



### PROPERTY DESCRIPTION

2.34 acres improved with a 64,770 square foot office/flex building. This property originally was a multi-tenant building that evolved into Regal Entertainment Group's headquarters. Great opportunity for re-development with limited inventory within the submarket. Combination of office and warehouse space with front door parking and loading.

### PROPERTY HIGHLIGHTS

- Most flexible zoning in Knox County
- Spaces are partially demised
- Excellent location to service north Knoxville
- Flexible building design
- Low real estate taxes
- Dock door loading
- Heavy power

### OFFERING SUMMARY

Sale Price:	\$1,485,000
Lot Size:	2.34 Acres
Building Size:	65,770 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,683	13,360	32,848
Total Population	4,235	33,073	77,302
Average HH Income	\$53,646	\$61,526	\$56,777

#### Brian Tapp, CCIM

Senior Vice President

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### OFFERING SUMMARY

Sale Price:	\$1,485,000
Lot Size:	2.34 Acres
Building Size:	65,770
Zoning:	CB
Market:	Knoxville
Submarket:	Halls
Price / SF:	\$22.58

### PROPERTY HIGHLIGHTS

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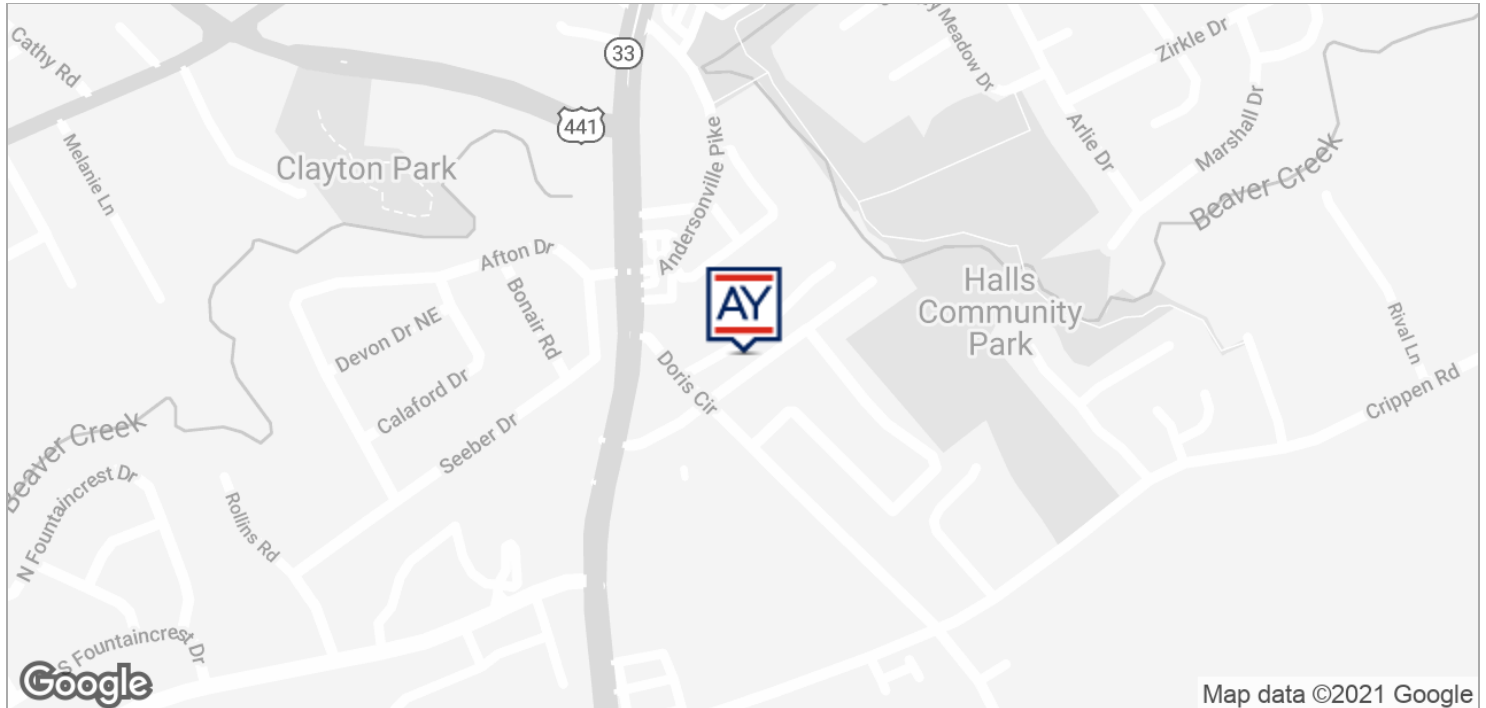


