



# MAC Building - Prime Redevelopment Opportunity

Partnership. Performance.



Platinum member

PRESENTED BY

**Justin Cazana, SIOR, CCIM**

Principal

865.450.8883

[justin.cazana@avisonyoung.com](mailto:justin.cazana@avisonyoung.com)



### PROPERTY DESCRIPTION

Rarely do sites like this come on the market. With nearly a full acre just outside Knoxville's CBD, this site is in the prime expansion area of downtown Knoxville.

### PROPERTY HIGHLIGHTS

- Easy CBD access
- Prime area for redevelopment
- New restaurants and business in the area

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,314	33,744	68,859
Total Population	9,430	76,577	150,659
Average HH Income	\$31,514	\$31,018	\$39,768

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**OFFERING SUMMARY**

Sale Price: \$2,500,000

Lot Size: 0.95 Acres

Year Built: 1957

Building Size: 21,056

Zoning: C3

Market: Downtown Knoxville



**PROPERTY OVERVIEW**

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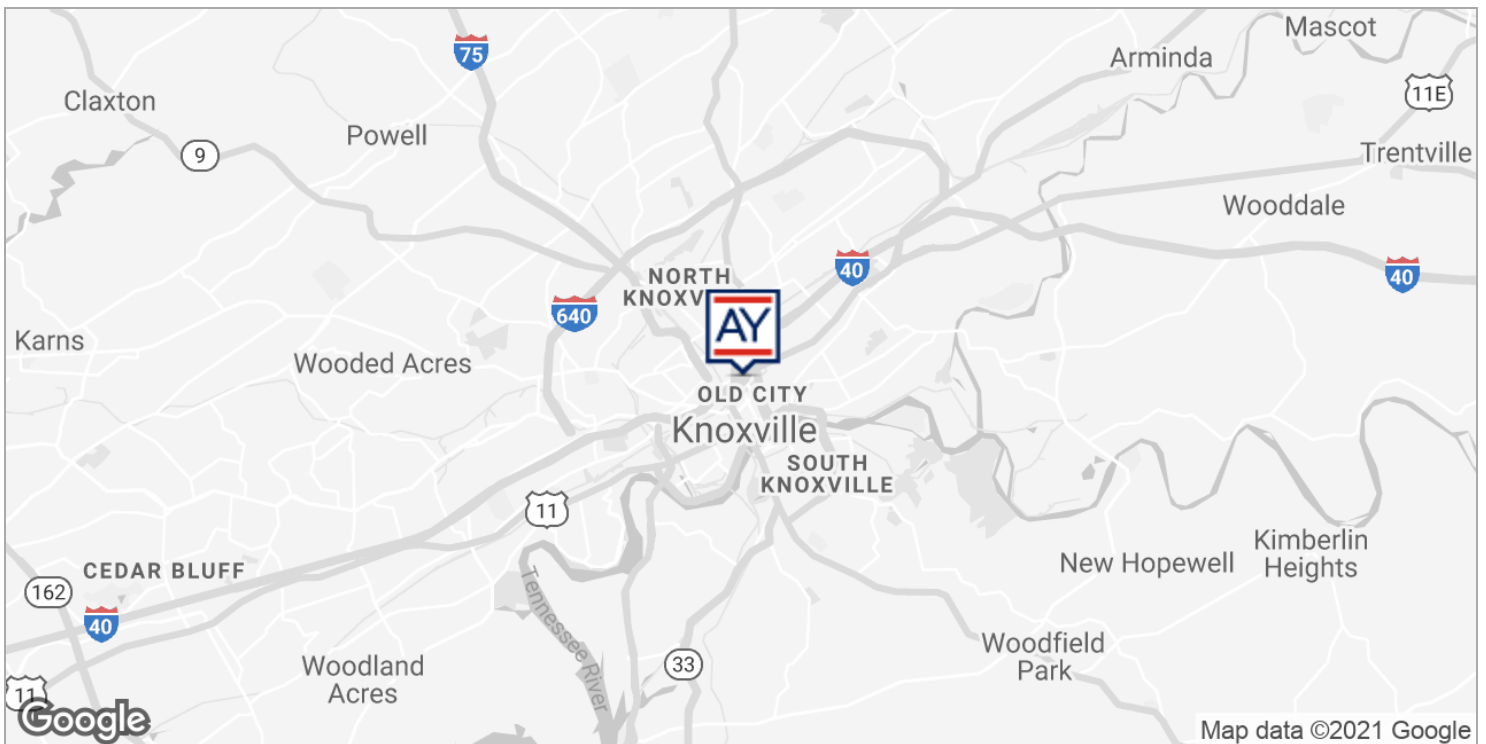


