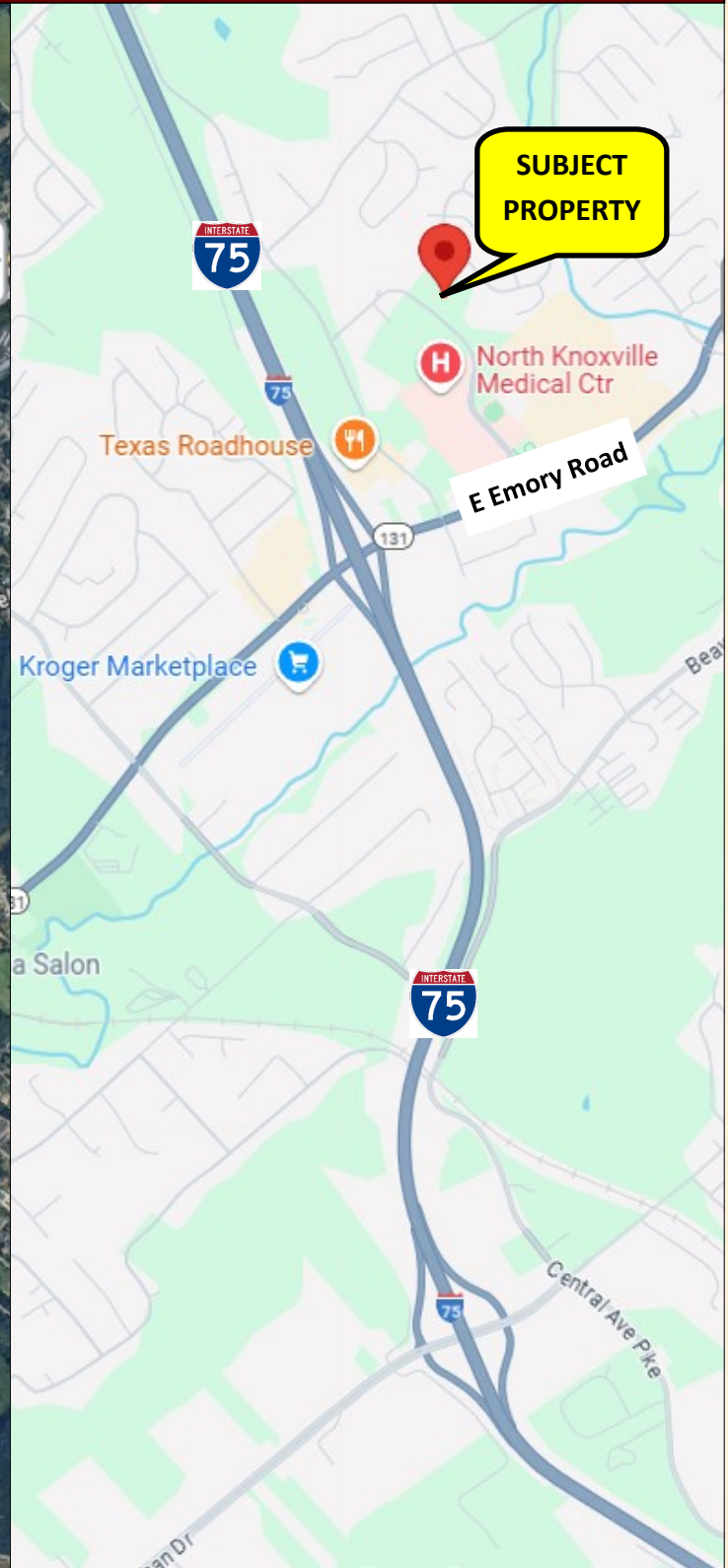
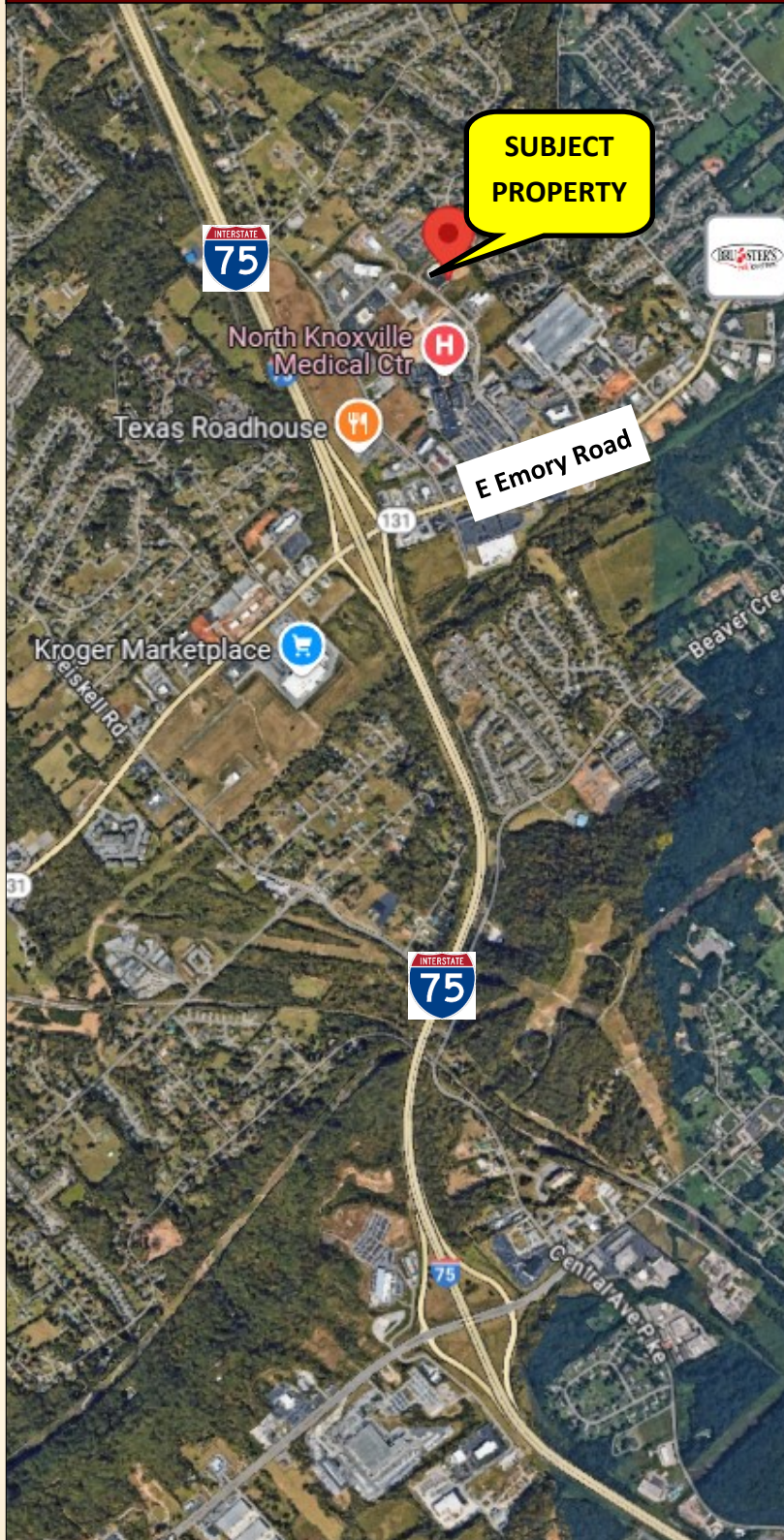
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Regional Map