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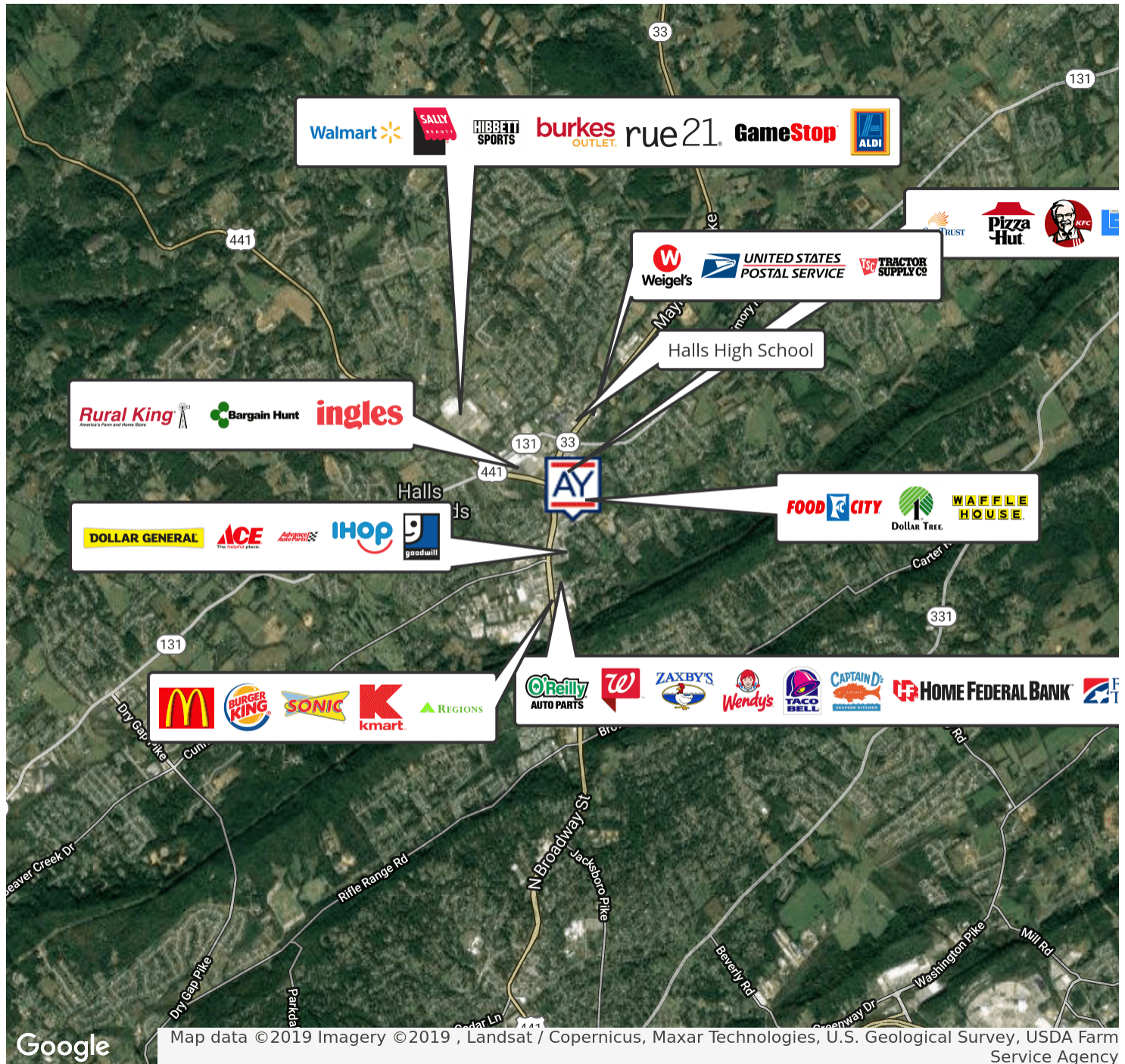
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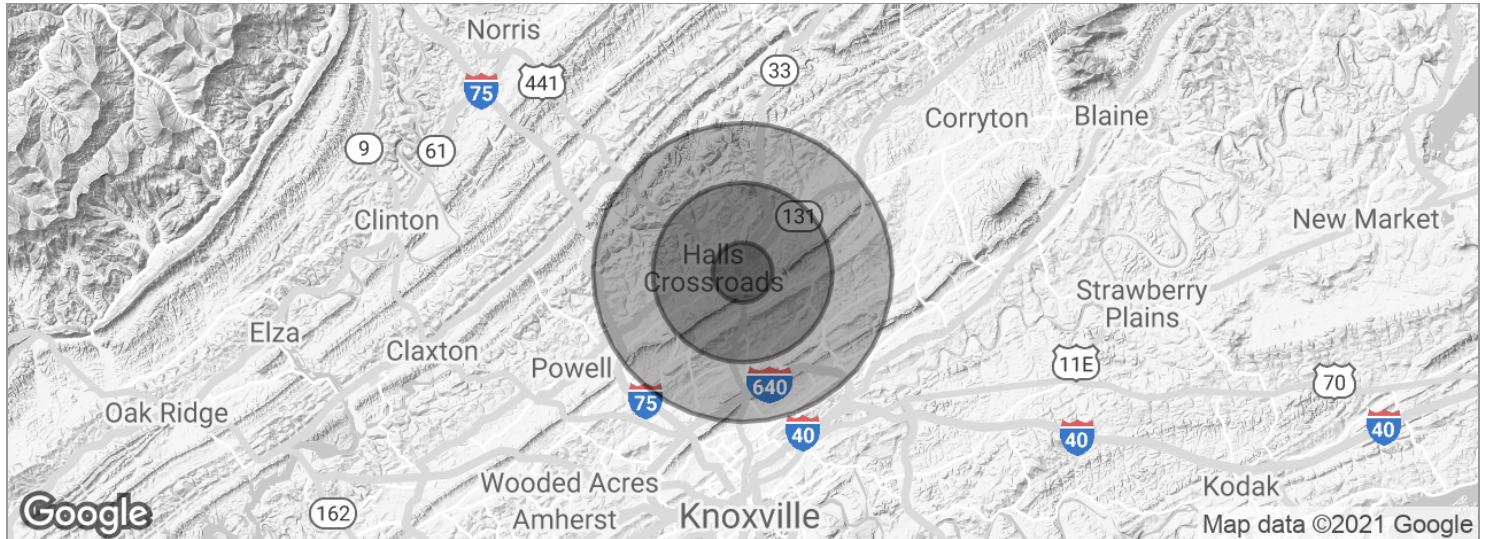
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,235	33,073	77,302
Median age	35.7	37.2	37.7
Median age (Male)	36.8	37.1	36.5
Median age (Female)	35.8	37.7	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,683	13,360	32,848
# of persons per HH	2.5	2.5	2.4
Average HH income	\$53,646	\$61,526	\$56,777
Average house value	\$236,971	\$201,515	\$166,162

