GREENBRIER
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Office For Sale

2340 E Magnolia Avenue
Knoxville, TN 37917

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Greenbrier Real Estate Advisors
1200 E Magnolia Avenue
Knoxville, TN 37917
www.greenbrier-rea.com

Property Details

Name	Office For Sale
Address	2340 E Magnolia Avenue Knoxville, TN 37917
Lot Size	0.19 +/- Acres
Building Size	1,722 SF
Price	**$129,000**

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	8,977	75,936	143,020
Average Household Income	$37,303	$43,997	$51,964

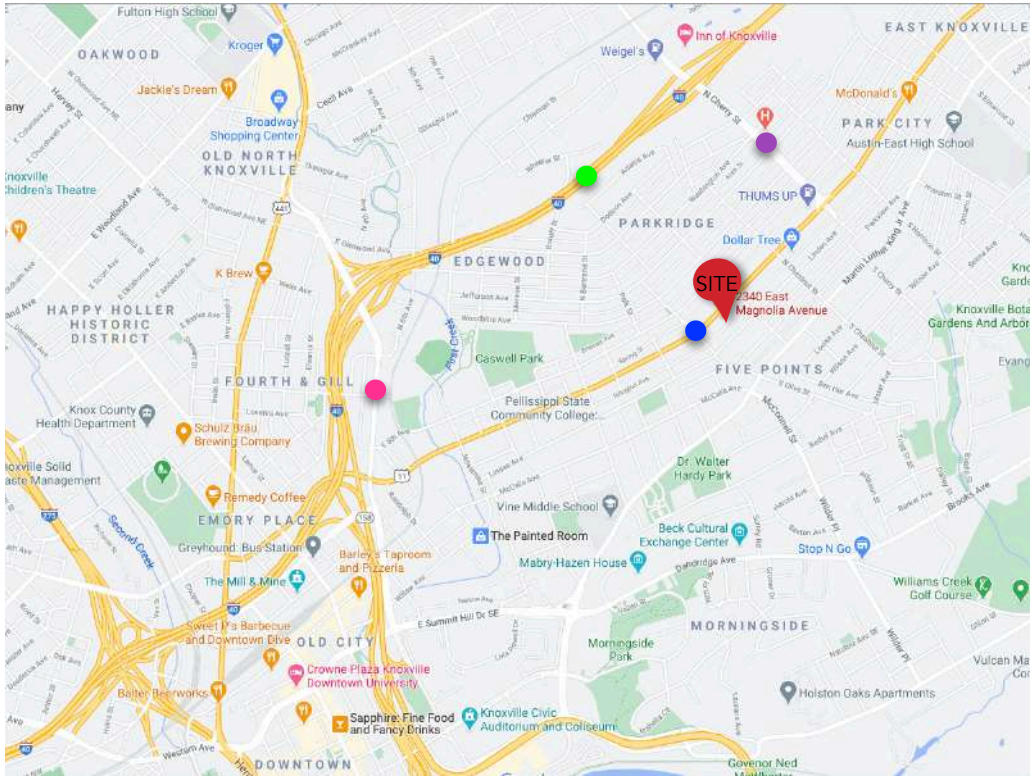
Market Overview

- Property located on Magnolia Avenue only 1 mile from Interstate 40
- 1.5 story house structure with unfinished basement converted into an office building
- Commercial zoning
- Kitchenette and full bathroom
- Parking in rear of building
- Near high traffic event centers, such as The Knoxville Zoo, Chilhowee Park & Expo Center, and home of the Tennessee Valley Fair.
- Minutes from Downtown Knoxville