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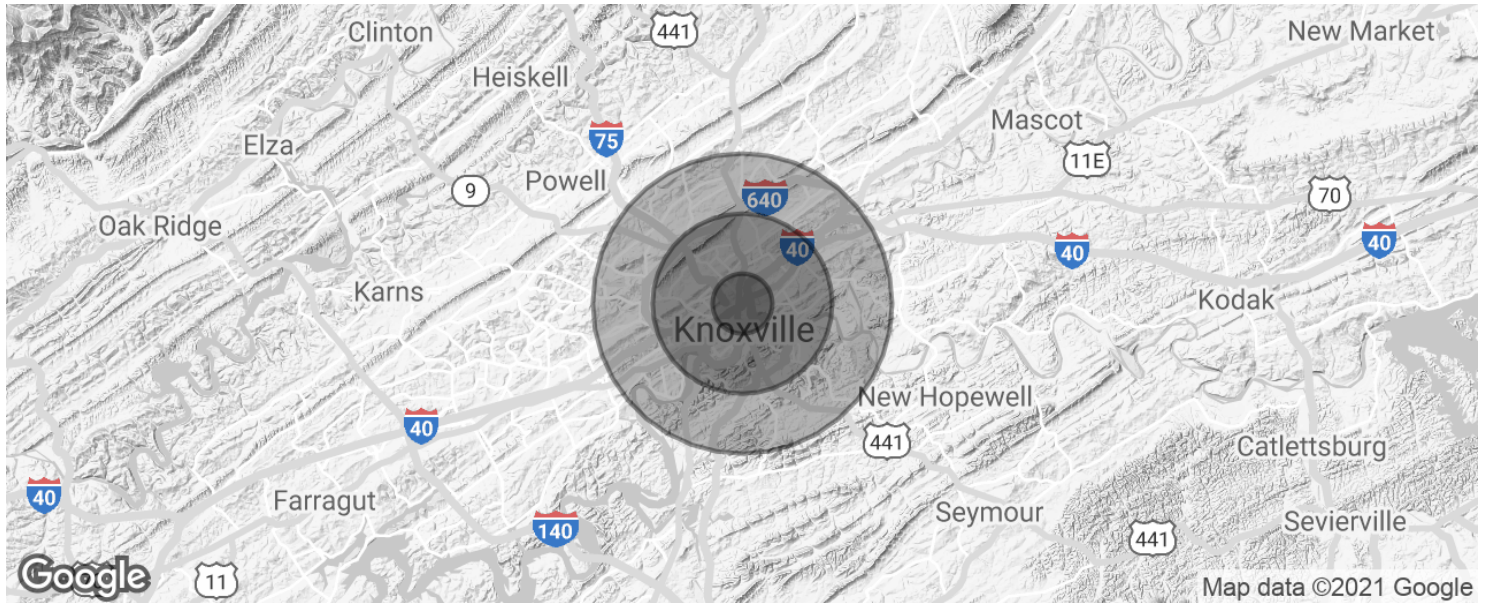
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,430	76,577	150,659
Median age	33.5	32.0	34.8
Median age (Male)	33.3	30.9	33.4
Median age (Female)	35.4	33.4	36.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,314	33,744	68,859
# of persons per HH	1.8	2.3	2.2
Average HH income	\$31,514	\$31,018	\$39,768
Average house value		\$97,585	\$126,697

\* Demographic data derived from 2010 US Census

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