\* Demographic data derived from 2010 US Census

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## SALE PRICE

**\$1,485,000**

## LOCATION INFORMATION

Building Name	Buildings A&B
Street Address	7110-7124 Regal Ln
City, State, Zip	Knoxville, TN 37918
County/Township	Knox
Market	Knoxville
Submarket	Halls
Cross Streets	Maynardville Pike
Side Of Street	South
Road Type	Cul-de-sac
Nearest Highway	Maynardville Pike
Nearest Airport	McGhee Tyson

## BUILDING INFORMATION

Building Size	65,770 SF
Building Class	B
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes
Construction Status	Existing
Condition	Good
Free Standing	No
Number Of Buildings	2

## PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	CB
Lot Size	2.34 Acres
APN#	038EC005, 012, 014, 016, 017
Submarket	Halls
Corner Property	no
Waterfront	No
Thomas Guide Page #	McGhee Tyson

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	1.58
Number Of Spaces	104

## UTILITIES & AMENITIES

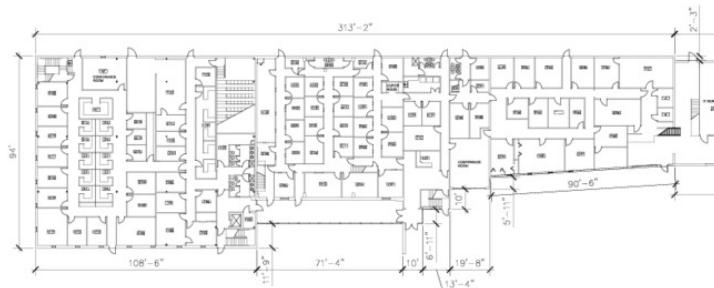
Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number Of Elevators	1
Centrix Equipped	No
Leed Certified	No
Loading Description	One dock high door

