



RETAIL PROPERTY FOR SALE

PROPERTY DESCRIPTION

1501 Callahan Dr is a former auto dealer constructed in 2022. The property features 8.96 total acres with approximately 1.56 paved acres along with an office building and service shop that feature 274' of frontage. The office building is 3,360 square feet and the service shop is 3,230 square feet. Both buildings were constructed in 2022 and boast top of the line quality and modern features along with 160 parking spaces and existing pylon signage. The additional acreage provides opportunity for expansion of the existing facilities or an additional development on the vacant portion of the property.

PROPERTY HIGHLIGHTS

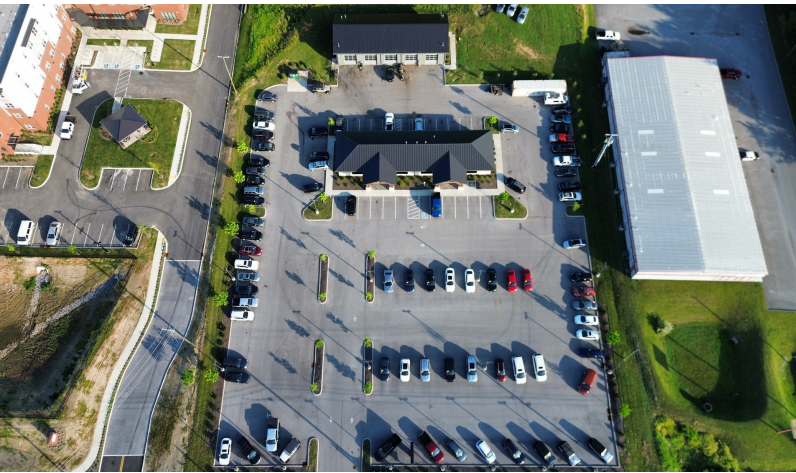
- 2022 Construction
- 274' of frontage
- Ample parking
- Additional acreage
- 23,000 VPD
- Close proximity to I-75 (86,000 VPD) and Clinton Hwy (29,000 VPD)

OFFERING SUMMARY

Sale Price:	\$3,499,000
Lot Size:	8.96 Acres
Building Size:	6,590 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	961	20,117	48,395
Total Population	2,487	47,968	115,078
Average HH Income	\$86,989	\$81,125	\$78,785

