

Offering Memorandum



13,920 SF Retail/Flex | Knoxville, TN

1345 CALLAHAN DR, KNOXVILLE, TN 37912

PRESENTED BY



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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.



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PROPERTY INFORMATION



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PROPERTY SUMMARY

13, 920 SF RETAIL/FLEX

1345 CALLAHAN DR
KNOXVILLE , TN 37912

OFFERING SUMMARY

SALE PRICE:	\$3,000,000
BUILDING SIZE:	13,920 SF
ZONING:	CB
LOT SIZE:	2.21 Acres
PRICE/SF:	\$215.52



PROPERTY SUMMARY

Positioned along one of North Knoxville's most visible commercial corridors, this 13,920 SF Retail/Flex property offers an exceptional opportunity for users seeking showroom, warehouse, service, or flex space with excellent exposure. Located on Callahan Drive with approximately 150' of frontage and traffic counts of 23,000 VPD, the property provides strong visibility and convenient access just 1 mile from I-75 (86,000 VPD). The building features an upgraded showroom with 12'-14' ceiling heights, making it well-suited for retail display, contractor sales, service operations, light industrial use, or distribution. The rear of the property includes two garage bays with roll-up doors and 12' clear heights. Interior improvements include four offices, four restrooms, and a break room/kitchenette, offering a practical layout for both customer-facing and operational needs. With its combination of frontage, accessibility, showroom appeal, and functional rear loading, this property is a rare Callahan Drive opportunity in one of the Knoxville market's most active commercial locations.



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PROPERTY HIGHLIGHTS

- 13,920 SF Retail/Flex
- 150' of frontage on Callahan Drive
- 23,000 VPD
- 1 mile from I-75 (86,000 VPD)
- Expansive Showroom w/ 12-14' clear heights
- 2 garage bays w/ 12' roll up doors
- 4 offices, 4 restrooms and break room/kitchenette



13, 920 SF Retail/Flex



Built in 2007



50' frontage on Callahan Drive



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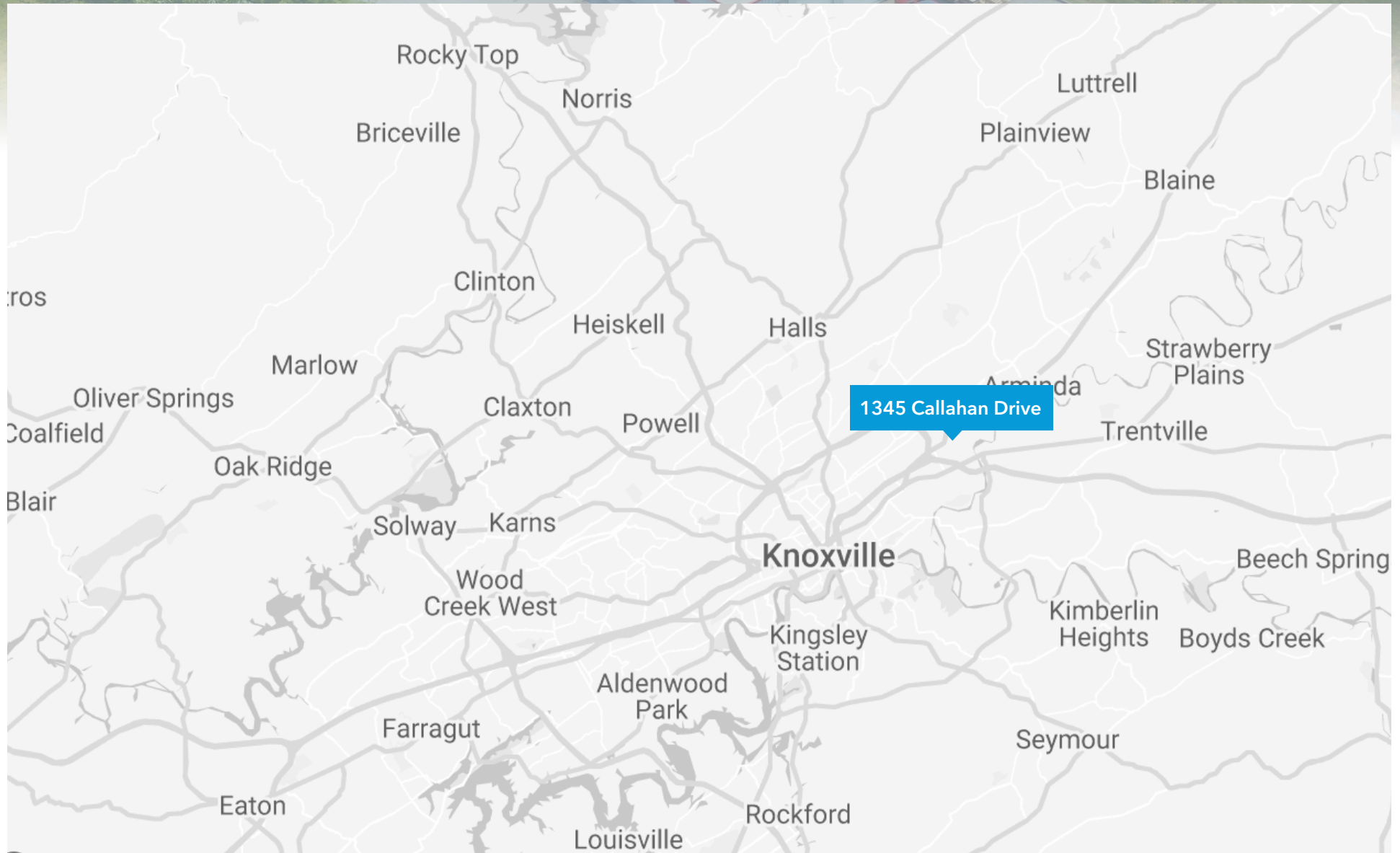
ADDITIONAL PHOTOS