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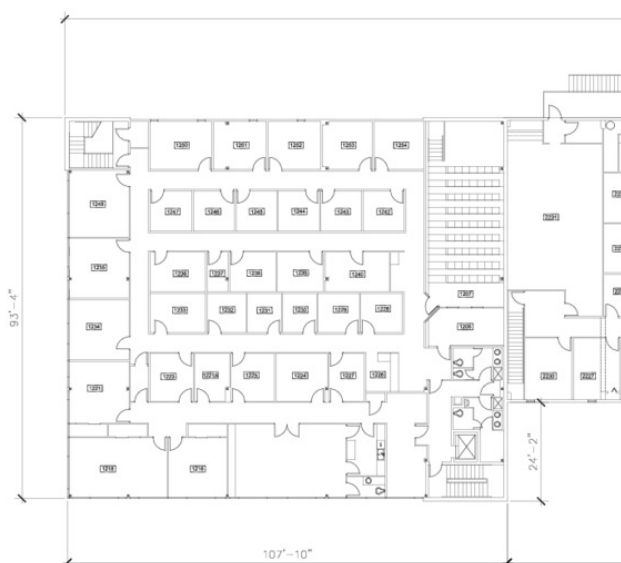
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BLDG. A - 1ST FL PLAN - IT / ACCOUNTING DEPT.  
SCALE: 1/32"=1'-0"



BLDG. A - 2ND FL PLAN - FILM DEPT.  
SCALE: 1/16"=1'-0"



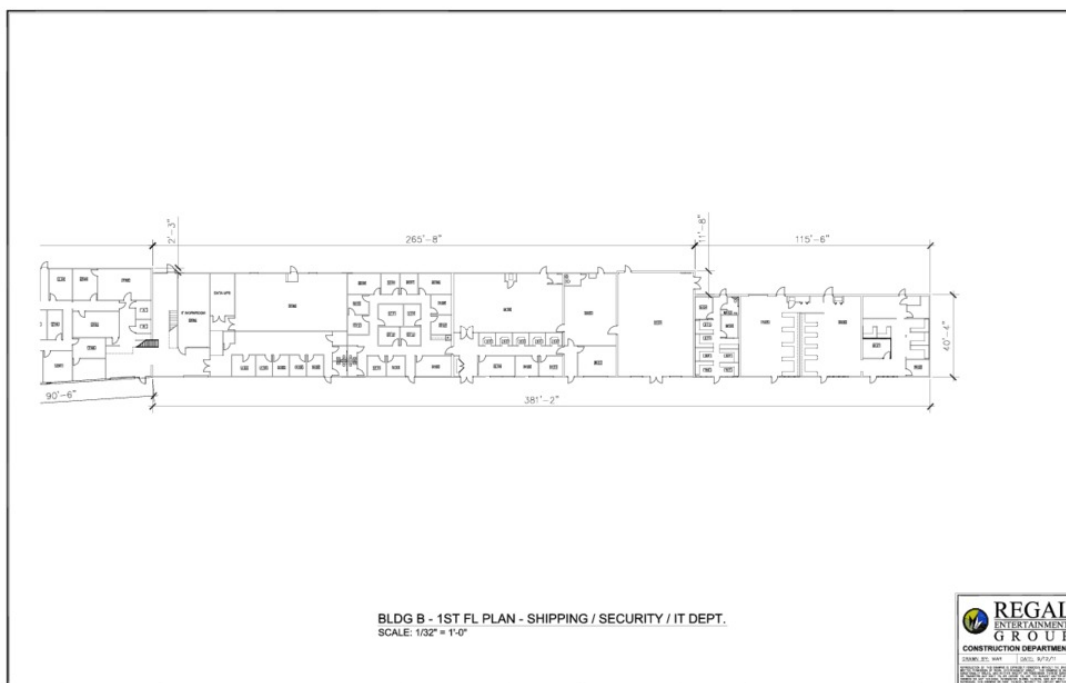
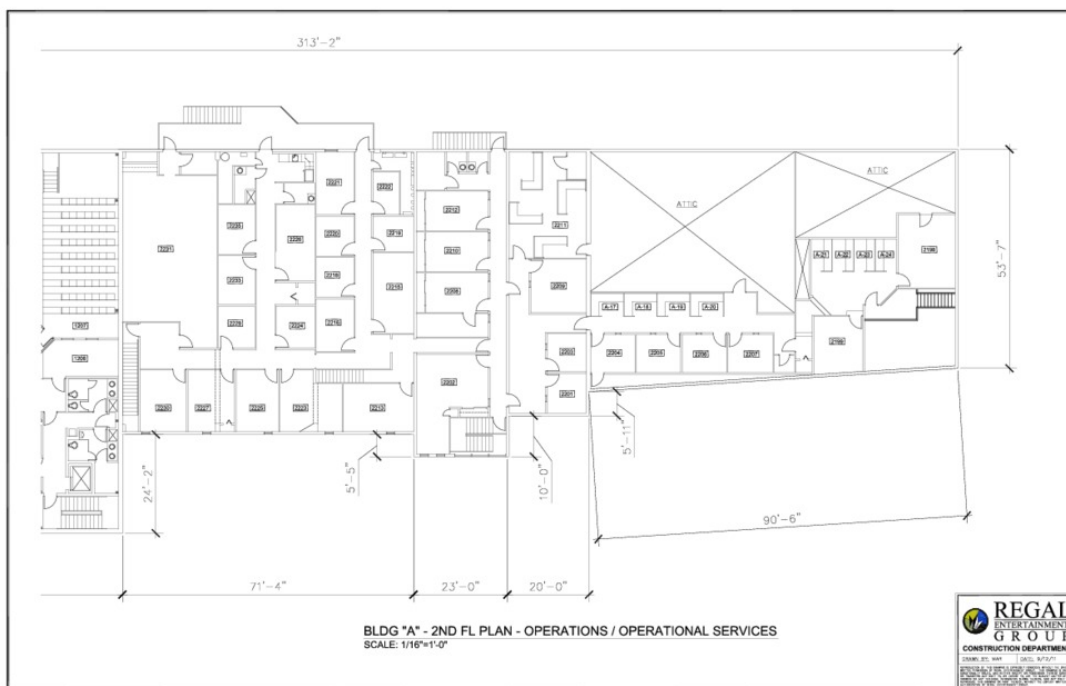
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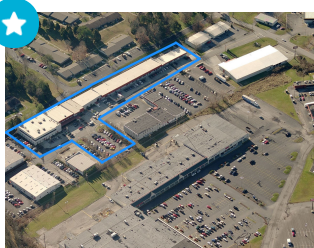