Traffic Counts

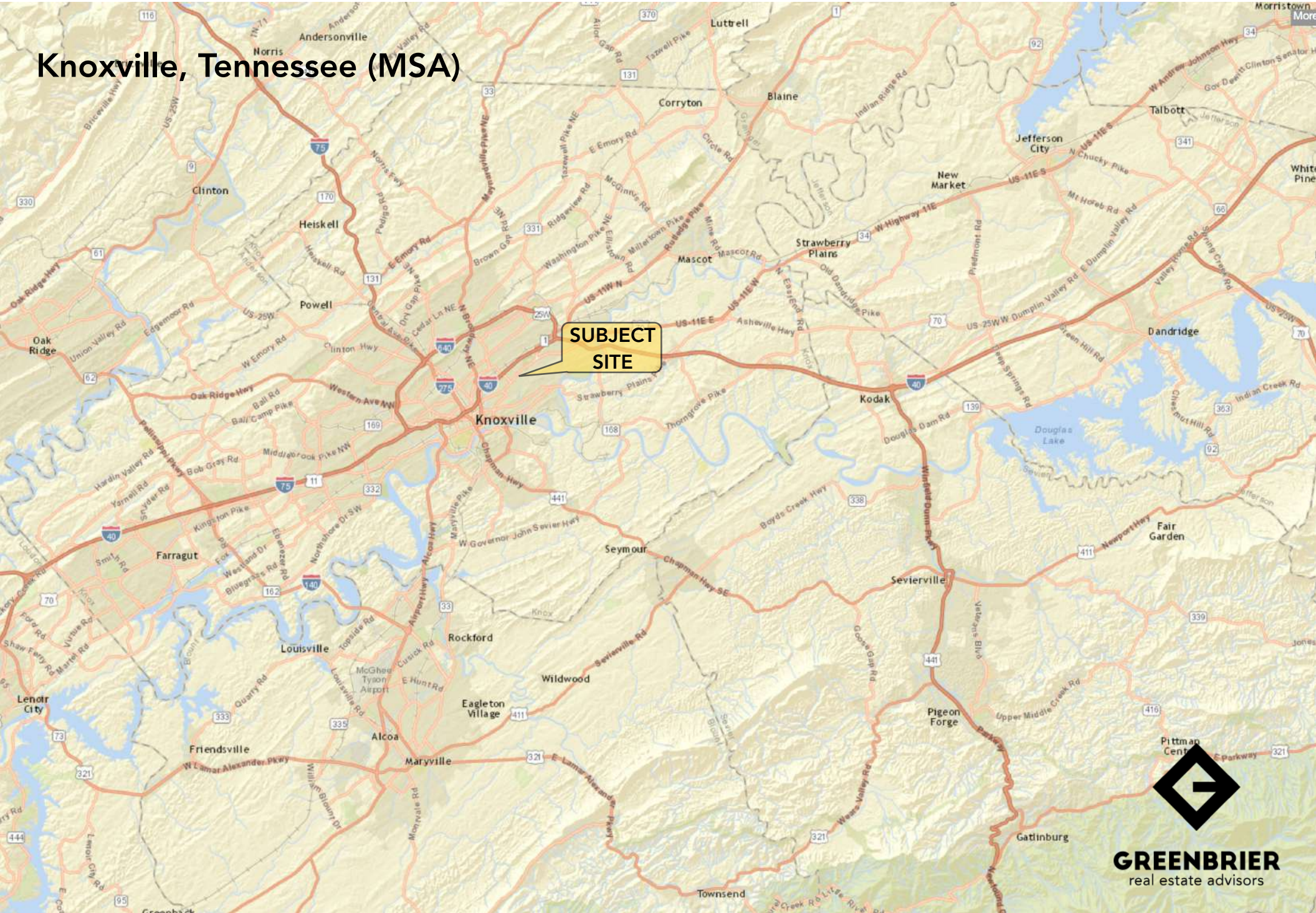
Magnolia Avenue	12,287 ADT
Cherry Street	15,618 ADT
Hall of Fame Drive	13,915 ADT
Interstate 40	98,207 ADT

