

MAGNOLIA DOLLAR

PROPOSAL

Magnolia Dollar Store for Lease

3850 HOLSTON DRIVE

Knoxville, TN 37914

PRESENTED BY:

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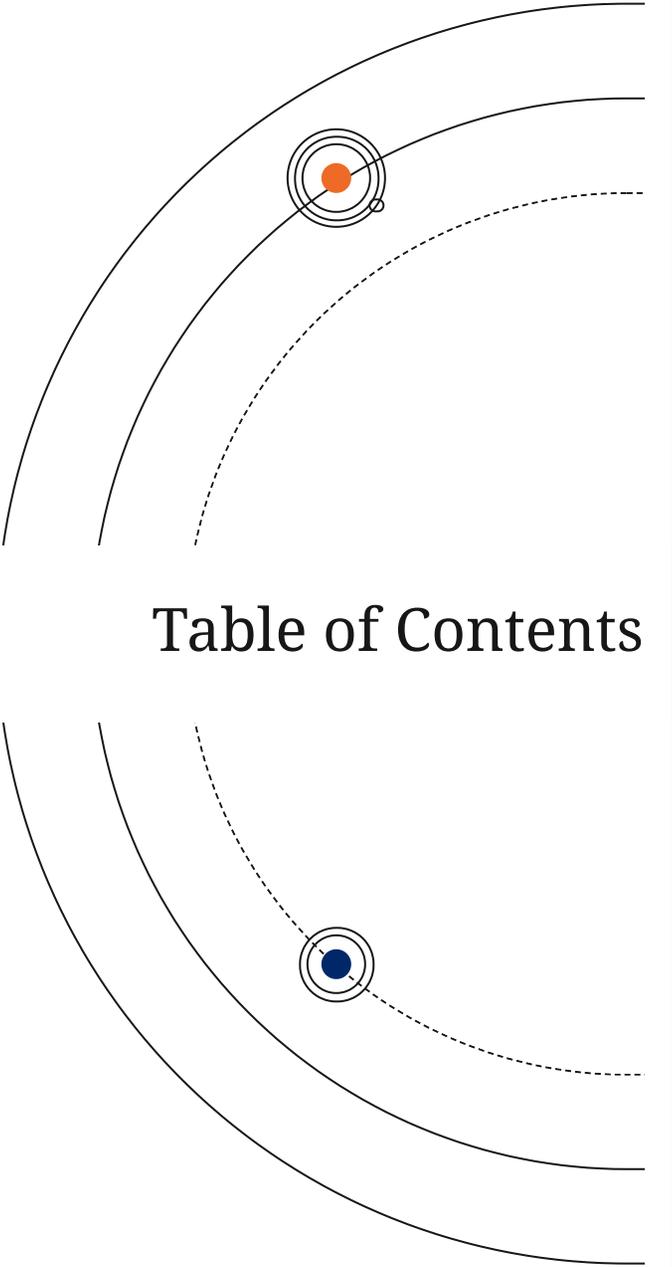
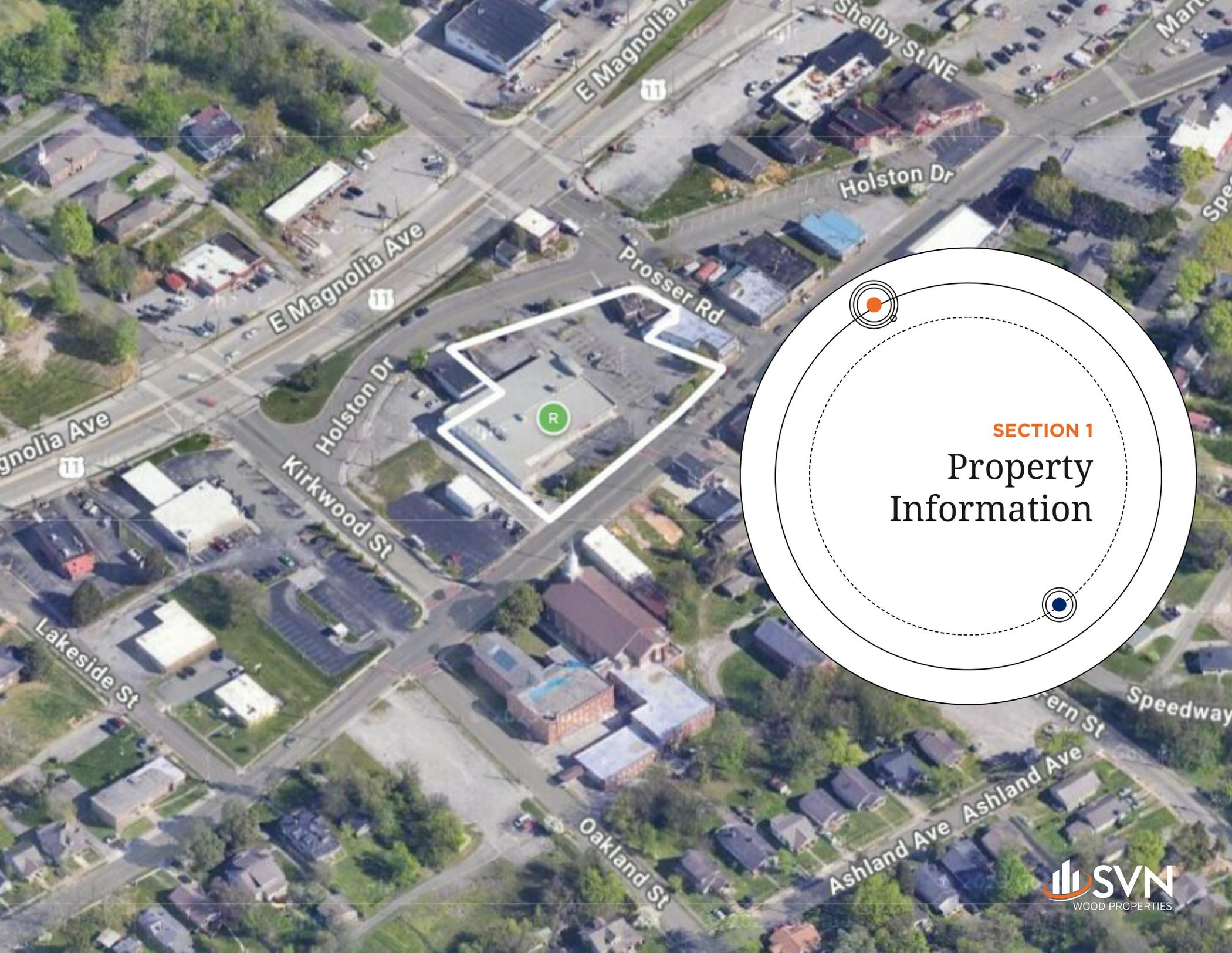


