



OFFERING MEMORANDUM

**2200 E FAIRVIEW AVE**

Johnson City, TN 37601

Marcus & Millichap

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Activity ID #ZAH0960006

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com

..... 2200 E FAIRVIEW AVE

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LISTED BY

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..... 2200 E FAIRVIEW AVE

# BROKER OF RECORD

## **JODY MCKIBBEN**

Broker of Record

6 Cadillac Dr., Ste 100

Brentwood, TN 37027

P: (615) 997-2900

License: TN 307629

  
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2200 E FAIRVIEW AVE

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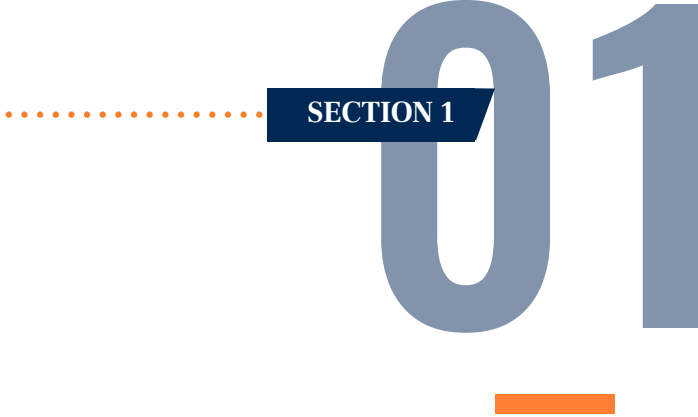
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SECTION 1

# EXECUTIVE SUMMARY

Investment Highlights

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# 2200 E FAIRVIEW AVE

Johnson City, TN 37601

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## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 2200 E Fairview Ave, Johnson City TN. This 23,300SQFT warehouse has been meticulously cared for and is ready for a new owner. This building boasts towering ceilings with clear heights ranging from 20-24' with total ceiling heights peaking at 27'. This building also contains a multitude of modern features like gated access, a Maxsys security system, and motion sensed lights throughout. The original building was built in 2004 with the second phase being added on in 2014. Interstate access is also swift, with I-26 being minutes away. Office areas are heated and cooled with the warehouse areas being heated.

## INVESTMENT HIGHLIGHTS

**Fully fenced and gated lot.**

**High ceilings for stacking and crane access.**

**Minutes to I-26.**



SECTION 2

# PROPERTY INFORMATION

Property Details  
Custom Page  
Regional Map  
Aerial Map

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# 2200 E FAIRVIEW AVE

PROPERTY DETAILS

## SITE DESCRIPTION

|                         |            |
|-------------------------|------------|
| Assessors Parcel Number | 039-084.01 |
| Zoning                  | I-1        |
| Year Built/Renovated    | 2004/2014  |

## CONSTRUCTION

|                         |         |
|-------------------------|---------|
| Exterior                | Metal   |
| Dock Doors              | 2       |
| Dock Door Height        | 8'      |
| Grade Level Doors       | 2       |
| Grade Level Door Height | 10'     |
| Power                   | 3 Phase |

## MECHANICAL

|                 |                                   |
|-----------------|-----------------------------------|
| HVAC            | HVAC In Office, Heat in Warehouse |
| Fire Protection | Wet                               |

## UTILITIES

|          |         |
|----------|---------|
| Electric | 3 Phase |
| Sewer    | None    |
| Water    | Public  |