Map

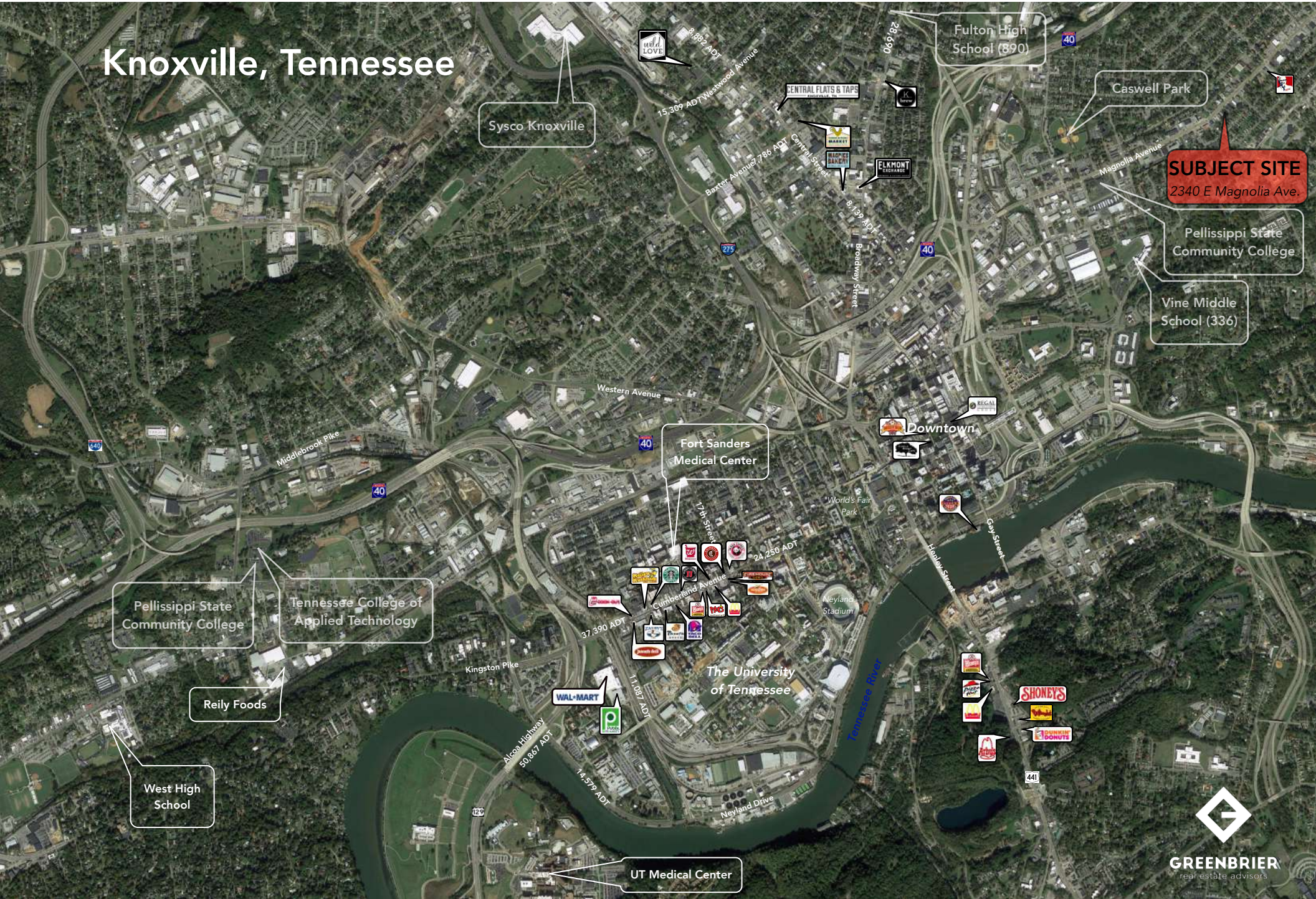


Regional Map

Knoxville, Tennessee (MSA)



