

Centerpoint Commons 17.56 Acres 19,500 SF Office Building

1750 Commons Point Drive
Knoxville, Tennessee 37932



- Quality West Knoxville Employment Base with Growing Positive Demographics
- Existing Customizable Office Building
- Partial OB/TO Zoning Potential for Residential/Multifamily Development
- Easy Access to Major Traffic Corridors



PROVIDENCE
Commercial Real Estate

Jay Cobble, SIOR CCIM
Partner | Principal Broker
865.777.0202
865.207.9711 (cell)
cobble@providenceres.com



Centerpoint Commons Knoxville, TN

KEY FACTS

3- Mile Demographics

EDUCATION

28,227

Population

2.5

Average Household Size

41.9

Median Age

\$83,654

Median Household Income

4%

No High School Diploma



18%

High School Graduate



28%

Some College



50%

Bachelor's/Grad/Prof Degree

BUSINESS



1,905

Total Businesses



31,373

Total Employees

EMPLOYMENT

White Collar

78%

Blue Collar

12%

Services

10%

2.6%

Unemployment Rate

INCOME



\$83,654

Median Household Income



\$41,130

Per Capita Income



\$229,132

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (23.1%)

The smallest group: <\$15,000 (4.2%)

Indicator	Value	Difference
<\$15,000	4.2%	-7.1%
\$15,000 - \$24,999	5.5%	-4.5%
\$25,000 - \$34,999	5.1%	-3.9%
\$35,000 - \$49,999	11.0%	-2.7%
\$50,000 - \$74,999	16.8%	-0.2%
\$75,000 - \$99,999	17.3%	+4.1%
\$100,000 - \$149,999	23.1%	+8.2%
\$150,000 - \$199,999	9.3%	+3.8%
\$200,000+	7.6%	+2.2%

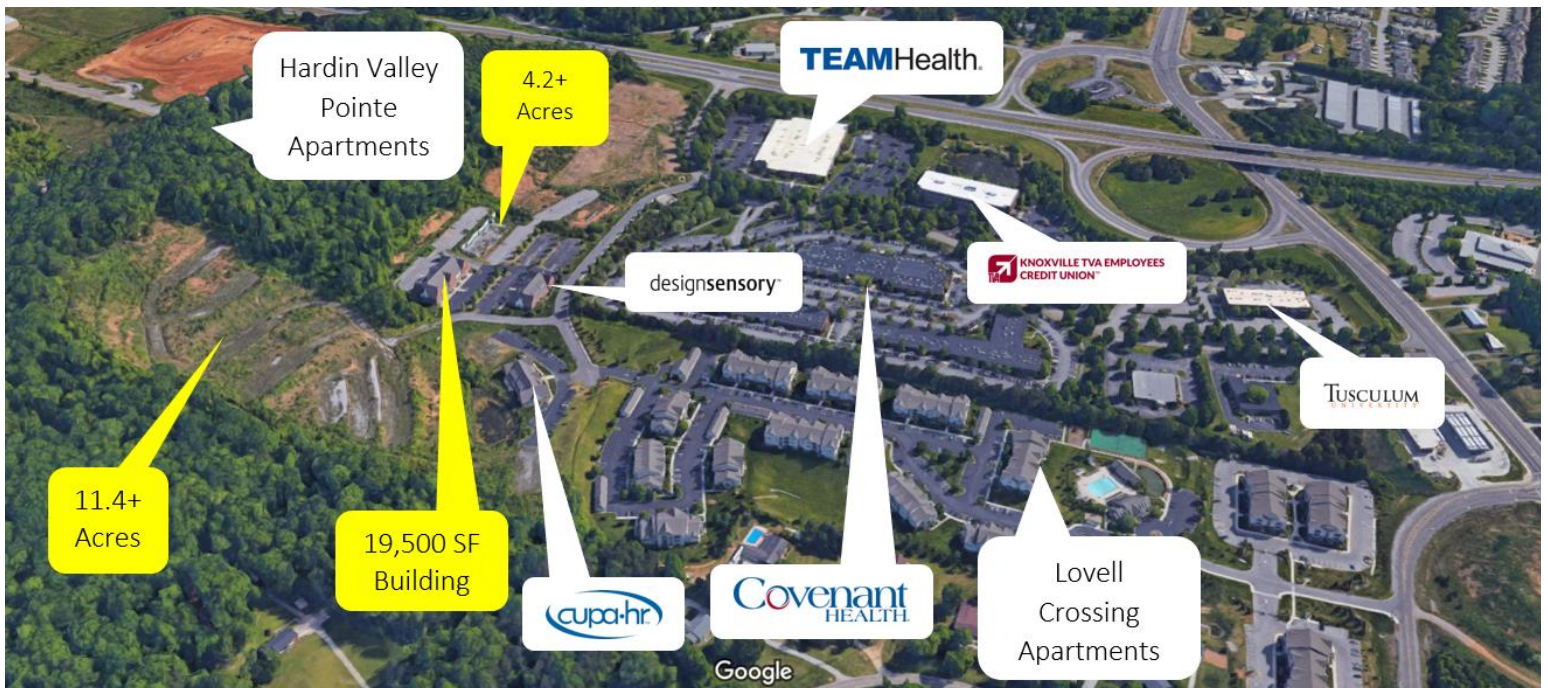
Bars show deviation from Knox County

OFFERING AT A GLANCE

Size	19,500 SF
Total Price	\$3,062,000
7R-1 (11.458 Acres)	\$860,000
7R-4 (1.8 Acres + Building)	\$1,880,000
7R-5 (4.292 Acres)	\$322,000

The Opportunity

Rare opportunity to acquire former Centerpoint Commons Development off Pellissippi Parkway north of I-40/75 towards high growth submarket Hardin Valley. The property sits within Centerpoint which is home to quality companies such as Covenant Health, Tusculum College, CUPA HR and DesignSensory. Adjacent parcel in similar zoning is under construction as new apartment development. Knoxville is home of the University of Tennessee with 28,000+ students and Pellissippi State Community College is within a 5 minute drive with enrollment of 11,000+.



Jay Cobble, SIOR CCIM

Partner | Principal Broker

865.777.0202

865.207.9711 (cell)

cobble@providenceres.com

PROVIDENCE

Commercial Real Estate



Centerpoint Commons Knoxville, TN



Jay Cobble, SIOR CCIM
Partner | Principal Broker
865.777.0202
865.207.9711 (cell)
cobble@providenceres.com

PROVIDENCE
Commercial Real Estate