

**FOR SALE**



**Ideal 1031 Exchange**

**215 Peregrine Way  
Knoxville, Tennessee 37939**

**NOI:** \$ 212,602.  
**Sale Price:** \$3,500,000. (6.07% 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  
[elizabethm@SMDProperty.com](mailto:elizabethm@SMDProperty.com)

# FERGUSON

Bath, Kitchen & Lighting Gallery

## 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