JAY COBBLE SIOR, CCIM
865.777.0202
cobble@providenceres.com

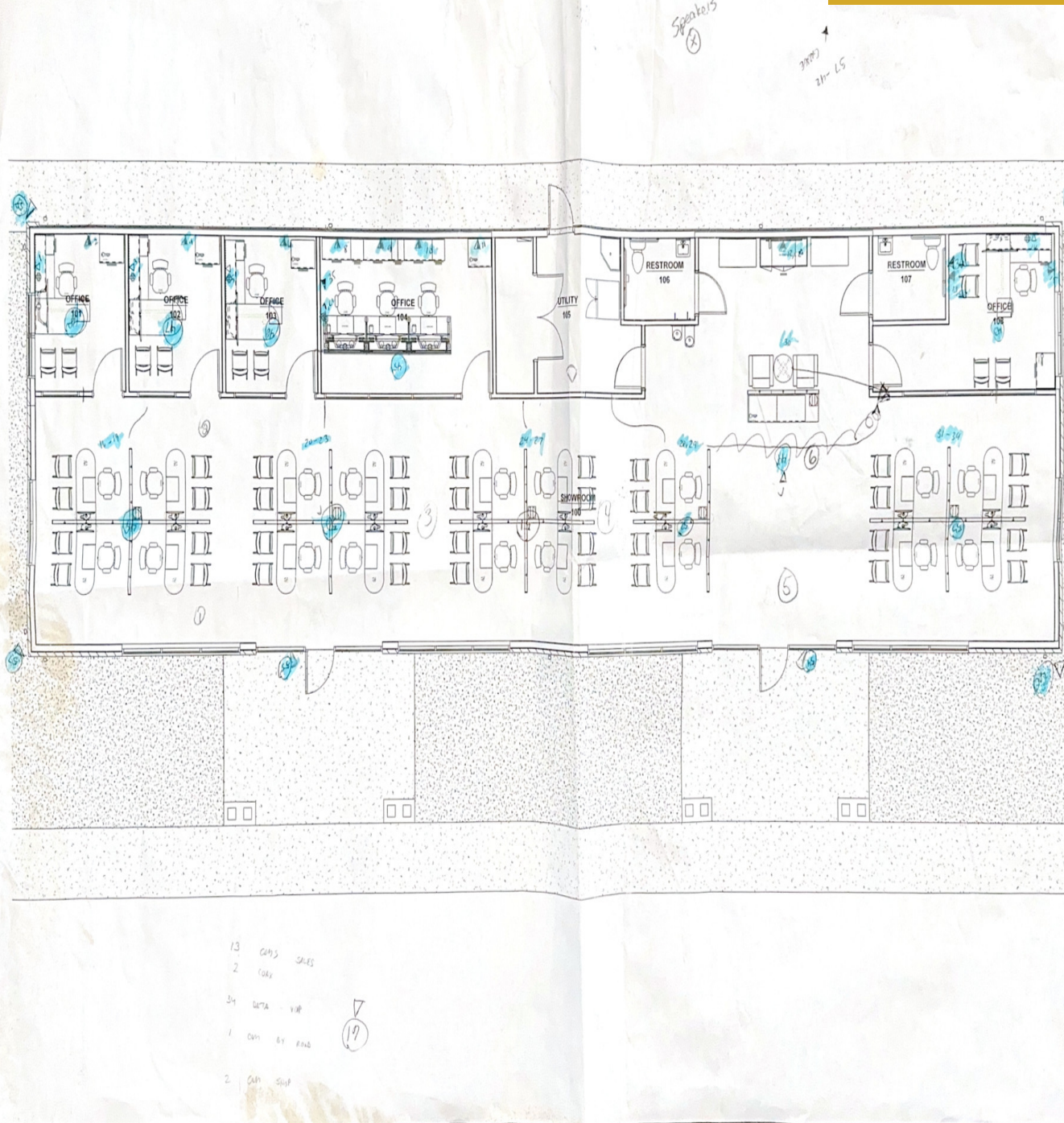


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Project Name: Hepperty Auto Sales-Callahan
Project Number: 12766
Drawn By: NCO
Date: 1/30/2022

COMMERCIAL ENVIRONMENTS
Defining Your Workplace
505 Garden Jennings Lane, Suite 500
Knoxville, TN 37912
(865) 671-9700

JAY COBBLE SIOR, CCIM
865.777.0202
cobble@providencecres.com

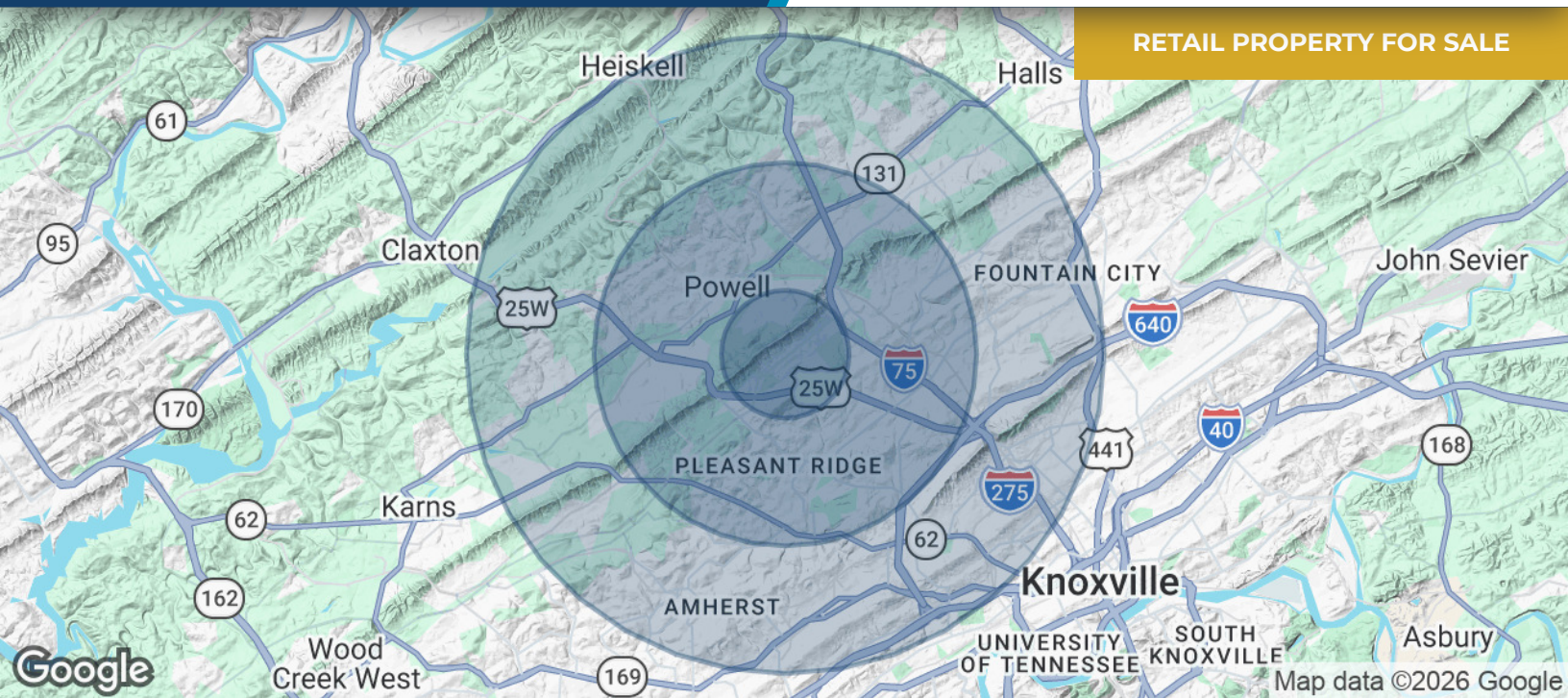
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,487	47,968	115,078
Average Age	39	41	40
Average Age (Male)	38	39	38
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	961	20,117	48,395
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$86,989	\$81,125	\$78,785
Average House Value	\$293,649	\$268,124	\$262,404

2020 American Community Survey (ACS)

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