



**GREENBRIER**  
real estate advisors

# Medical Office Unit for Sale

312 Prosperity Drive ~ Knoxville, TN 37923

SUBJECT SITE  
(312 Prosperity Drive)

## **Contacts:**

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real estate advisors

Greenbrier Real Estate Advisors

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## Property Details

Name	Medical Office Unit for Sale - Cedar Bluff
Address	312 Prosperity Drive Knoxville, TN 37923
Unit Size	3,900 SF +/-
Sale Price	\$900,000.00





## Demographic Snapshot \*2024 Data

	1 Mile	3 Mile	5 Mile
Population	8,698	66,362	149,313
Average Household Income	\$68,279	\$110,357	\$124,756

## Market Overview

- Property located on Prosperity Drive in the Cedar Bluff sub-market of West Knoxville, TN
- 3,900 SF +/- former medical office
- Space includes: two bathrooms, two waiting rooms, one large gym area, eight medical office/exam rooms, inventory closet & Kitchenette
- High activity office park area
- Daytime population of 149,313 within 5 mile radius
- Strong multi-family presence in the vicinity
- Close proximity to I-40 Interchange with 199,989 ADT

## Traffic Counts \*2024 Data

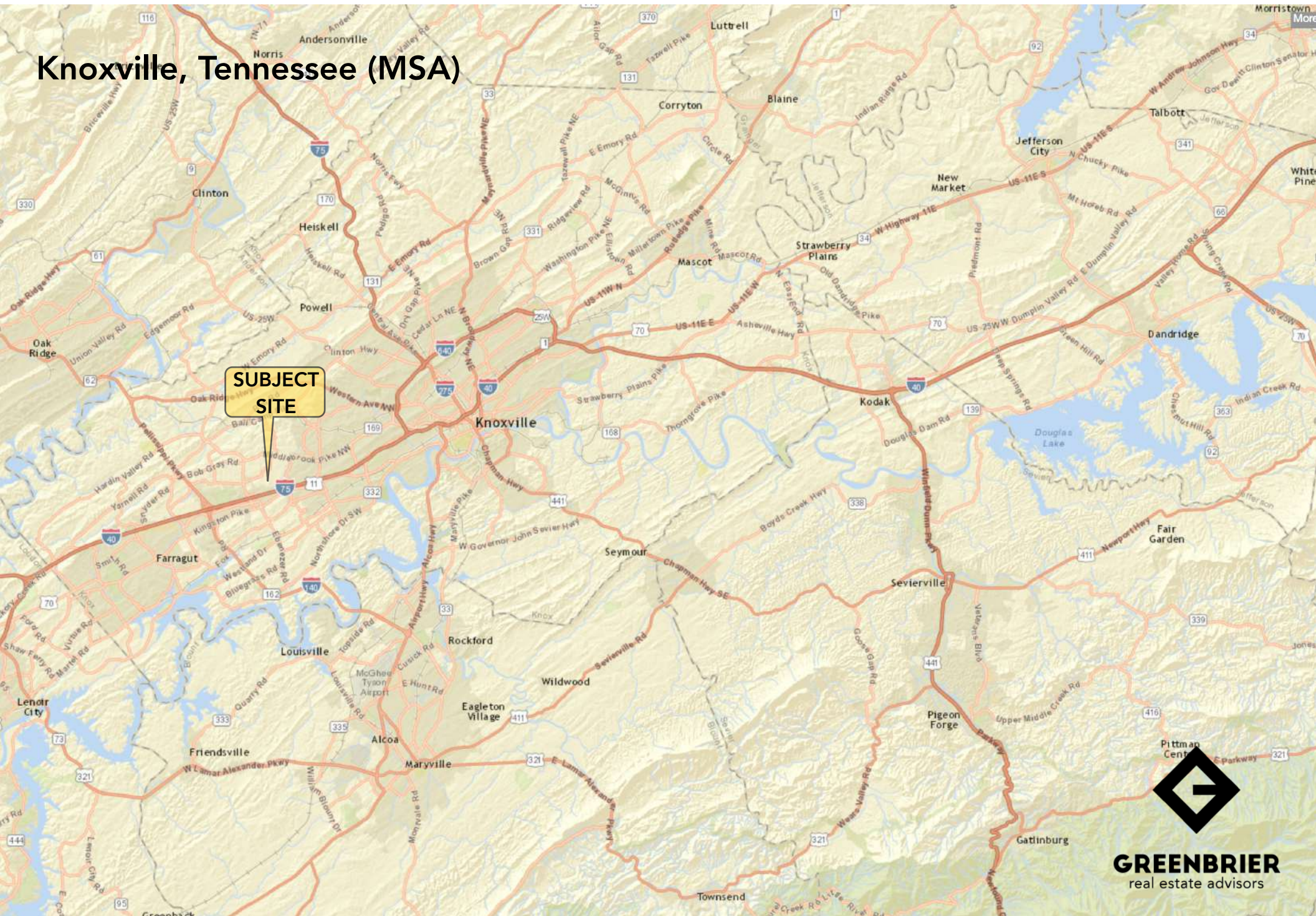
Cedar Bluff Road	23,658 ADT	
Executive Park Drive	10,416 ADT	
Cross Park Drive	7,603 ADT	
Interstate 40	199,989 ADT	