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Trade Area Aerial



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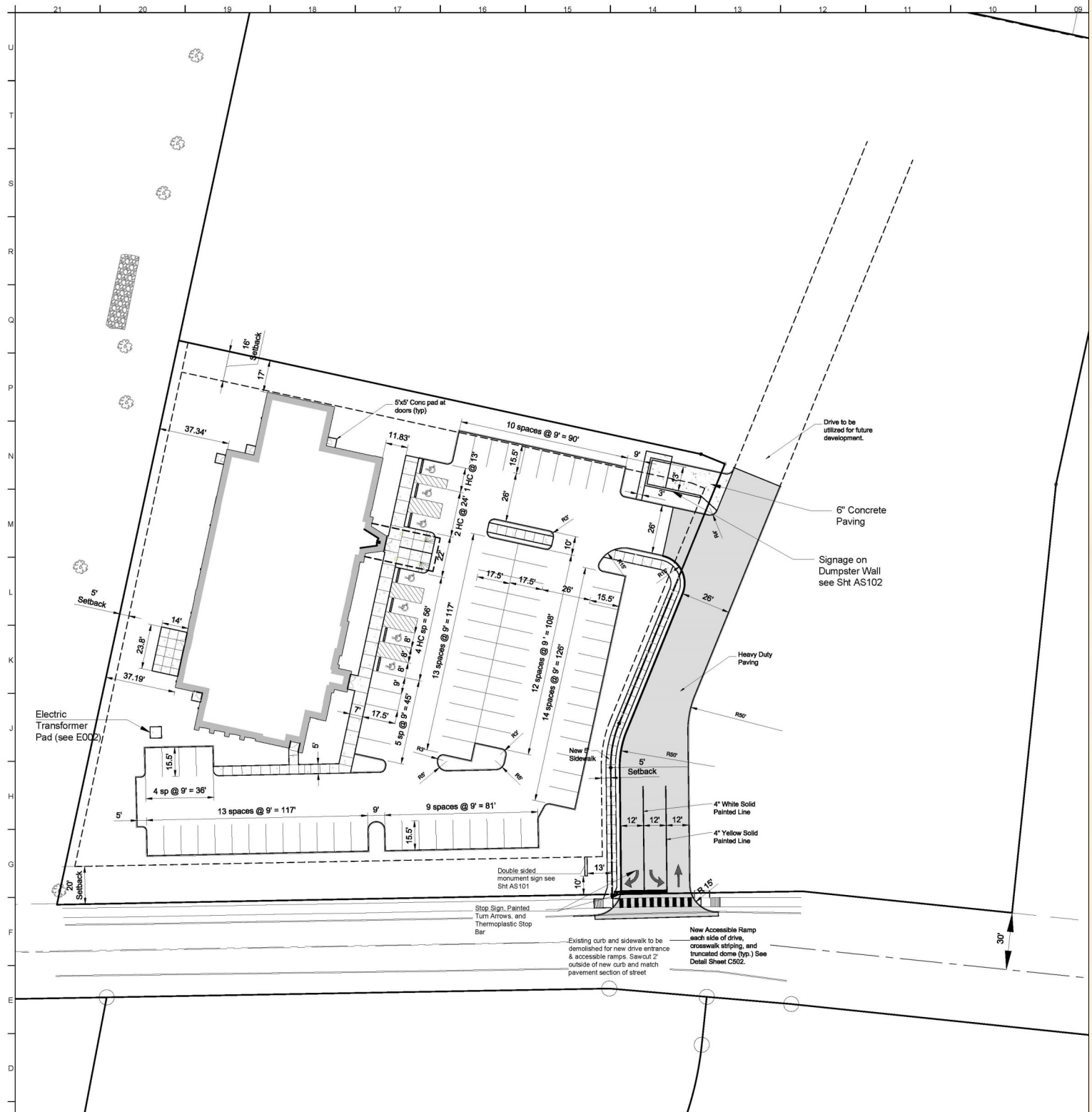
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Site Plan



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Exterior Photos



North Knoxville Medical Center

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Interior Photos



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Interior Photos



Rent Schedule

RSF 13,291
 Ann. Esc. 2%

Lease Year	Base Rent			Additional Rent (Est.)		
	\$/SF	Annual	Monthly	\$/SF	Annual	Monthly
Year 1 - 12/1/22 – 11/30/23	29.65	394,124.04	32,843.67	11.50	152,846.52	12,737.21
Year 2 - 12/1/23 – 11/30/24	30.25	402,006.52	33,500.54	Billed each year based on updated Operating Budget		
Year 3 - 12/1/24 – 1/31/25	30.85	410,046.65	34,170.55			
2/1/25 – 11/30/25	33.00	438,603.00	36,550.25			
Year 4 - 12/1/25 – 11/30/26	33.66	447,375.06	37,281.26			
Year 5 - 12/1/26 – 11/30/27	34.33	456,280.03	38,023.34			
Year 6 - 12/1/27 – 11/30/28	35.02	465,450.82	38,787.57			
Year 7 - 12/1/28 – 11/30/29	35.72	474,754.52	39,562.88			
Year 8 - 12/1/29 – 11/30/30	36.43	484,191.13	40,349.26			
Year 9 - 12/1/30 – 11/30/31	37.16	493,893.56	41,157.80			
Year 10 - 12/1/31 – 11/30/32	37.90	503,728.90	41,977.41			
Year 11 - 12/1/32 – 11/30/33	38.66	513,830.06	42,819.17			
Year 12 - 12/1/33 – 11/30/34	39.43	524,064.13	43,672.01			
Year 13 - 12/1/34 – 1/31/35	40.22	534,564.02	44,547.00			