Table of Contents

3	PROPERTY INFORMATION	8	DEMOGRAPHICS	
	Property Summary	4	Demographics Map & Report	9
	Additional Photos	5	Knoxville Economy (1).pdf (1)	10
	Aerial Map	6	Employment & Economy (1).pdf (1)	11
	Regional Map	7		
		12	ADVISOR BIOS	
			Advisor Bio 1	13
			Disclaimer	14



E Magnolia Ave

E Magnolia Ave

Holston Dr

Shelby St NE

Prosser Rd

Holston Dr

Kirkwood St

E Magnolia Ave

Lakeside St

Oakland St

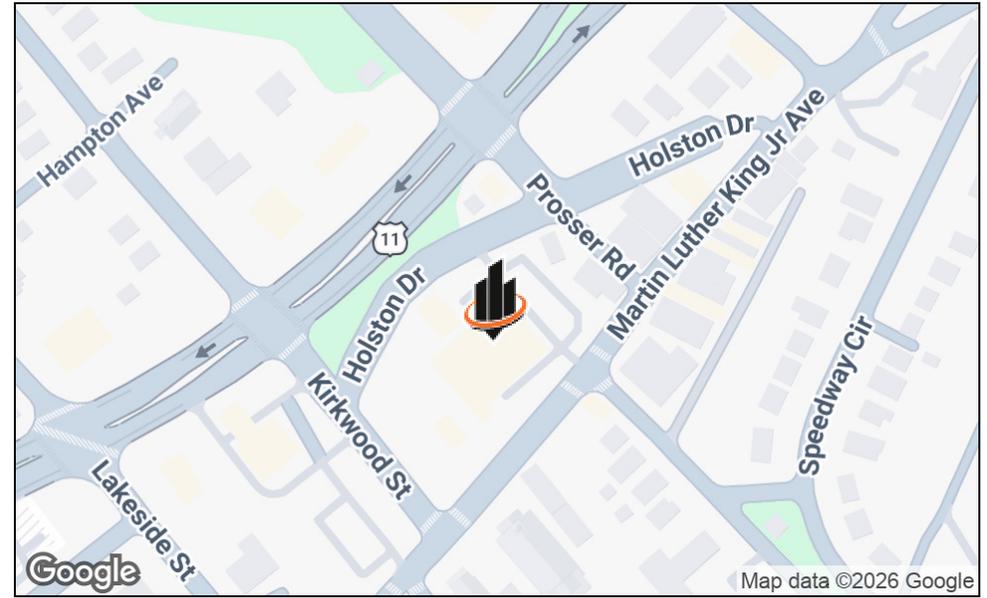
Ashland Ave

Speedway

SECTION 1

Property Information

PROPERTY SUMMARY



SUMMARY

LEASE RATE:	\$7.00 SF/yr (NNN)
AVAILABLE SF:	15,770 SF
MARKET:	Knoxville
SUBMARKET:	East Knoxville
ZONING:	C-G-2
YEAR BUILT:	2006
PARCEL ID:	082DB01601

PROPERTY DESCRIPTION