## Map

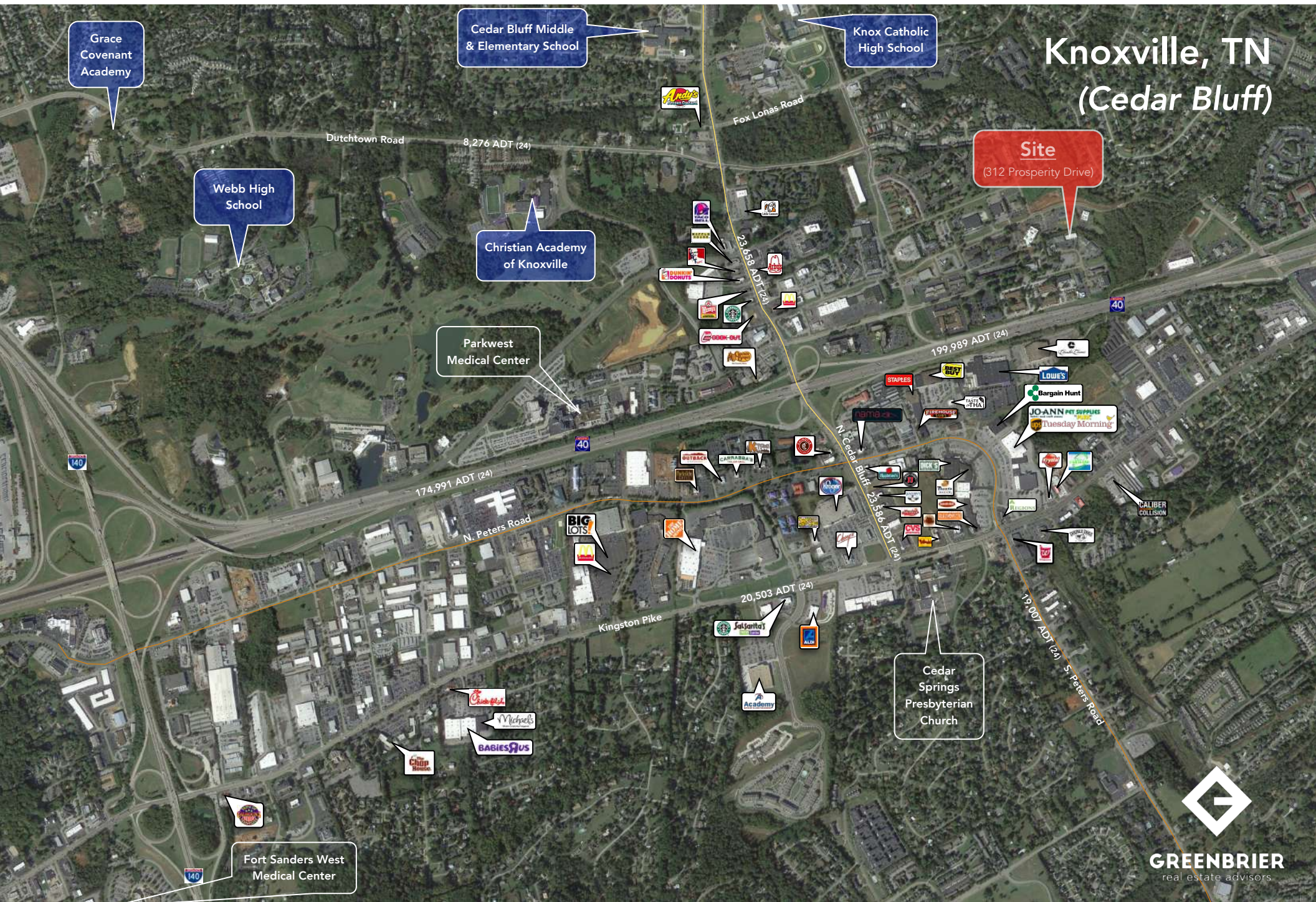




## Knoxville, Tennessee (MSA)







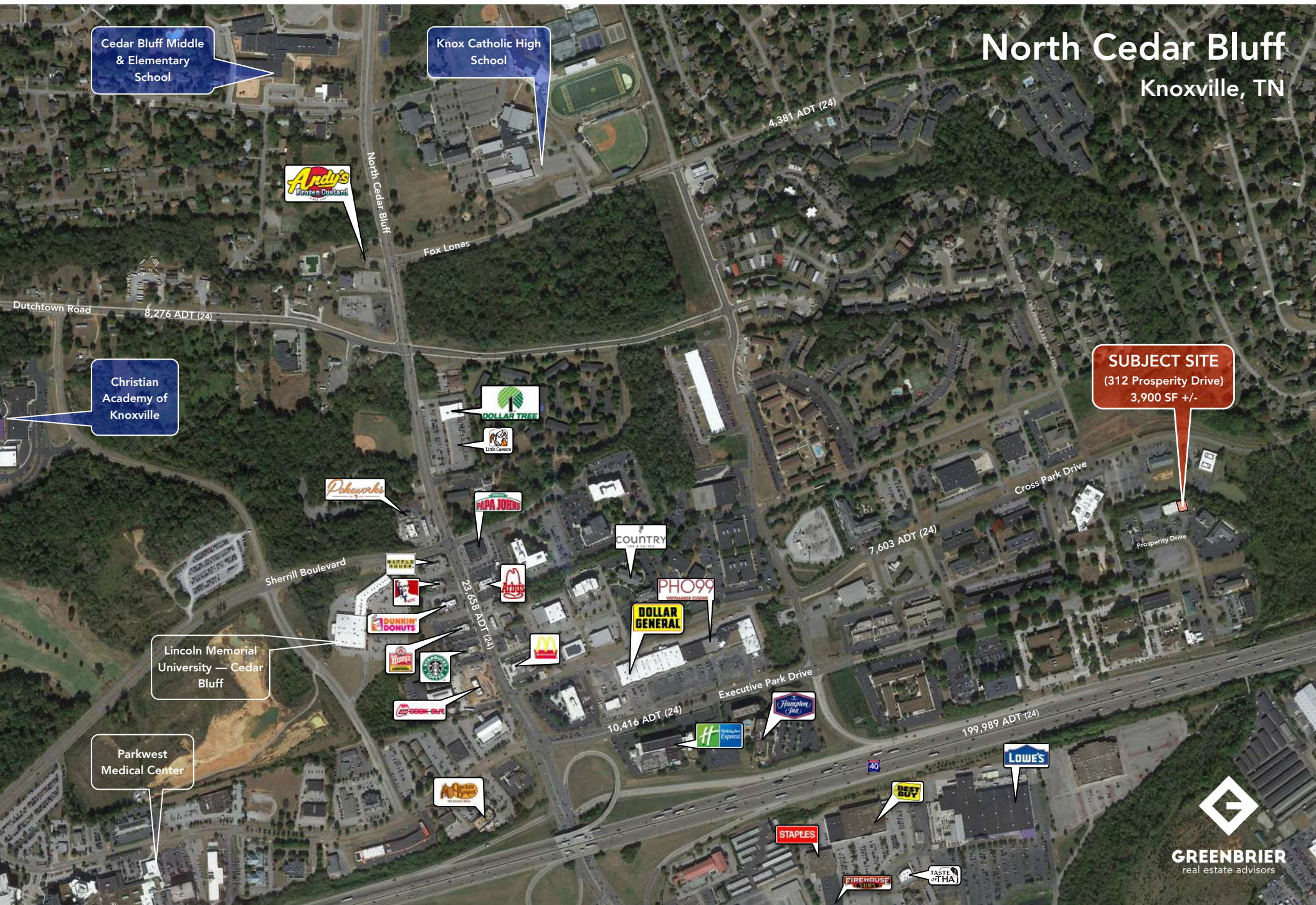
## Knoxville, TN (Cedar Bluff)