LOCATION MAP



REGIONAL MAP



RETAILER MAP

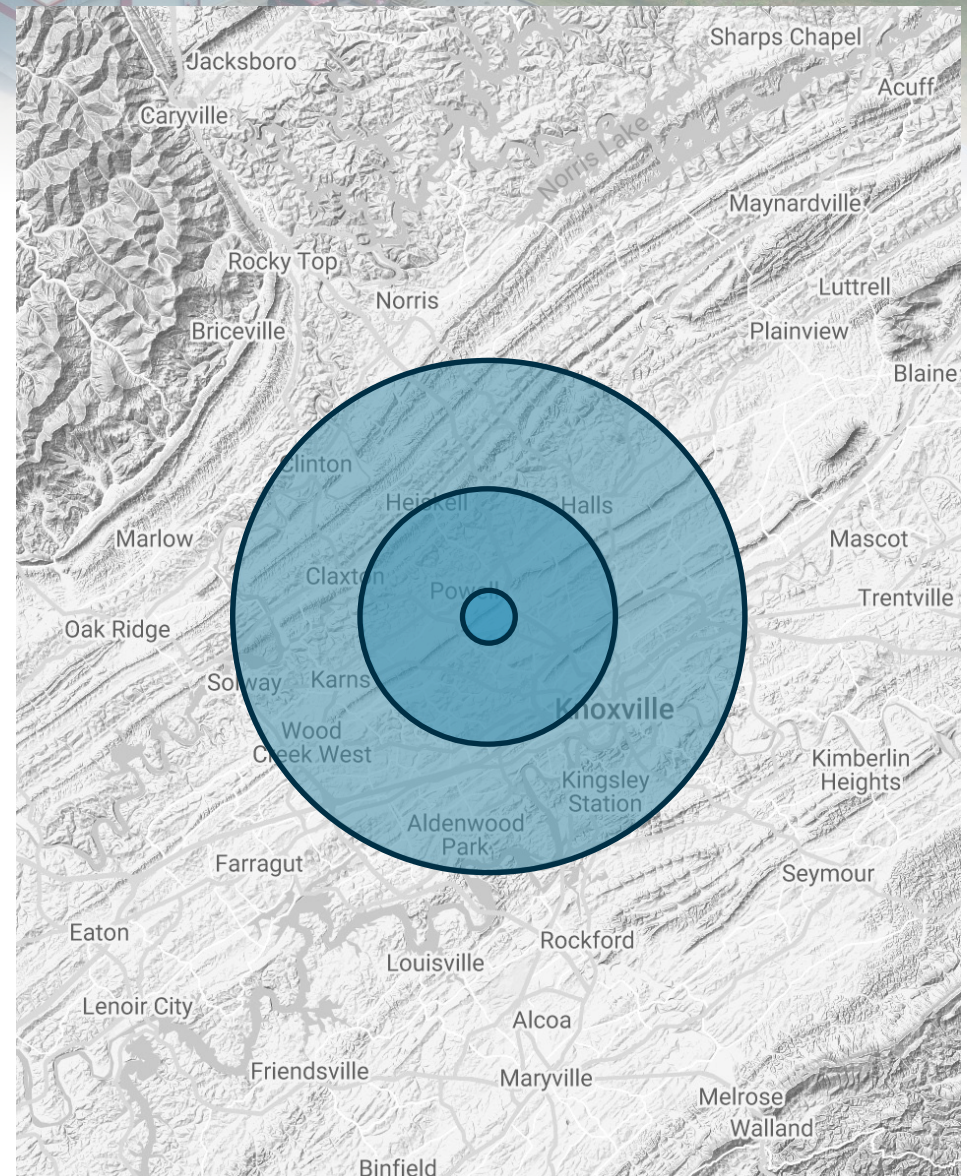


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILE
TOTAL POPULATION	3,107	118,655	378,982
AVERAGE AGE	35.7	37.3	38.1
AVERAGE AGE (MALE)	34.3	36.2	36.9
AVERAGE AGE (FEMALE)	35.4	38.1	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILE
TOTAL HOUSEHOLDS	1,158	49,394	157,564
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$95,507	\$79,032	\$89,636
AVERAGE HOUSE VALUE	\$255,694	\$240,337	\$304,447

2023 American Community Survey (ACS)



FOR MORE INFORMATION



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