

# FOR LEASE

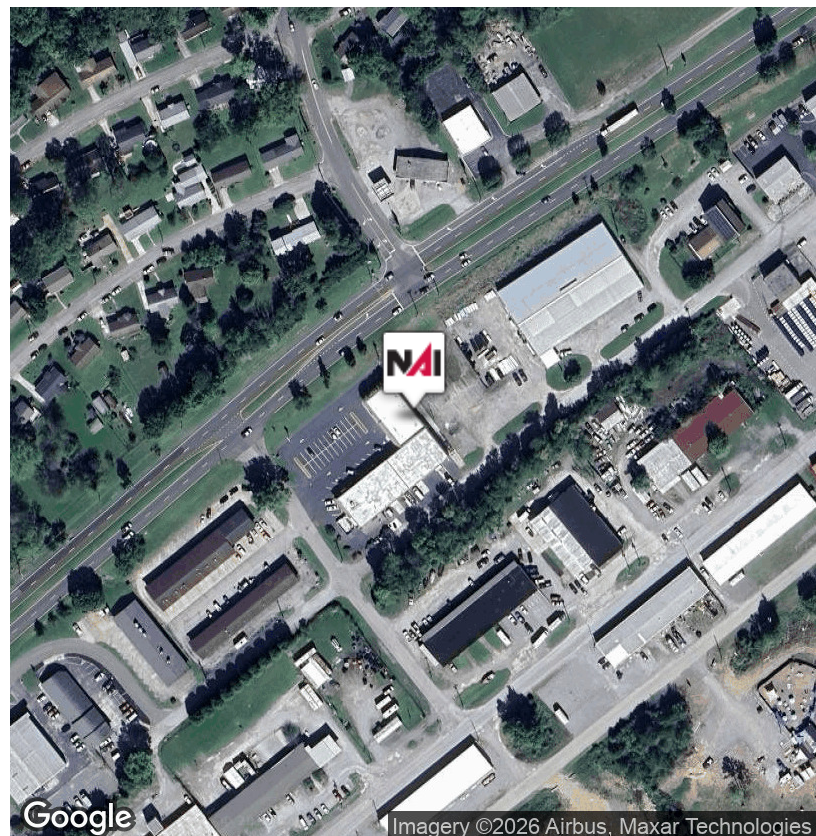
297 Oak Ridge Tpke, Suite 400, Oak Ridge, TN 37830

**NAI** Koella  
RM Moore



## Retail | 2,580 SF

- 1/2 showroom with 2 offices, 1/2 warehouse
- 10' x 12' roll-up door for grade level access
- New HVAC system
- New LED lighting
- 2 restrooms
- Concrete floor in warehouse, LVP in showroom
- Zoned UB-2
- Other tenants in center include Creative Edge Dance Studio, Rancho Nuevo Restaurant and Grocery, Amelia's Pet Parlor and Coker Creek Motors
- \$2,600 per month Modified Gross