**Site**

(312 Prosperity Drive)



# North Cedar Bluff Knoxville, TN





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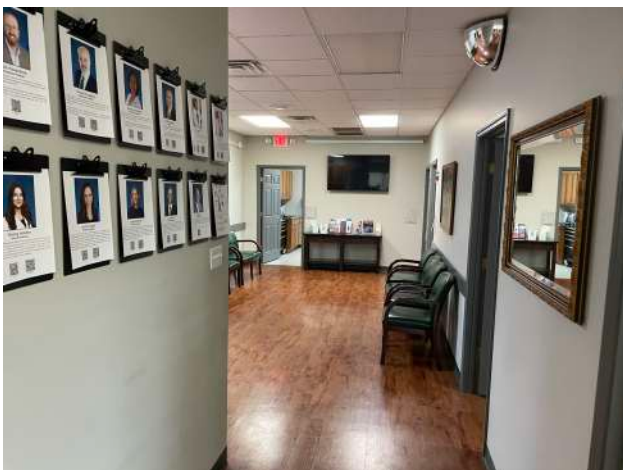
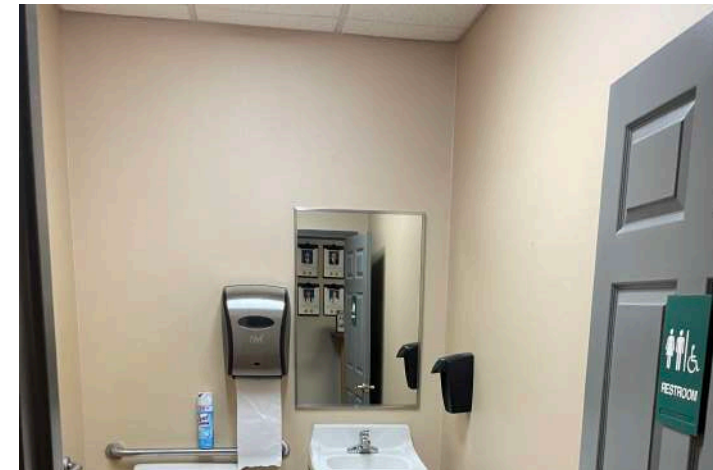