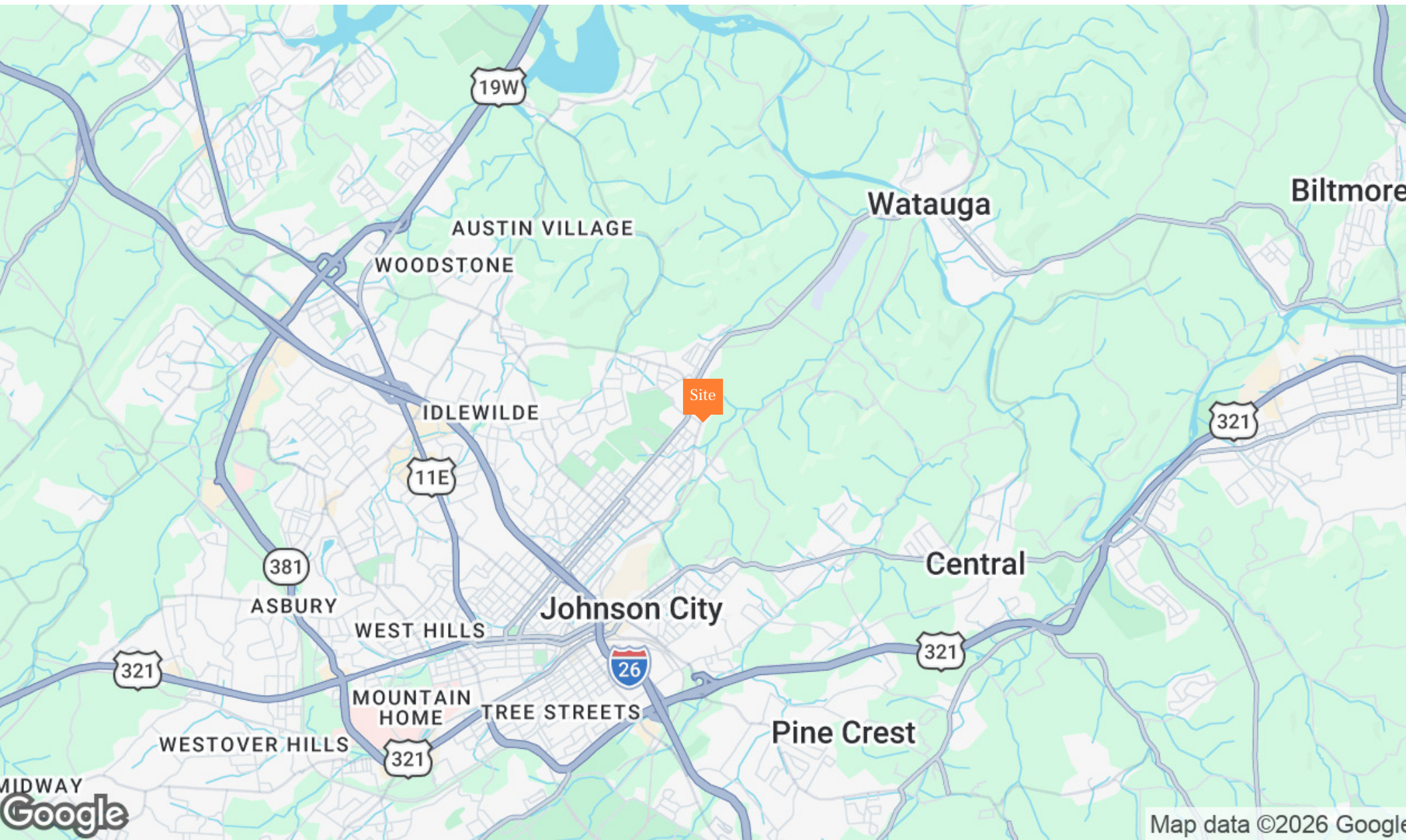
# 2200 E FAIRVIEW AVE

PHOTOS



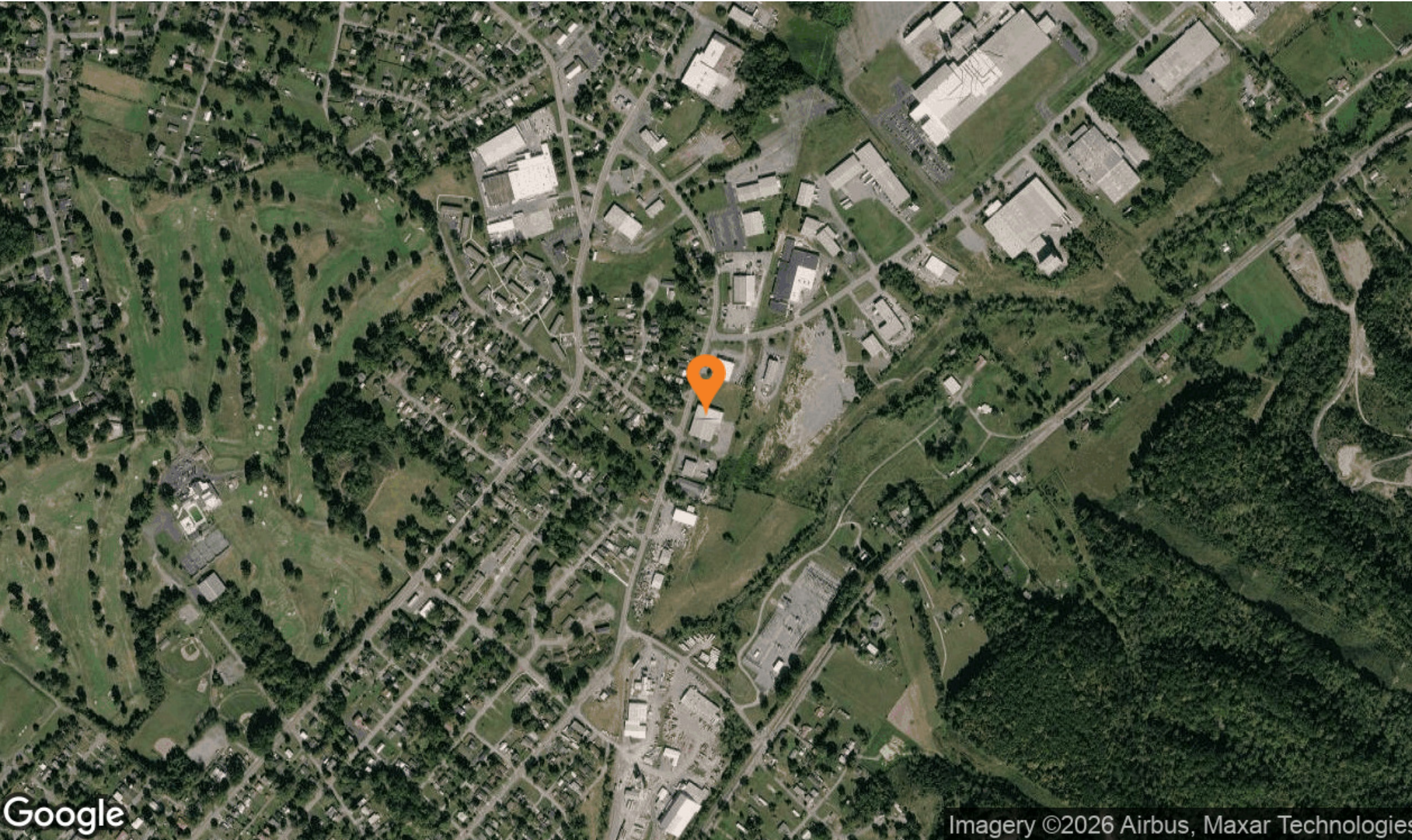
# 2200 E FAIRVIEW AVE

REGIONAL MAP

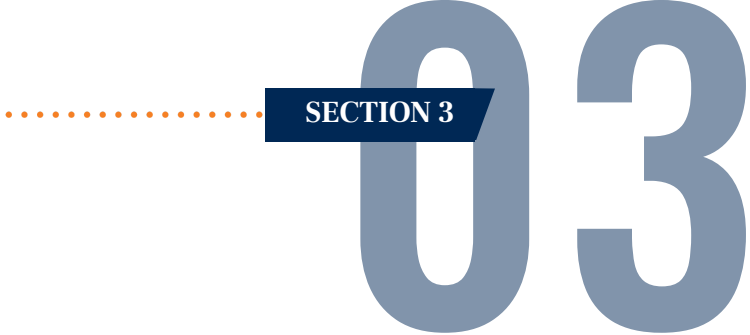


# 2200 E FAIRVIEW AVE

 AERIAL MAP



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## SECTION 3

# 03



# SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Sale Comps

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# 2200 E FAIRVIEW AVE

SALE COMPS MAP

## SALE COMPS MAP



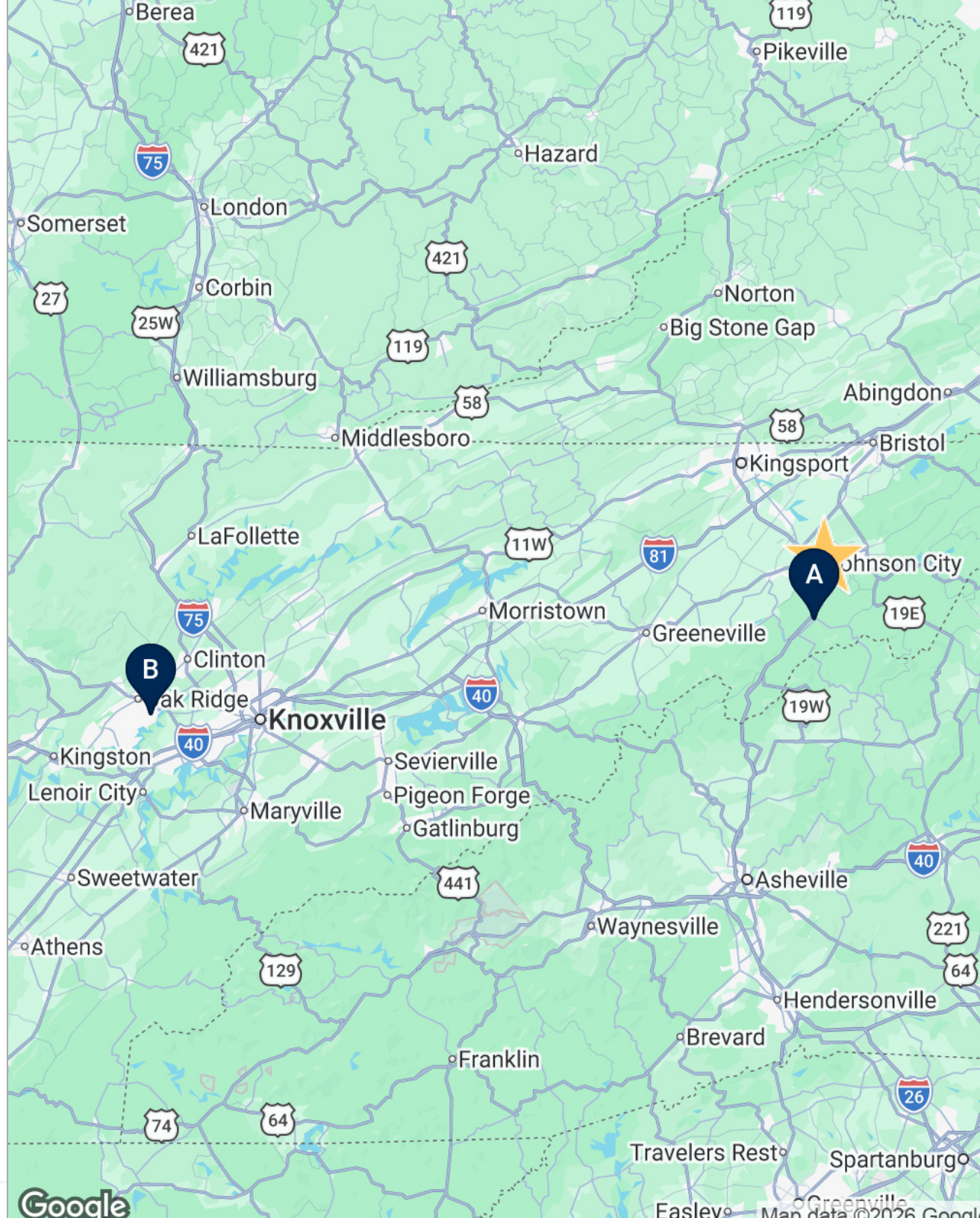
2200 E Fairview Ave



3237 Unicoi Dr



