



**20-YEAR TENANT | RECENT RENEWAL | NEAR
DOWNTOWN KNOXVILLE**

2604 E Magnolia Ave | Knoxville, TN 37914



SVN | Second Story Real Estate Management

John Markley

Office: (423)-682-8241

Cell: (423) 243-6348

john.markley@svn.com

INVESTMENT SUMMARY

| | | | |
|-----------------------|---------------------|---------------------|-------------------------------|
| Offering Price: | \$1,065,000 | Tenant: | Family Dollar |
| Net Operating Income: | \$75,625 | Lease Type: | NNN |
| Year 1 Cap Rate: | 7.1% | Primary Lease Term: | 5 Years |
| Year Built: | 1945 | Annual Rent: | \$75,625 |
| Building Size: | 10,000 SF | Lease Expiration: | 7/1/2030 |
| Lot Size: | 09 Acres | Renewal Options: | Two (2) five (5) year options |
| Property Address: | 2604 E Magnolia Ave | Rent Increases: | 10% |
| City, State, Zip: | Knoxville, TN 37914 | | |

LOCATION DESCRIPTION

Located along the high-traffic East Magnolia Avenue corridor, 2604 E Magnolia Ave offers an outstanding opportunity for retail, office, or service-oriented users. Situated just minutes from downtown Knoxville and easily accessible from I-40, this property benefits from strong visibility, steady vehicular traffic, and close proximity to a revitalizing commercial district.



SVN | Second Story Real Estate Management

John Markley

Office: (423)-682-8241

Cell: (423) 243-6348

john.markley@svn.com

LISTING HIGHLIGHTS

- Tenant has been operating at this location since 2005
- Dollar Tree corporate guaranteed lease
- Tenant renewed their first of three 5 year options on 7/1/2025 for with a 10% rent increase
- Tenant invested significantly into an interior revamp in 2024 which is a strong indication for future renewal options
- Roof and HVAC in great shape
- Brand new security cameras installed in 2026 (8 cameras with live feed). Ideal for remote LL to monitor the property.
- Brand new exterior lighting and solar panel parking lot lighting
- Located on a hard corner along the highly trafficked East Magnolia Avenue corridor. Situated just minutes from downtown Knoxville and easily accessible from I-40, this property benefits from strong visibility, steady vehicular traffic, and close proximity to a revitalizing commercial district.
- The building features ample frontage, flexible interior layout potential, and convenient on-site parking. Whether you're an investor seeking a stabilized asset with future value-add upside or an owner-user looking for a strategic location, this property delivers exceptional upside in one of Knoxville's emerging submarkets.