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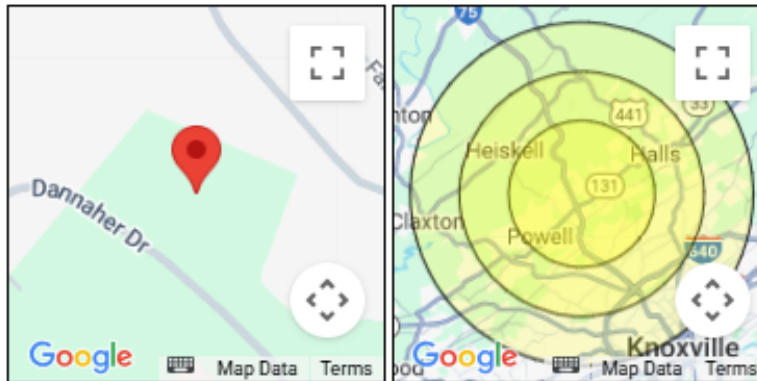


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 7680 Dannaheer Drive Powell TN

Latitude: 36° : 03' : 24"

Longitude: -83° : 59' : 51"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	23,721	70,437	137,838
Population (4/1/2010)	29,473	81,538	156,442
Population (4/1/2020)	32,943	87,692	166,738
Population (1/1/2024)	34,571	92,154	175,319
Population (1/1/2029)	36,439	97,153	184,718
Percent Growth (2024/2020)	4.94	5.09	5.15
Percent Forecast (2029/2024)	5.40	5.42	5.36
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	9,427	29,363	58,031
Households (4/1/2010)	11,683	33,857	65,151
Households (4/1/2020)	13,000	36,354	69,330
Households (1/1/2024)	13,966	39,131	74,679
Households (1/1/2029)	14,889	41,718	79,591
Percent Growth (2024/2020)	7.43	7.64	7.72
Percent Forecast (2029/2024)	6.61	6.61	6.58
GENERAL POPULATION CHARACTERISTICS			
Median Age	39.7	40.0	38.9
Male	16,313	44,406	85,639
Female	18,258	47,748	89,680
Density	1,220.3	1,097.8	1,160.9
Urban	32,756	85,169	164,241
Rural	1,815	6,985	11,078

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2024)	13,966	39,131	74,679
Families	9,595	24,352	44,840
Non-Family Households	4,371	14,779	29,839
Average Size of Household	2.45	2.34	2.32
Median Age of Householder	53.4	52.4	51.9
Median Value Owner Occupied (\$)	254,822	221,451	212,451
Median Rent (\$)	1,022	830	844
Median Vehicles Per Household	2.4	2.3	2.3
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	14,596	41,329	79,510
Housing, Owner Occupied	11,009	27,213	48,358
Housing, Renter Occupied	2,957	11,918	26,321
Housing, Vacant	630	2,198	4,831
POPULATION BY RACE			
White Alone	30,003	74,912	134,406
Black Alone	1,027	5,270	15,286
Asian Alone	488	1,209	2,206
American Indian and Alaska Native Alone	123	421	1,046
Other Race Alone	751	3,397	8,162
Two or More Races	2,179	6,945	14,213
POPULATION BY ETHNICITY			
Hispanic	1,541	6,197	14,232
White Non-Hispanic	29,606	73,157	130,918
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	1,374,801,719	3,135,152,881	5,775,255,716
Total Household Income (\$)	1,370,871,427	3,121,479,481	5,740,317,692
Median Household Income (\$)	77,306	62,963	60,045
Average Household Income (\$)	98,158	79,770	76,867
Per Capita Income (\$)	39,767	34,021	32,941
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	250,720	2,193,346	3,914,813
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	1,009,518.7	2,632,198.6	4,918,031.9
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	3,814	22,938	59,849
Establishments, Total (by Place of Work)	355	1,715	3,495
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	103	102	101
EASI Total Crime Index (US Avg=100; A=High)	54	92	103
EASI Weather Index (US Avg=100)	106	106	107
BLOCK GROUP COUNT	18	56	108

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Disclosure

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