SVN | Wood Properties is pleased to present this free standing building for lease located at 3850 Holston Dr, Knoxville, TN. This property is in the heart of East Knoxville, a rapidly revitalizing area.

The building is 15,770 SF and includes a glass storefront, a loading dock, newer ceilings, VAC, lighting, refrigerator, freezers, and grocery equipment can convey.

With flexible C-G-2 zoning, this property is ideal for retail use or redevelopment. It features high visibility, ample parking, and convenient access to Magnolia Avenue and I-40, benefiting from a high traffic count of 11,978 cars per day.

ADDITIONAL PHOTOS



Front side: 15,550 SF Dollar Store



Front left side: Dock



Interior: 15,500 SF Dollar Store



Adjacent: 1,660 SF vacant building

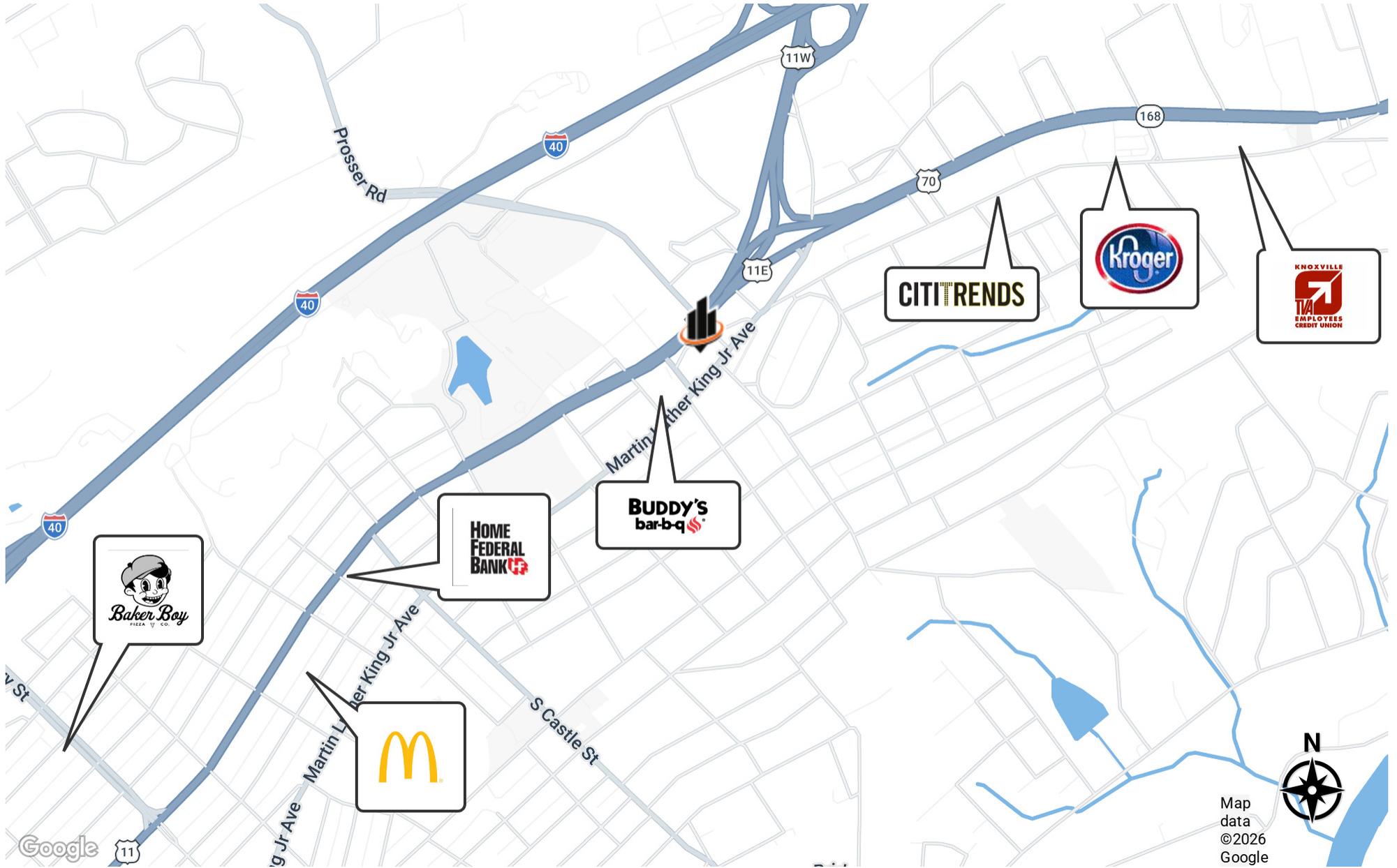
AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies

REGIONAL MAP





SECTION 2
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	45,574	131,426	192,599
AVERAGE AGE	41	38	39
AVERAGE AGE (MALE)	40	37	38
AVERAGE AGE (FEMALE)	42	39	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	20,733	55,204	80,923
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$60,725	\$64,420	\$67,497
AVERAGE HOUSE VALUE	\$238,720	\$260,525	\$266,138

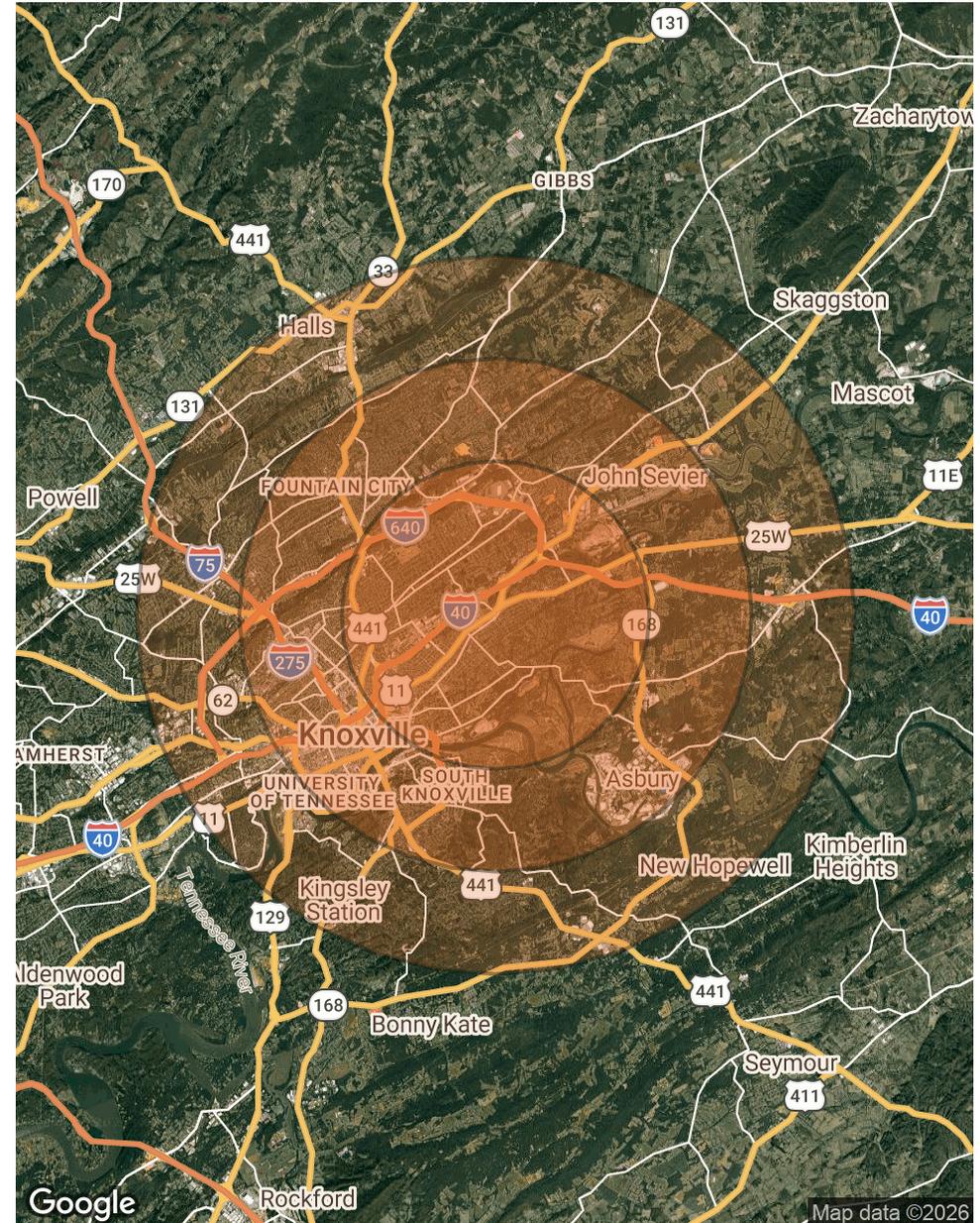
ETHNICITY (%)