1003 Larson Dr



# 2200 E FAIRVIEW AVE

SALE COMPS SUMMARY

|  | SUBJECT PROPERTY                                                                 | PRICE       | SQUARE FEET | PRICE/SF | LOT SIZE | CLOSE      |
|--|----------------------------------------------------------------------------------|-------------|-------------|----------|----------|------------|
|  | <div><div>★</div><div>2200 E Fairview Ave<br/>Johnson City, TN 37601</div></div> | \$3,150,000 | 23,300 SF   | \$135.19 | 2.86 AC  | On Market  |
|  | SALE COMPARABLES                                                                 | PRICE       | SQUARE FEET | PRICE/SF | LOT SIZE | CLOSE      |
|  | <div><div>A</div><div>3237 Unicoi Dr<br/>Unicoi, TN 37692</div></div>            | \$3,100,000 | 27,440 SF   | \$112.97 | 6.4 AC   | 02/18/2026 |
|  | <div><div>B</div><div>1003 Larson Dr<br/>Oak Ridge, TN 37830</div></div>         | \$1,850,000 | 15,000 SF   | \$123.33 | 4 AC     | 02/11/2026 |
|  | AVERAGES                                                                         | \$2,475,000 | 21,220 SF   | \$118.15 | 5.2 AC   | -          |

