

FOR SALE

FERGUSON
Bath, Kitchen & Lighting Gallery



Ideal 1031 Exchange

**215 Peregrine Way
Knoxville, Tennessee 37939**

NOI: \$ 212,602.
Sale Price: \$3,400,000. (6.25% cap)
Lease Term: Thru 4/2026 with two 5-year options
Size: 15,684 sq. ft.
Land Size: 1.79 acre (77,771 sq. ft.) + adjacent 1.56 acre undeveloped lot
Parking: 62 spaces
Year Opened: 2005
Comments: Located in the Peters Road / Cedar Bluff Shopping District.
Easy access from I-40 & the Kingston Pike
Terms: All cash

Exclusively Offered By:
Southern Management & Development, L.P.
2300 NW Corporate Blvd., Suite 135
Boca Raton, FL 33431
(561) 948-7105
kellyr@SMDProperty.com

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Freestanding Retail Peters Road / Cedar Bluff Knoxville, TN



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2019 Est. Population	4,805	56,213	127,732
2019 Est. Households	2,068	23,315	51,718
2019 Med. HH Income	\$67,603	\$76,346	\$80,124
2019 Median Age	35	39	40

TRAFFIC COUNTS
195,109 cars per day on I-75/I-40
22,770 cars per day on North Peters Road

