

**OFFERING MEMORANDUM**

# 8537 Asheville Hwy

**8537 ASHEVILLE HWY**

Knoxville, TN 37924

**PRESENTED BY:**

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# Table of Contents

3

## PROPERTY INFORMATION

Property Summary	4
Complete Highlights	5
Lease Spaces	6
Interior: Suite 101	7
Interior: Suite 102	8
Exterior Photos	9

10

## LOCATION INFORMATION

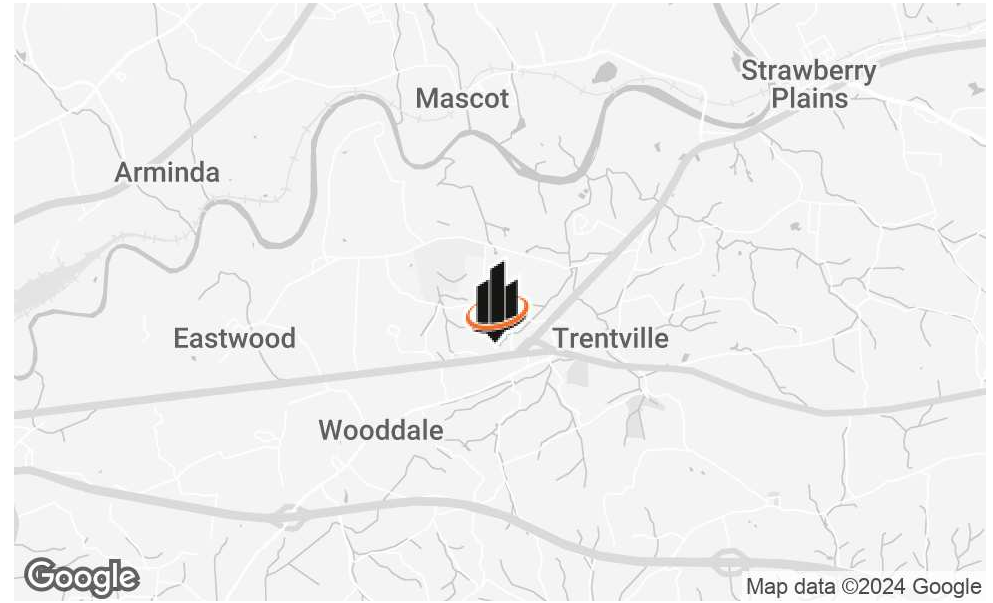
Location Map	11
Regional Map	12
Disclaimer	13



**SECTION 1**  
Property  
Information



# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$15.00 SF/YR</b>
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## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	800-1,600 SF
<b>LEASE TYPE:</b>	NNN
<b>YEAR BUILT:</b>	1996
<b>MARKET:</b>	Knoxville
<b>TRAFFIC COUNT:</b>	20,381 cars/day
<b>APN:</b>	062 210

## PROPERTY OVERVIEW

The Cardin Center is an attractive office space for those looking for convenient parking and high visibility. The interior is well-maintained and ready to be tailored to suit specific tenant needs. Two suites are available to be combined or stand alone based on tenant needs.

## LOCATION OVERVIEW

800-1,600 square foot office space in good condition right on heavily trafficked Asheville Highway, seeing 20,381 cars pass a day. The Cardin Center sits by the Knox county line right in the confluence of Highway 70 and Andrew Johnson Highway.

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

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<b>STREET ADDRESS</b>	8537 Asheville Hwy
<b>CITY, STATE, ZIP</b>	Knoxville, TN 37924
<b>COUNTY</b>	Knox
<b>MARKET</b>	Knoxville

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## BUILDING INFORMATION

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<b>BUILDING CLASS</b>	B
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1996

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## PROPERTY HIGHLIGHTS

- Heavily trafficked
- High visibility
- Ample parking
- Open space with private bathroom in suite

## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	800 SF	<b>LEASE RATE:</b>	\$15.00 SF/yr

### AVAILABLE SPACES SUITE

	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Straw Plains Retail/Office	Available	800 SF	NNN	\$15.00 SF/yr
Straw Plains Retail/Office	Available	800 SF	NNN	\$15.00 SF/yr

