



Value-Add Opportunity For Sale
Medical Office & Land
 28,880 SF | 3.21 Acres | \$1,900,000

Roane Medical Plaza

2497 S Roane St
 Harriman, TN 37748

For more information

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Property Highlights

- Anchor tenant State of Tennessee 2031 lease term
- Excellent above-grade visibility on signalized corner
- Approximately 8,922 contiguous SF currently vacant
- Active leasing efforts at \$15/SF Modified Gross
- Pricing for property plus the 2 acres of excess land \$2,100,000
- Excess ~2 acres in the back could be valuable for development
- Active sale and leasing efforts at \$300k or \$30k/yr for ~2 acres
- Value-add potential for new management to execute on strategy

OFFERING SUMMARY

Sale Price	\$1,900,000
Total Lot Size	3.21 Acres
Building Size	28,880 SF
Year Built	1997
Traffic Counts	13,820 AADT

DEMOGRAPHICS

Stats	Population	Avg. HH Income
10 Miles	42,160	\$71,236
Knox Metro	1,172,792	\$77,766

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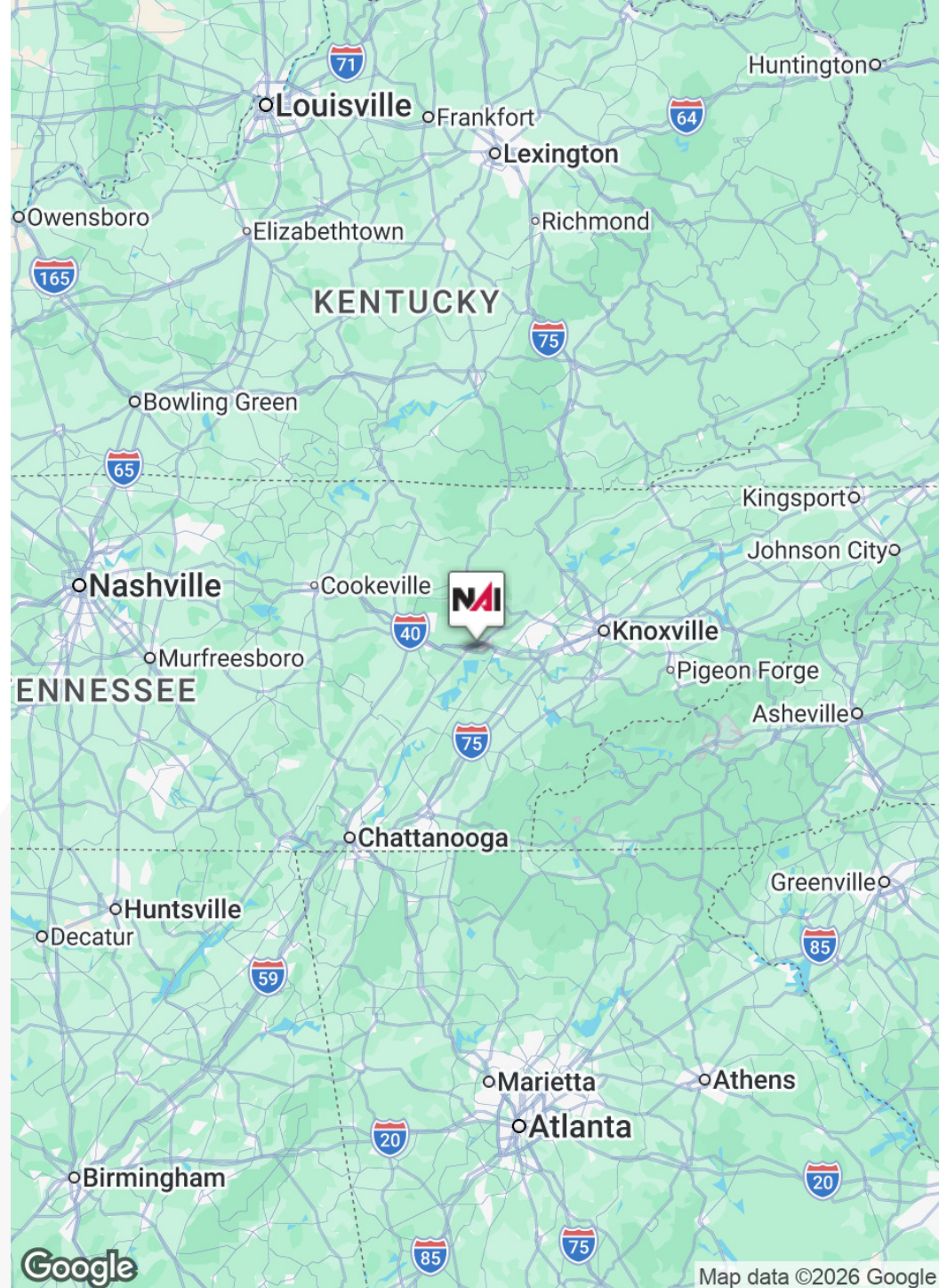
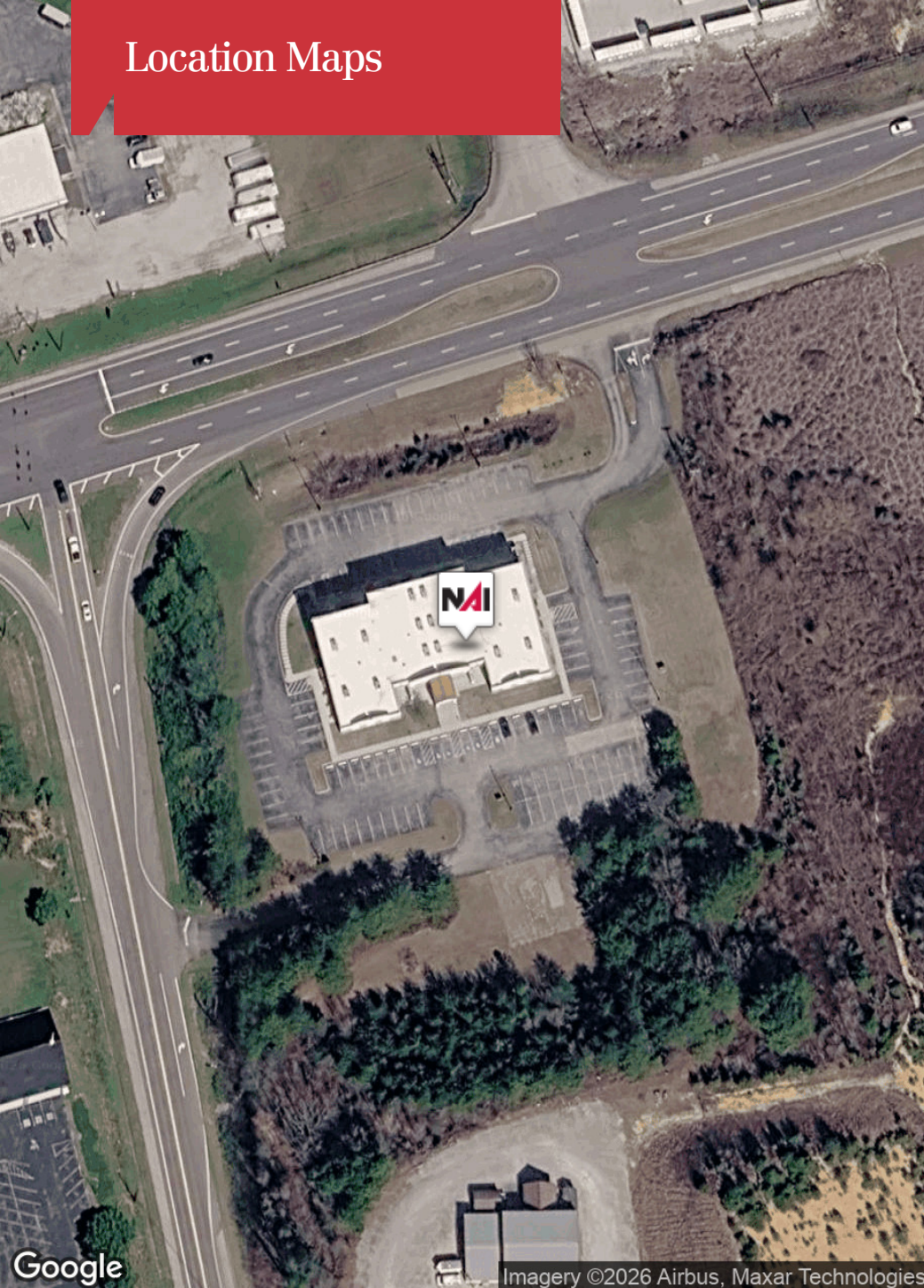
Additional Photos



Excess Land 2 Acres- \$300k For Sale | \$30k/Yr For Lease



Location Maps



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