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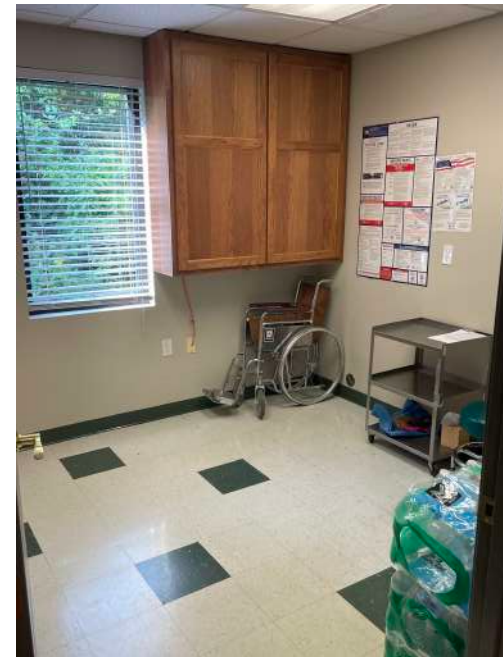


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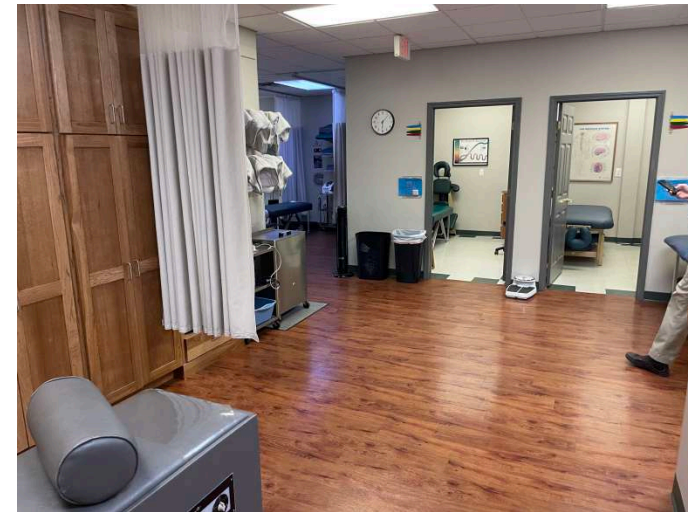
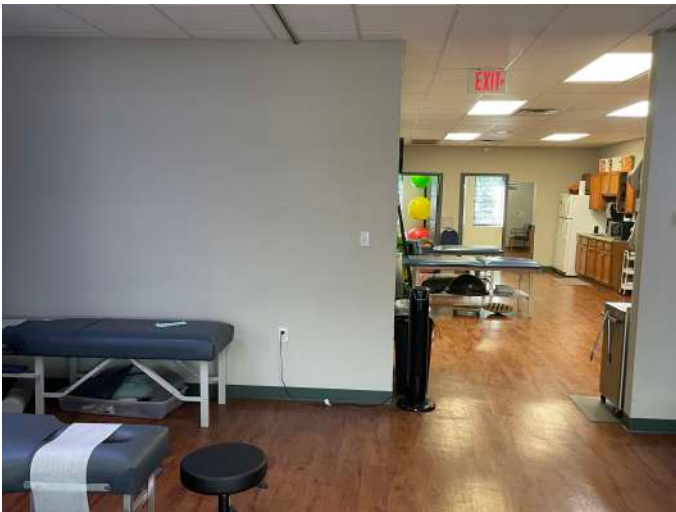


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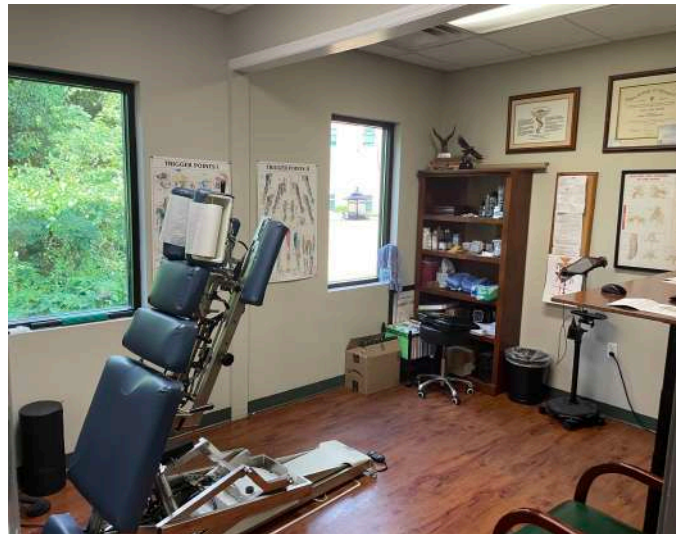


