

OLIVER SMITH REALTY & AUCTION CO., INC.

www.oliversmithrealty.com

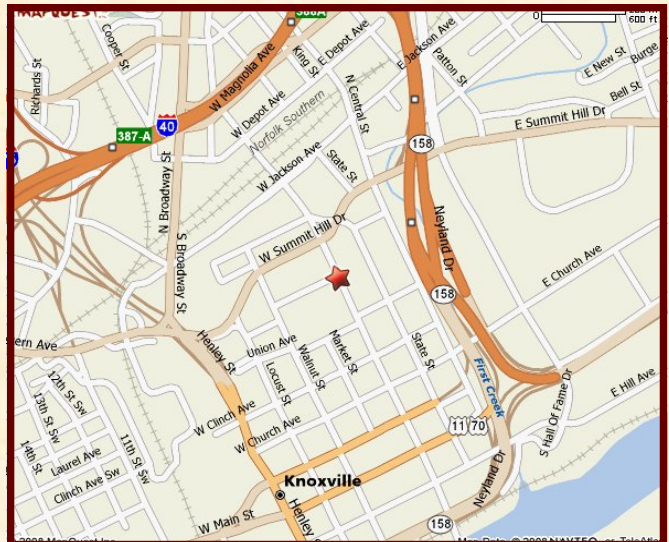
Three-Story Financial Center Fronting Gay Street (Tenant Relocating)



301 Wall Avenue, Knoxville, TN

- ◆ **Sale Price: \$4,900,000**
- ◆ **Current Tenant, TVA Credit Union, will enter into a 2-year lease with Purchaser upon closing**
- ◆ **58,300 S.F.**
- ◆ **0.339 Acres**
- ◆ **NW corner of S. Gay Street and Wall Avenue**
- ◆ **Excellent Condition**
- ◆ **Close proximity to Market Square**
- ◆ **City Taxes: 37,807 / County taxes: 36,192**
- ◆ **Demographics (2006):**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	13,351	68,821	138,635
Households:	3,849	29,812	61,125
Income:	23,187	38,567	46,590



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Atrium



Interior Main Lobby



Executive Board Room