Market Aerial



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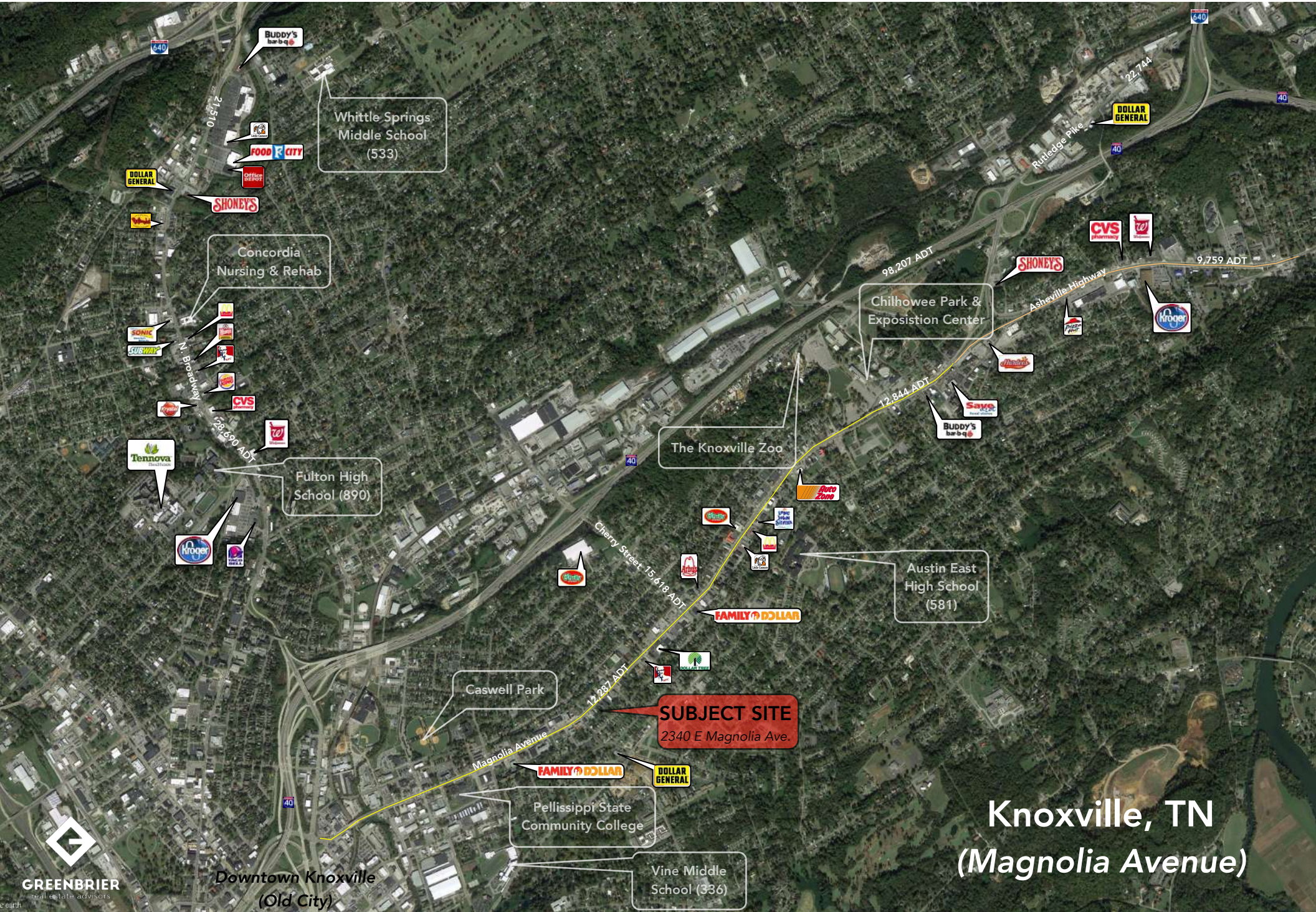