SVN | Second Story Real Estate Management

John Markley

Office: (423)-682-8241

Cell: (423) 243-6348

john.markley@svn.com

AERIAL PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



SVN | Second Story Real Estate Management

John Markley

Office: (423)-682-8241

Cell: (423) 243-6348

john.markley@svn.com

AERIAL PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



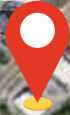
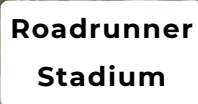
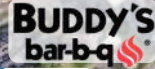
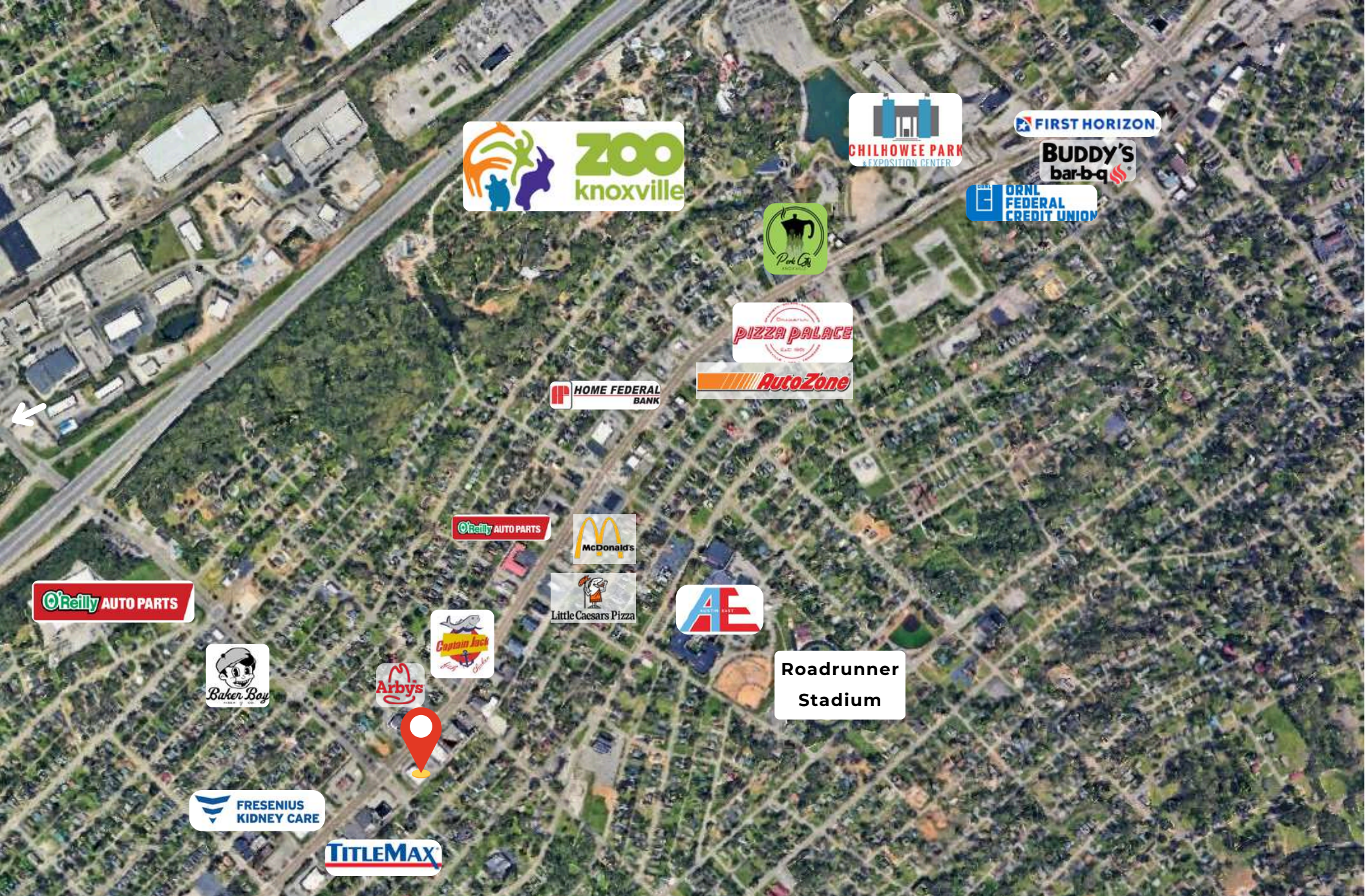
SVN | Second Story Real Estate Management

John Markley

Office: (423)-682-8241

Cell: (423) 243-6348

john.markley@svn.com



SVN | Second Story Real Estate Management

John Markley

Office: (423)-682-8241

Cell: (423) 243-6348

john.markley@svn.com

DEMOGRAPHICS



POPULATION

3 MILES

5 MILES

10 MILES

| | | | |
|----------------|--------|---------|---------|
| 2020 | 63,771 | 136,764 | 319,557 |
| 2024 | 73,573 | 151,128 | 339,059 |
| 2029 Projected | 81,199 | 165,405 | 369,004 |
| Median Age | 34.6 | 33.1 | 36.7 |

HOUSEHOLD CHARACTERISTICS

3 MILES

5 MILES

10 MILES

| | | | |
|-----------------|--------|--------|---------|
| 2020 | 28,761 | 57,536 | 133,118 |
| 2024 | 33,496 | 64,279 | 141,871 |
| 2029 Projection | 37,065 | 70,687 | 154,829 |

INCOME CHARACTERISTICS

3 MILES

5 MILES

10 MILES

| | | | |
|------------------------|----------|----------|----------|
| 2020 Average | \$51,976 | \$56,218 | \$71,980 |
| 2024 Average | \$55,228 | \$58,188 | \$74,443 |
| 2029 Projected Average | \$56,235 | \$59,061 | \$75,217 |



SVN | Second Story Real Estate Management

John Markley

Office: (423)-682-8241

Cell: (423) 243-6348

john.markley@svn.com



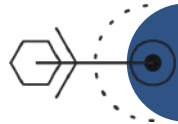
THE SVN DIFFERENCE

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.





ABOUT THE BROKER



John Markley
Brokerage Advisor

-  **(423) 243-6348**
-  **john.markley@svn.com**
-  **secondstory.properties**

John is a commercial real estate advisor with over eight years of experience in sales, marketing, and recruiting. Specializing in retail and medical office sales and leasing, John brings a dynamic skill set to every transaction. Prior to joining SVN, he demonstrated his entrepreneurial spirit by successfully running a startup marketing and media company for three years. His experience also includes working with various private equity clients seeking multi-tenant retail and medical acquisitions. With strong communication, prospecting, and marketing abilities, John is a trusted partner for owners and investors looking to maximize the value of their real estate investments.