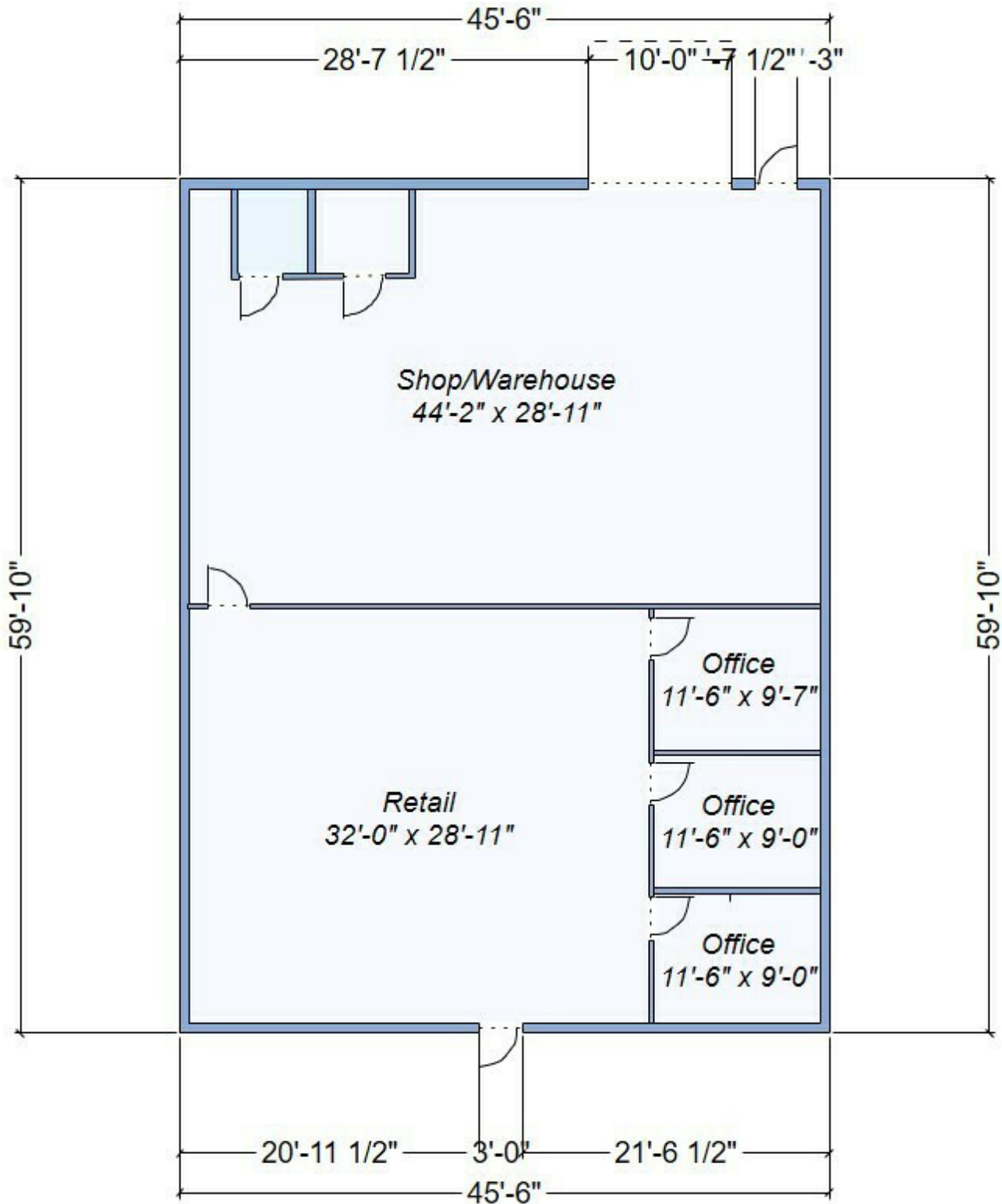
✉ **Sam Tate, CCIM**  
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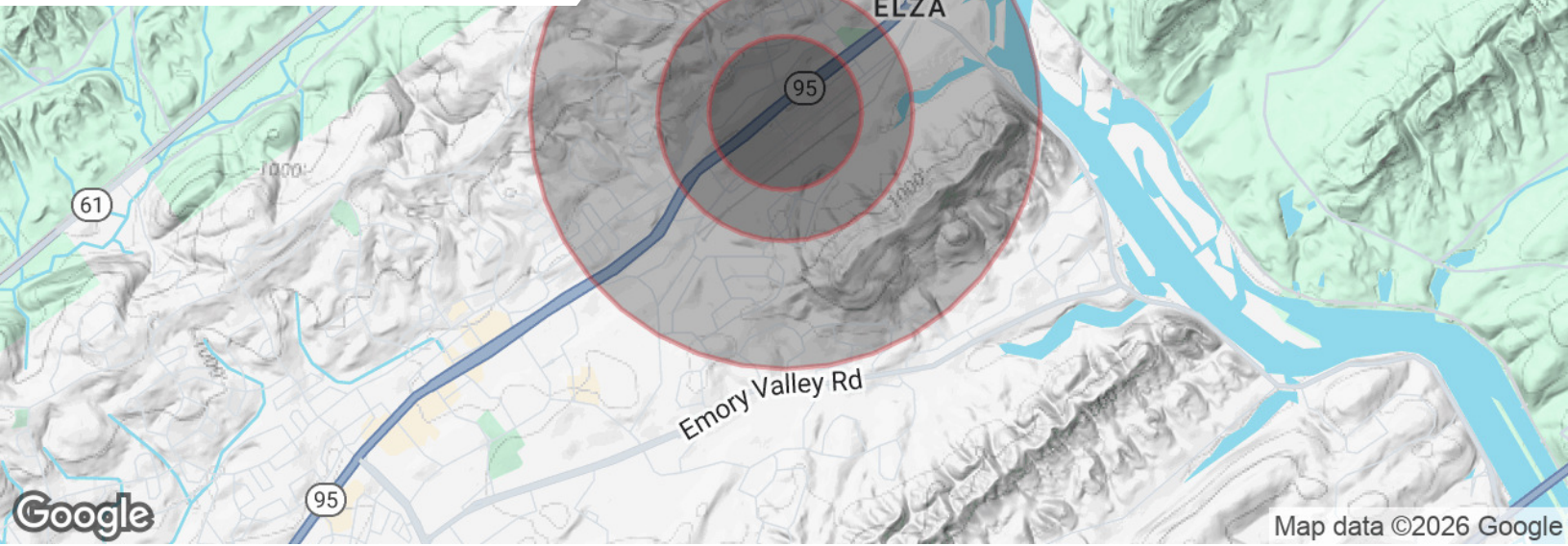
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## DEMOGRAPHICS MAP



### Population

#### 0.3 Miles

#### 0.5 Miles

#### 1 Mile

Total population	469	1,254	4,922
Median age	40	41	43
Median age (male)	38	39	41
Median age (Female)	42	43	45

### Households & Income

#### 0.3 Miles

#### 0.5 Miles

#### 1 Mile

Total households	183	493	2,025
# of persons per HH	2.6	2.5	2.4
Average HH income	\$94,394	\$98,557	\$99,595
Average house value	\$215,829	\$224,873	\$220,691

\* Demographic data derived from 2020 ACS - US Census