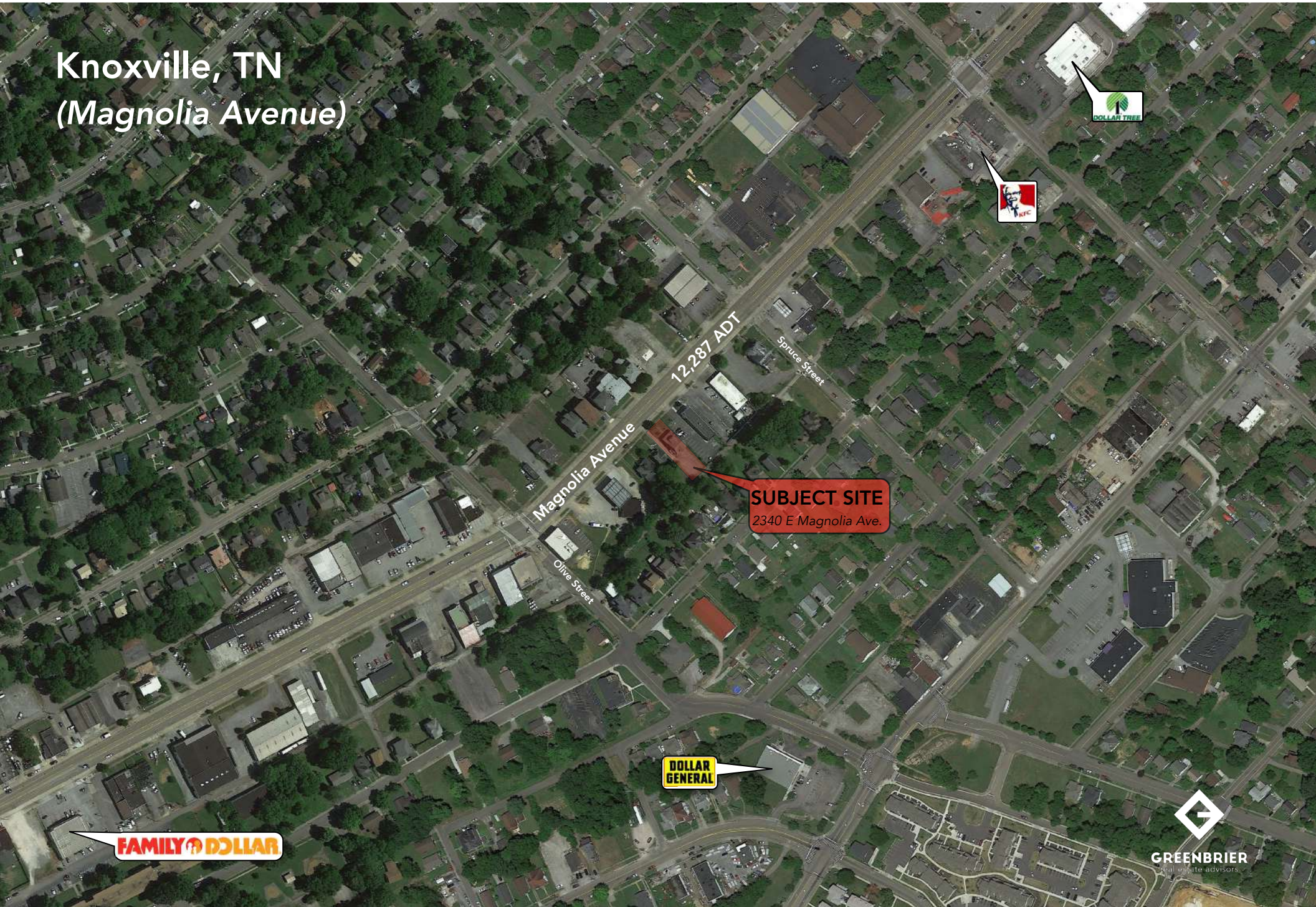
Knoxville, TN
(Magnolia Avenue)
12,287 ADT
Spruce Street
Magnolia Avenue
SUBJECT SITE
2340 E Magnolia Ave.