**INTERIOR: SUITE 101**



**INTERIOR: SUITE 102**





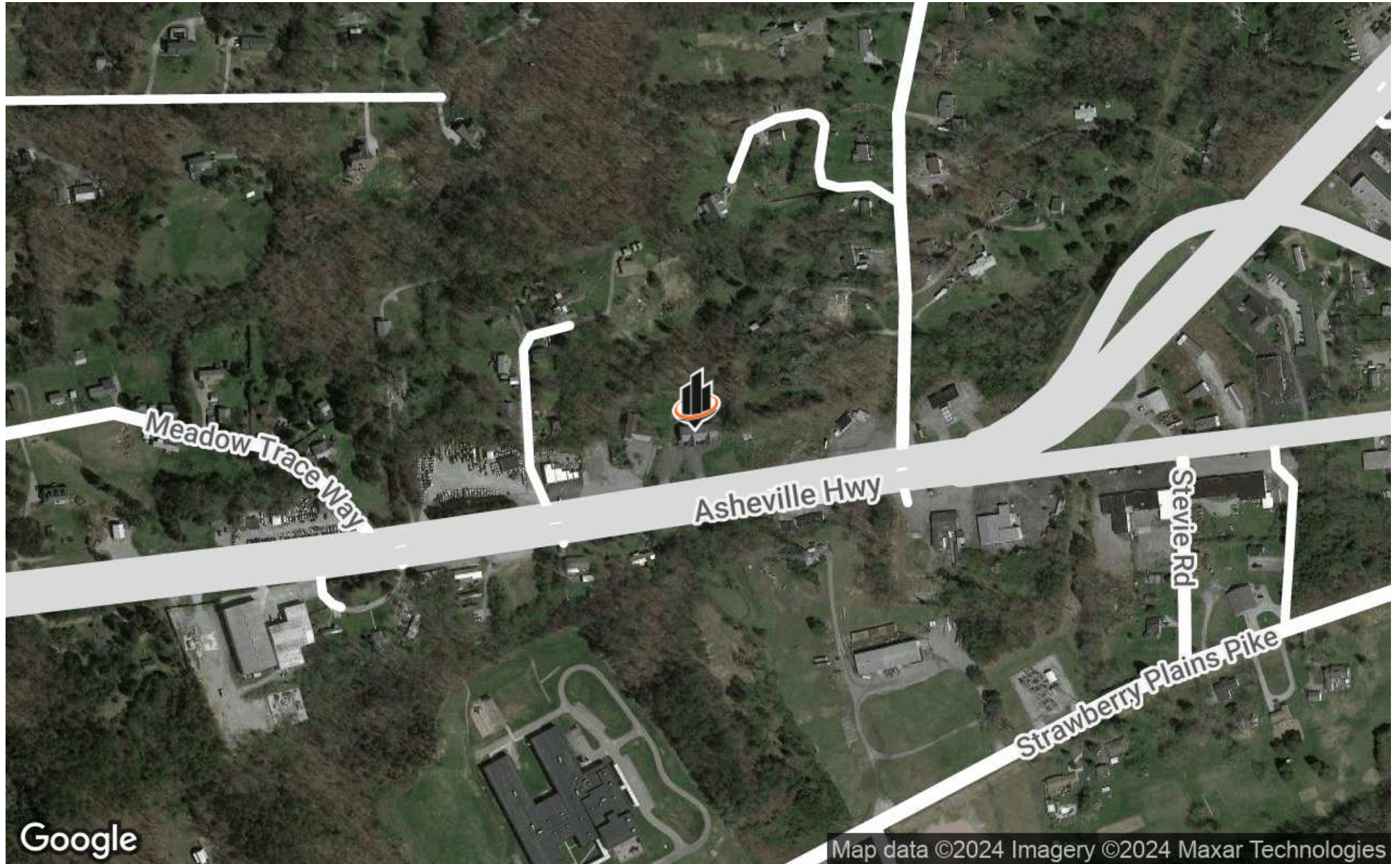
**EXTERIOR PHOTOS**



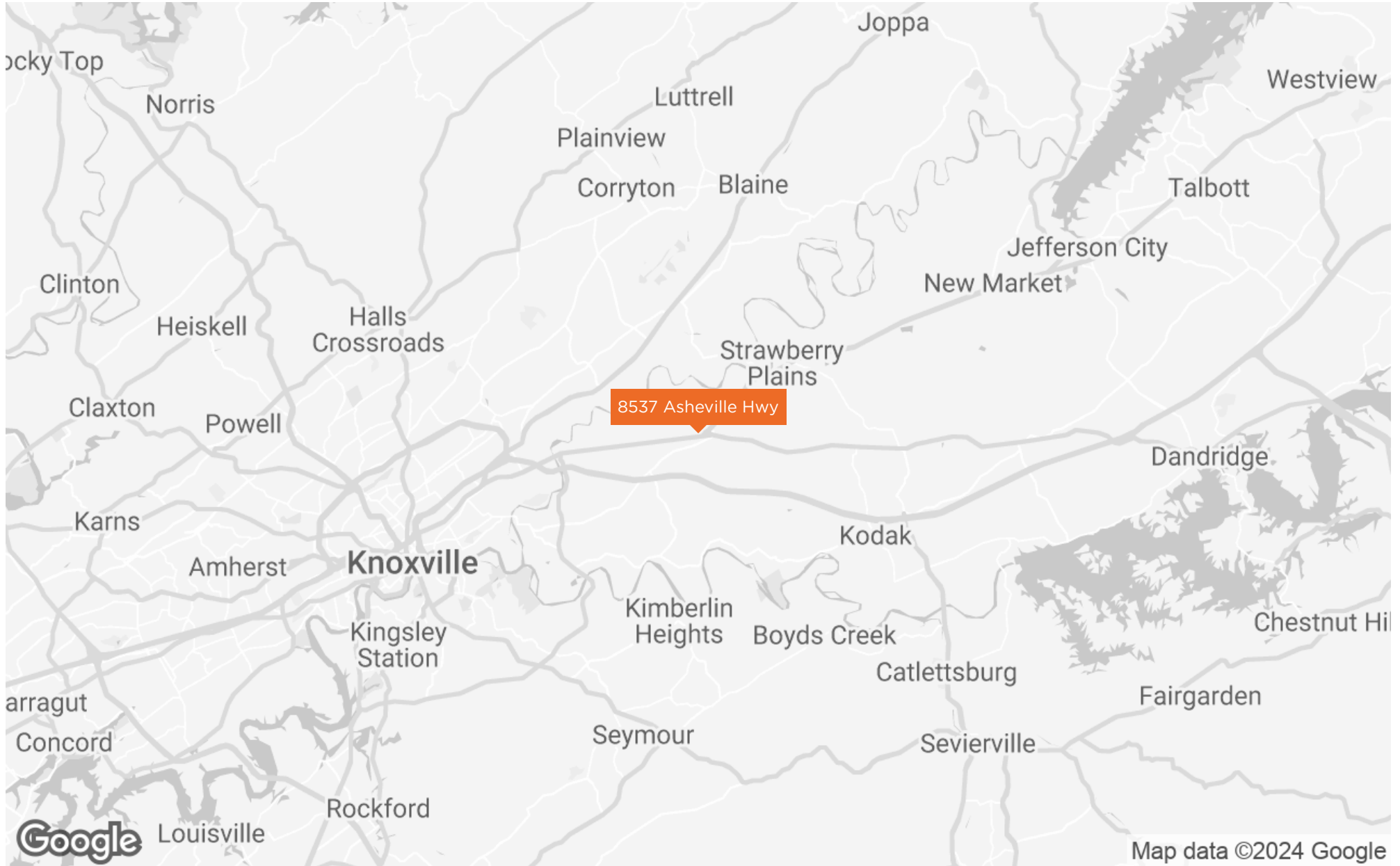
A large white circular graphic overlay with a dashed inner border and a solid outer border. It contains the text 'SECTION 2 Location Information' and two small circular icons: one with an orange dot and one with a blue dot.

**SECTION 2**  
Location  
Information

LOCATION MAP



# REGIONAL MAP



## DISCLAIMER

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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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