# 2200 E FAIRVIEW AVE

SALE COMPS



**2200 E Fairview Ave**  
Johnson City, TN 37601

|                |             |                       |           |
|----------------|-------------|-----------------------|-----------|
| Listing Price: | \$3,150,000 | Year Built/Renovated: | 2004/-    |
| Property Type: | Industrial  | COE:                  | On Market |
| Power:         | 3 Phase     | Square Feet:          | 23,300    |
| Lot Size:      | 2.86 Acres  |                       |           |



**3237 Unicoi Dr**  
Unicoi, TN 37692

|                |             |                       |              |
|----------------|-------------|-----------------------|--------------|
| Sale Price:    | \$3,100,000 | Year Built/Renovated: | 2002/-       |
| Property Type: | Industrial  | Divisible:            | No           |
| COE:           | 02/18/2026  | Power:                | 600A 3 Phase |
| Square Feet:   | 27,440 SF   | Clear Height:         | 25'          |
| Lot Size:      | 6.4 Acres   | Loading Docks:        | 2            |

Owner User Purchase- Soldl at \$112.97PSF

# 2200 E FAIRVIEW AVE

SALE COMPS



**B** 1003 Larson Dr  
Oak Ridge, TN 37830

|                |             |                       |        |
|----------------|-------------|-----------------------|--------|
| Sale Price:    | \$1,850,000 | Year Built/Renovated: | 1990/- |
| Property Type: | Industrial  | Divisible:            | No     |
| COE:           | 02/11/2026  | Power:                | -      |
| Square Feet:   | 15,000 SF   | Clear Height:         | 16'    |
| Lot Size:      | 4 Acres     | Loading Docks:        | 1      |

Owner User Sale- \$123.33PSF



SECTION 4

# MARKET OVERVIEW

Demographics

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# 2200 E FAIRVIEW AVE

## DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2030 Projection</b>        |        |         |         |
| Total Population              | 3,214  | 31,895  | 79,595  |
| <b>2025 Estimate</b>          |        |         |         |
| Total Population              | 3,180  | 31,465  | 78,586  |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 3,068  | 30,701  | 76,594  |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 3,282  | 29,703  | 71,313  |
| <b>Daytime Population</b>     |        |         |         |
| 2025 Estimate                 | 3,515  | 42,776  | 107,528 |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| <b>2030 Projection</b>        |        |         |         |
| Total Households              | 1,449  | 14,703  | 34,296  |
| <b>2025 Estimate</b>          |        |         |         |
| Total Households              | 1,422  | 14,404  | 33,630  |
| Average (Mean) Household Size | 2.3    | 2.1     | 2.2     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 1,368  | 13,819  | 32,330  |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 1,434  | 13,280  | 30,553  |