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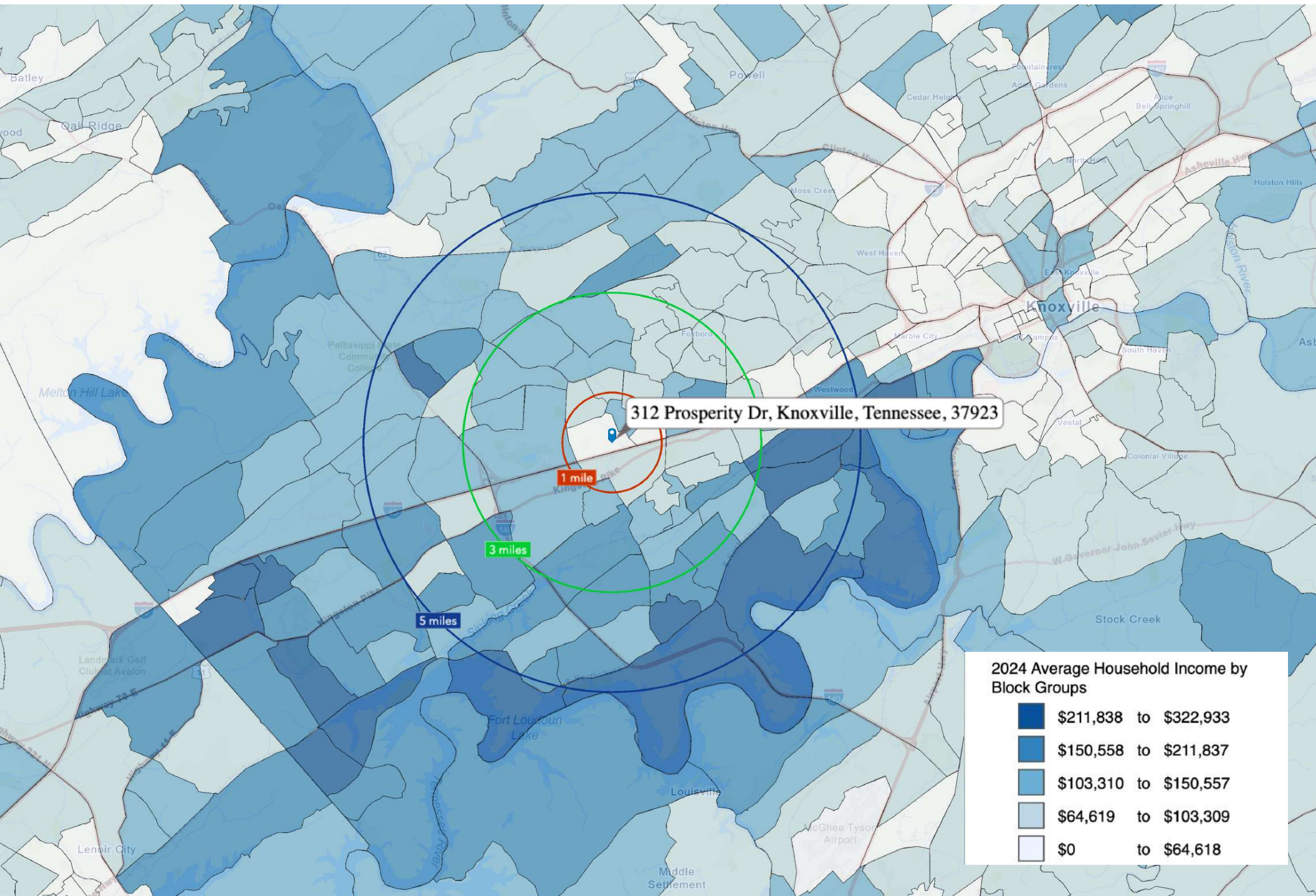