	3 MILES	5 MILES	7 MILES
HISPANIC	7.9%	8.5%	8.6%

RACE

	3 MILES	5 MILES	7 MILES
% WHITE	56.2%	67.3%	70.5%
% BLACK	30.0%	18.2%	15.1%
% ASIAN	0.8%	1.8%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% AMERICAN INDIAN	0.7%	0.8%	0.7%
% OTHER	4.3%	4.6%	4.5%

Demographics data derived from AlphaMap



KNOXVILLE ECONOMY



The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.





EMPLOYMENT & ECONOMY

KNOXVILLE MAJOR EMPLOYERS	EMPLOYEES
U. S. Department of Energy	16,975
Covenant Health	11,963
UT Knoxville	11,197
Knox County Schools	10,118
Walmart	6,614
UT Medical Center	5,387
Clayton Homes	5,047
Denso	5,000
Roark Capital	4,608
Dollywood	4,500
Food City	4,023
State of Tennessee	3,811

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.

BEAUTY

MAGNOLIA DOLLAR
WHERE YOU

CANDY

MAGNOLIA DOLLAR

Most Items
\$5 OR
LESS

GROCERY

MAGNOLIA DOLLAR

L.A. COLORS

fresh meat

L.A. COLORS

SECTION 3

Advisor Bios

ADVISOR BIO 1



ELIZABETH HOUSER

Advisor

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PROFESSIONAL BACKGROUND

Elizabeth grew up in Knoxville and graduated from the University of Tennessee with a Bachelor of Science in Marketing. Elizabeth started her career in 1994 with a national shopping center REIT and was responsible for leasing grocery-anchored shopping centers throughout Tennessee and Virginia. She soon was promoted and relocated to Cincinnati, where she leased and managed shopping centers throughout the Midwest. In 2018, she relocated to her hometown of Knoxville and continued leasing in the Midwest and Kentucky, still with her first employer. For nearly 30 years, she has completed hundreds of lease transactions with national, regional and local retail tenants and played an integral part in redevelopments, ground leases, build-to-suits and shopping center acquisitions and dispositions.

In 2024 Elizabeth transitioned to third-party brokerage with SVN | Wood Properties, where she focuses on Tenant and Landlord Representation, and retail and investment properties. She brings years of experience identifying value creation opportunities in shopping centers, negotiating complex transactions, optimizing a shopping center's tenant mix, and competition analysis.

Elizabeth has been an active ICSC member since 1996. While away from work she enjoys time with her family, being outdoors, volunteering for various organizations, and visiting local eateries with friends.

EDUCATION

Bachelor of Science in Marketing, University of Tennessee

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.