| HOUSEHOLDS BY INCOME                     | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------------------------|----------|----------|----------|
| <b>2025 Estimate</b>                     |          |          |          |
| \$200,000 or More                        | 0.7%     | 3.5%     | 6.3%     |
| \$150,000-\$199,999                      | 4.6%     | 5.3%     | 6.2%     |
| \$100,000-\$149,999                      | 11.3%    | 10.9%    | 12.9%    |
| \$75,000-\$99,999                        | 12.7%    | 12.8%    | 13.1%    |
| \$50,000-\$74,999                        | 19.1%    | 16.7%    | 16.3%    |
| \$35,000-\$49,999                        | 10.3%    | 12.7%    | 11.9%    |
| \$25,000-\$34,999                        | 9.9%     | 9.5%     | 8.8%     |
| \$15,000-\$24,999                        | 11.9%    | 12.0%    | 10.0%    |
| Under \$15,000                           | 19.6%    | 16.6%    | 14.6%    |
| Average Household Income                 | \$58,524 | \$66,893 | \$80,902 |
| Median Household Income                  | \$47,261 | \$50,431 | \$61,047 |
| Per Capita Income                        | \$25,660 | \$31,308 | \$34,800 |
| POPULATION PROFILE                       | 1 Mile   | 3 Miles  | 5 Miles  |
| <b>Population By Age</b>                 |          |          |          |
| 2025 Estimate Total Population           | 3,180    | 31,465   | 78,586   |
| Under 20                                 | 22.8%    | 21.4%    | 22.3%    |
| 20 to 34 Years                           | 21.7%    | 24.4%    | 25.6%    |
| 35 to 39 Years                           | 5.9%     | 6.0%     | 5.5%     |
| 40 to 49 Years                           | 12.2%    | 11.1%    | 10.4%    |
| 50 to 64 Years                           | 19.6%    | 19.0%    | 17.8%    |
| Age 65+                                  | 17.9%    | 18.2%    | 18.4%    |
| Median Age                               | 39.0     | 39.0     | 38.0     |
| <b>Population 25+ by Education Level</b> |          |          |          |
| 2025 Estimate Population Age 25+         | 2,222    | 21,916   | 52,037   |
| Elementary (0-8)                         | 8.4%     | 5.0%     | 3.7%     |
| Some High School (9-11)                  | 13.4%    | 6.8%     | 6.0%     |
| High School Graduate (12)                | 26.3%    | 28.6%    | 26.1%    |
| Some College (13-15)                     | 19.8%    | 23.0%    | 21.2%    |
| Associate Degree Only                    | 7.5%     | 6.6%     | 7.3%     |
| Bachelor's Degree Only                   | 15.6%    | 17.5%    | 20.1%    |
| Graduate Degree                          | 9.1%     | 12.4%    | 15.6%    |
| <b>Travel Time to Work</b>               |          |          |          |
| Average Travel Time to Work in Minutes   | 20.0     | 19.0     | 20.0     |

# 2200 E FAIRVIEW AVE

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 78,586. The population has changed by 10.20 percent since 2010. It is estimated that the population in your area will be 79,595 five years from now, which represents a change of 1.3 percent from the current year. The current population is 48.4 percent male and 51.6 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,000 people per square mile.



### HOUSEHOLDS

There are currently 33,630 households in your selected geography. The number of households has changed by 10.07 percent since 2010. It is estimated that the number of households in your area will be 34,296 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.2 people.



### INCOME

In 2025, the median household income for your selected geography is \$61,047, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 77.64 percent since 2010. It is estimated that the median household income in your area will be \$69,614 five years from now, which represents a change of 14.0 percent from the current year.

The current year per capita income in your area is \$34,800, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$80,902, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 38,483 people in your selected area were employed. The 2010 Census revealed that 62.6 percent of employees are in white-collar occupations in this geography, and 18.4 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 18.00 minutes.



### HOUSING

The median housing value in your area was \$253,357 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 17,091.00 owner-occupied housing units and 13,457.00 renter-occupied housing units in your area.