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## KEY FACTS

149,313



2024 Total Population (Esri)



Average  
Household Size

38.8

2024 Median Age (Esri)

\$93,403

Median Household  
Income

## EDUCATION

3%

No High  
School  
Diploma



17%  
High  
School  
Graduate



25%  
Some  
College



54%  
Bachelor's/Grad/Prof  
Degree

2024 Daytime  
Population

2024 Total Daytime  
Population 174,804

2024 Daytime  
Population: Workers 103,905

2024 Daytime  
Population: Residents 70,899

## BUSINESS



7,175

Total Businesses



106,905

Total Employees

## EMPLOYMENT



White Collar

77%



Blue Collar

13%



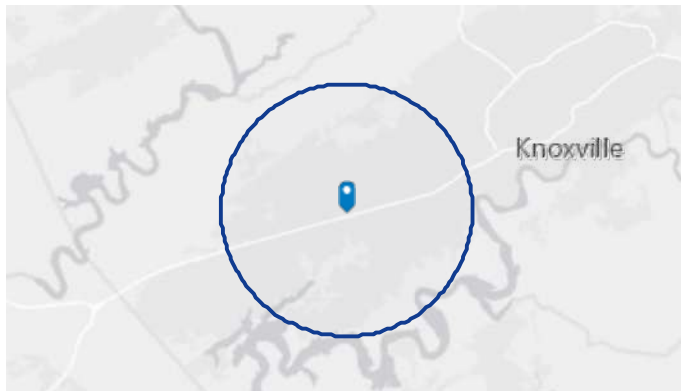
Services

10%

2.9%

Unemployment Rate

312 Prosperity Dr, Knoxville, Tennessee, 37923



## Average Household Income



\$124,756

2024 Average Household Income

## Total Retail Sales



\$23,965,161,763

2024 Total (SIC01-99) Sales (\$000)



## MARKET ECONOMIC INFORMATION (\*2023)

### POPULATION FIGURES

Knoxville, TN DMA	1,443,661
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	903,964
City of Knoxville Population	195,343
Knox County Population	494,293

### TOP EMPLOYERS

Employees	
1. U.S. Department of Energy – Oak Ridge	16,175
2. Covenant Health	11,913
3. Knox County Schools	10,047
4. University of Tennessee	9,299
5. Wal-Mart Stores	6,863
6. University Health Systems	5,387
7. Clayton Homes	5,047
8. Denso Manufacturing	5,000
9. Dollywood	4,500
10. K-VA-T Food Stores (Food City)	4,302
11. Roark Capital Group	3,873
12. State of Tennessee	3,122
13. Sevier County Schools	3,000
14. Knoxville County Government	2,941
15. Tennova Healthcare	2,927
16. Blount Memorial Hospital	2,688

### MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry (by SIC Codes *2023)	Employees
Construction	19,424
Finance, Insurance, Real Estate	24,705
Government	20,377
Manufacturing	34,819
Services	194,269
Wholesale Trade	18,711
Retail Trade	89,129
Transportation, Communications, & Public Utilities	15,804

### UNIVERSITIES & COLLEGES

Enrollment	
The University of Tennessee	36,304
Pellissippi State Community College	8,710
Roane State Comm. College (Harriman)	4,457
Walters State Community College	5,379
Tusculum University (Greeneville)	1,111
Carson Newman	2,735
Bryan College (Dayton)	1,587
Maryville College	1,147
Tennessee Wesleyan College	1,052
South College	4,175

### AREA HOSPITALS

# of Beds	
University of Tennessee Medical Center	710
Fort Sanders Regional Medical Center	541
Parkwest Medical Center	492
Blount Memorial Hospital	304
Methodist Medical Center of Oak Ridge	283
Tennova Healthcare – North Knoxville	219
East Tennessee Children's Hospital	152
Turkey Creek Medical Center	107

## KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

### LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

Trade area boundaries are approximate in concept and intended for general reference