Olive Street
DOLLAR TREE
KFC
DOLLAR GENERAL
FAMILY DOLLAR
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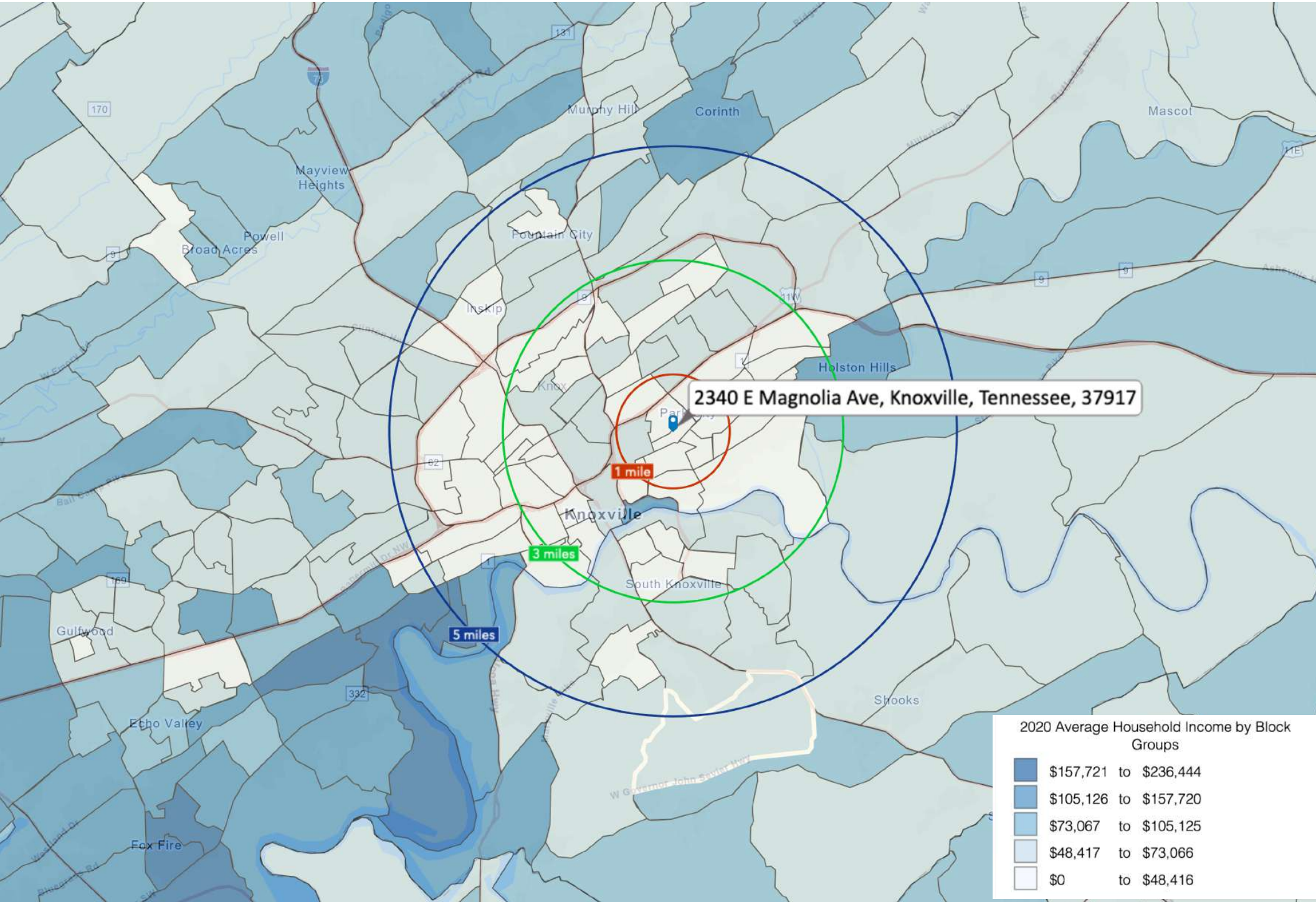
Tax Map