### EDUCATION

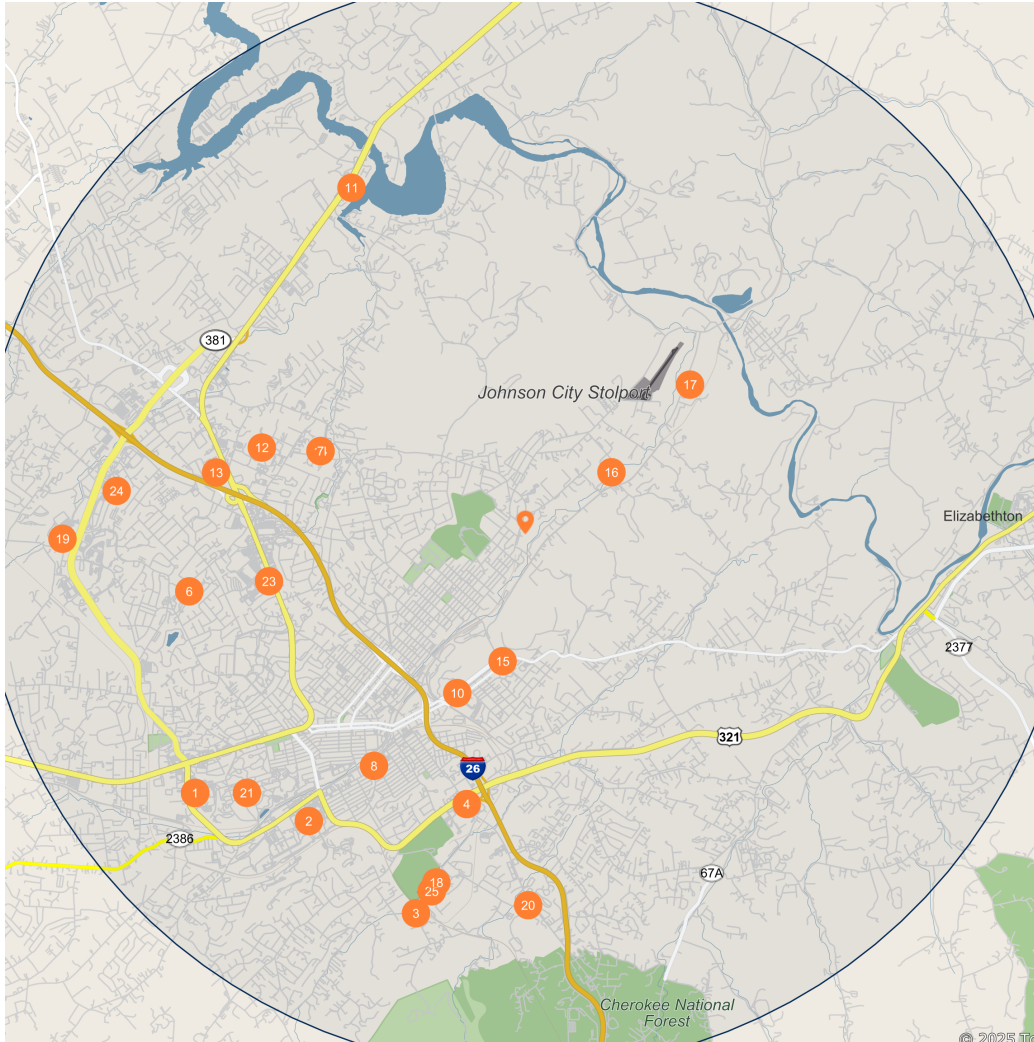
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 33.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 32.0 percent in the selected area compared with the 19.6 percent in the U.S.