70
11
11
E Magnolia Ave
70
11
0.19 ac
173'
173'
SUBJECT SITE
2340 E Magnolia Ave.
Linden Ave

Exterior Pictures

Interior Pictures

Income Map


2340 E Magnolia Ave, Knoxville, Tennessee, 37917
1 mile
3 miles
5 miles
Knoxville
Corinth
Murphy Hill
Mascot
Mayview Heights
Powell
Broad Acres
Fountain City
Inskip
Holston Hills
South Knoxville
Gulfwood
Echo Valley
Fox Fire
Shooks
2020 Average Household Income by Block Groups
$157,721 to $236,444
$105,126 to $157,720
$73,067 to $105,125
$48,417 to $73,066
$0 to $48,416

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Demographic Summary

(5 Mile Radius)

KEY FACTS

143,020
Population

34.3
Median Age

2.2
Average Household Size

$35,619
Median Household Income

EDUCATION

12%
No High School Diploma

30%
High School Graduate

30%
Some College

27%
Bachelor's/Grad/Prof Degree

2020 Daytime Population	
2020 Total Daytime Population	171,350
2020 Daytime Population: Workers	93,128
2020 Daytime Population: Residents	78,222

BUSINESS

6,055
Total Businesses

112,784
Total Employees

Total Retail Sales

$2,248,297,438
Total Retail Sales

EMPLOYMENT

62%
White Collar

20%
Blue Collar

19%
Services

13.3%
Unemployment Rate

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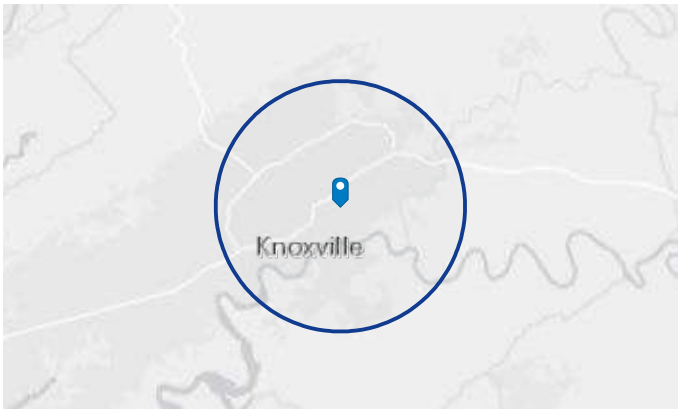

Average Household Income

$51,964
2020 Average Household Income

ANNUAL HOUSEHOLD SPENDING

$1,294
Apparel & Services

$96
Computers & Hardware

$2,260
Eating Out

$3,221
Groceries

$3,438
Health Care

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Knoxville MSA Overview

MARKET ECONOMIC INFORMATION

POPULATION FIGURES

Knoxville, TN DMA Ranked 62nd out of 210 DMA markets in U.S.	1,346,917
KNOXVILLE, TN MSA	837,571
CITY OF KNOXVILLE POPULATION	178,874
KNOX COUNTY POPULATION	432,226

TOP EMPLOYERS

	Employees
1. U.S. Department of Energy – Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal–Mart Stores	4,869
6. K–VA–T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knox County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180
14. Blount County Schools	2,100
15. Yum Brands	2,000