# 2200 E FAIRVIEW AVE

## DEMOGRAPHICS



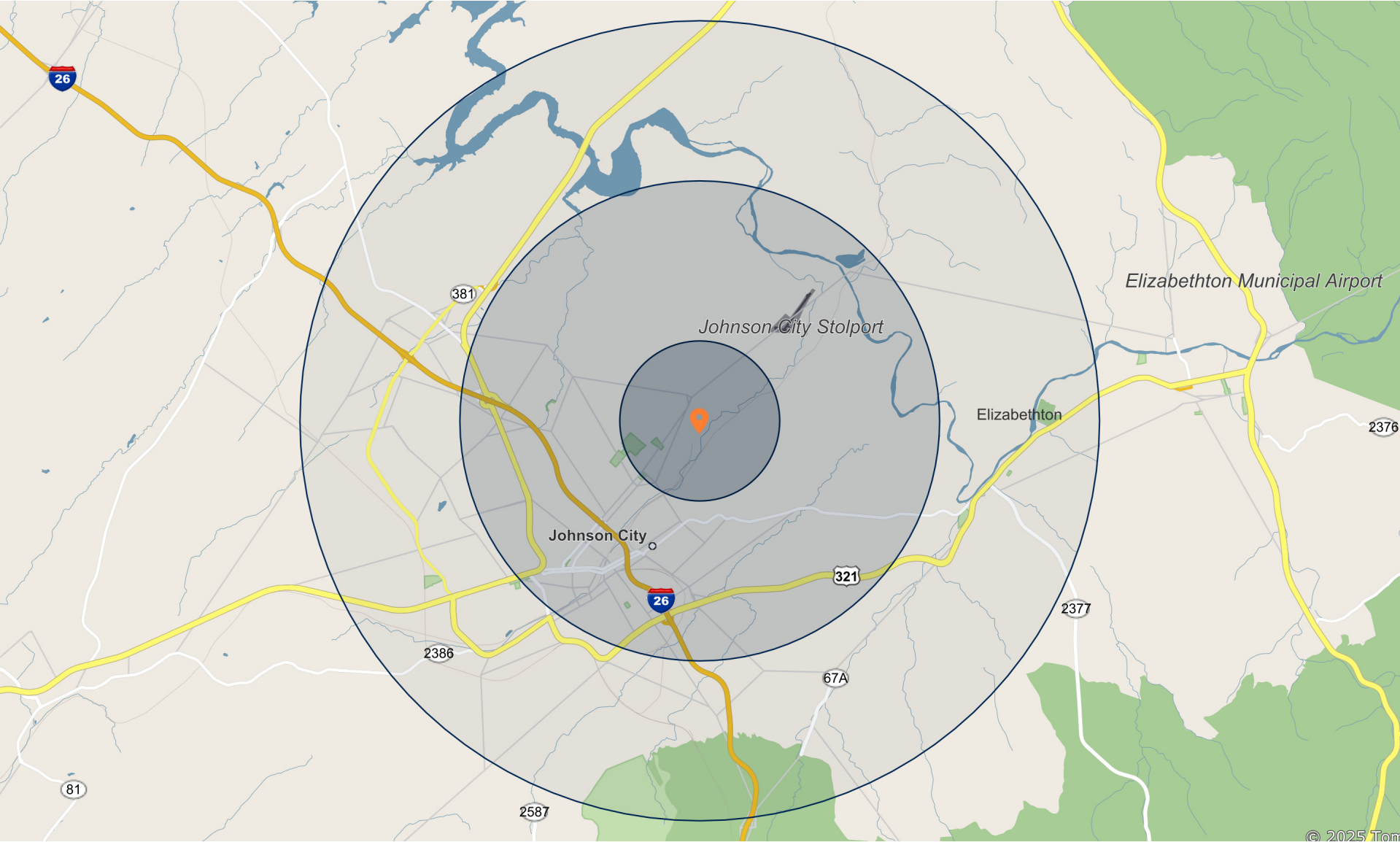
### Major Employers

### Employees

|    |                                                              |       |
|----|--------------------------------------------------------------|-------|
| 1  | Mountain Sttes Hlth Alnce Aux-Johnson City Medical Center    | 2,080 |
| 2  | East Tennessee State Univ-                                   | 1,800 |
| 3  | Wood Company-Mountain States Laundry                         | 1,610 |
| 4  | Aerotek Inc-                                                 | 1,439 |
| 5  | Mountain States Health Alliance-Niswonger Childrens Hospital | 1,200 |
| 6  | Administrative Resources Inc-                                | 1,000 |
| 7  | Labconnect Inc-                                              | 650   |
| 8  | Summers-Taylor Materials Co-Ross Prestress                   | 638   |
| 9  | Ballad Health-                                               | 555   |
| 10 | City of Johnson City-                                        | 400   |
| 11 | Southeast Service Corporation-                               | 380   |
| 12 | Coca-Cola Consolidated Inc-Coca-Cola                         | 318   |
| 13 | Addus Homecare Corporation-Aid & Assist At Home              | 309   |
| 14 | Labconnect LLC-                                              | 301   |
| 15 | American Water Heater Company-                               | 285   |
| 16 | Alemite LLC-                                                 | 250   |
| 17 | Mullican Flooring LP-                                        | 250   |
| 18 | Tulsa Dental Products LLC-Dentsply Tlsa Dntl Specialities    | 250   |
| 19 | Professional Personnel Svc Inc-                              | 246   |
| 20 | Labor Finders Tennessee Inc-                                 | 241   |
| 21 | Veterans Health Administration-James H Quillen Vamc          | 219   |
| 22 | Walmart Inc-Walmart                                          | 207   |
| 23 | Gmri Inc-Olive Garden                                        | 206   |
| 24 | Home Depot USA Inc-Home Depot The                            | 201   |
| 25 | First Tenn Humn Resource Agcy-NET TRANS                      | 201   |

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