MSA SECTOR BREAKDOWN ON EMPLOYMENT

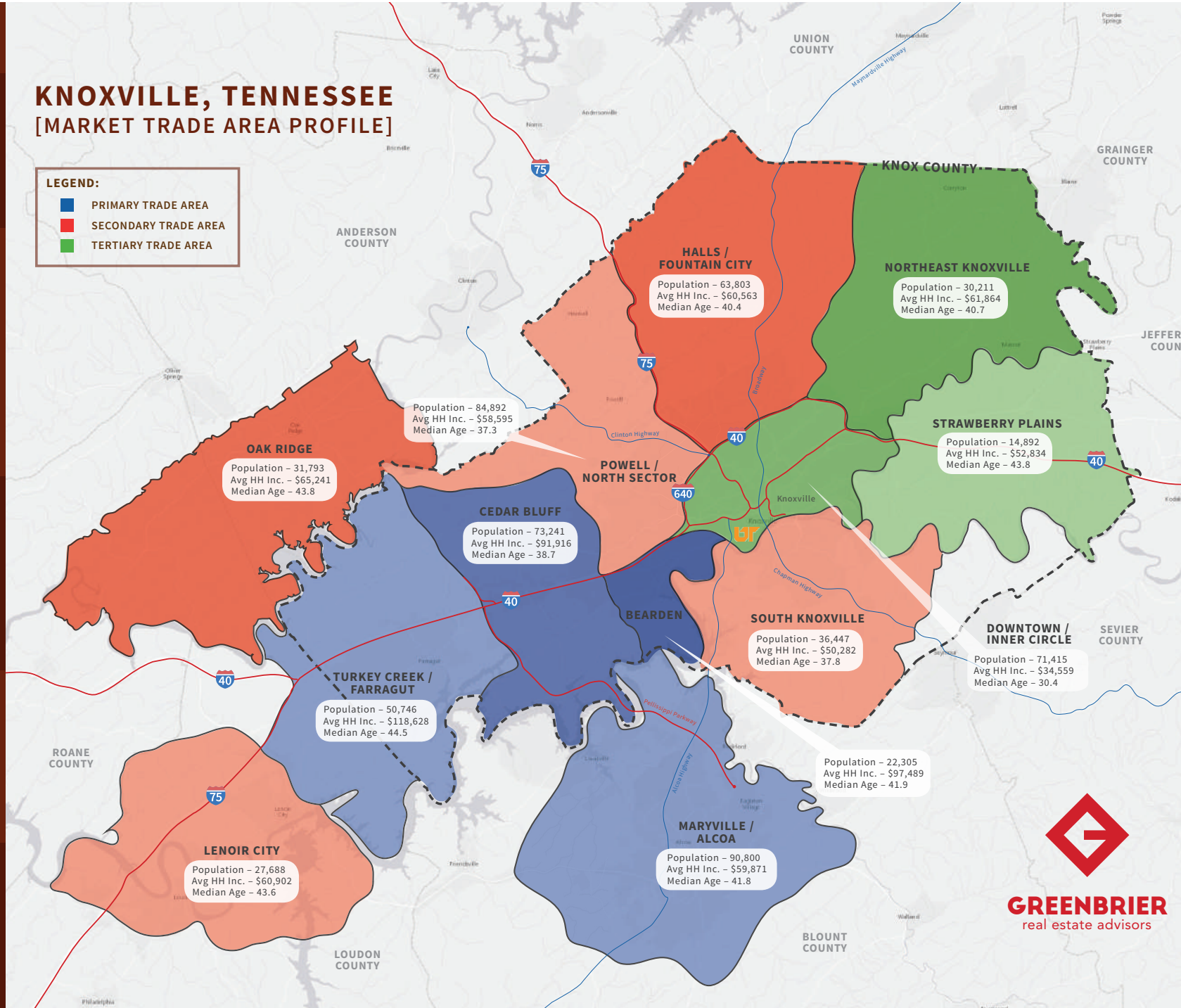
Industry	Employees
Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing – Total	47,700
– Durable Goods	32,000
– Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

UNIVERSITIES & COLLEGES

	Enrollment
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

AREA HOSPITALS

	# of Beds
University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240



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