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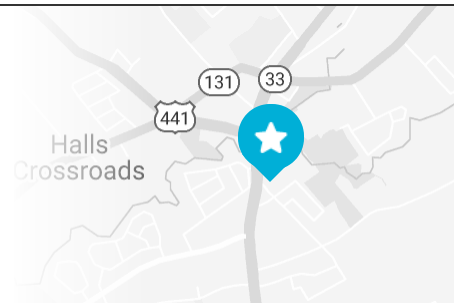
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### SUBJECT PROPERTY

7110-7124 Regal Ln | Knoxville, TN 37918

Sale Price: \$1,485,000      Lot Size: 2.34 AC  
Year Built:                      Building SF: 65,770 SF  
Price PSF: \$22.58

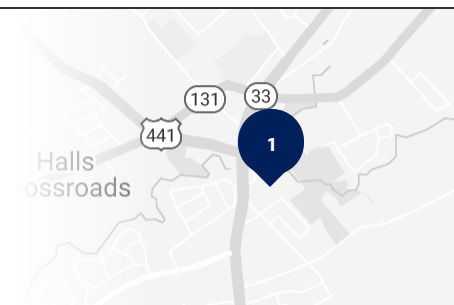


### REGAL - BUILDING C

7117 Regal Lane | Knoxville, TN 37918

Sale Price: \$650,000      Lot Size: 1.72 AC  
Year Built: 1976      Building SF: 25,238 SF  
Price PSF \$25.75      Closed: 11/17/2020  
Occupancy: 0%

Former office for HR & Purchasing Departments for Regal Entertainment Group. 100% office space that has potential to multi-tenant. Great opportunity for re-development with limited inventory within the submarket.

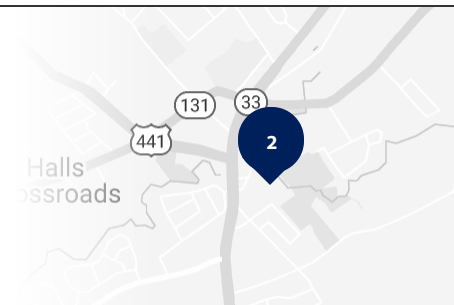


### REGAL - BUILDING D

7131 Regal Lane | Knoxville, TN 37918

Sale Price: \$397,000      Lot Size: 0.44 AC  
Building SF: 4,570 SF      Price PSF \$86.87  
Closed: 09/04/2019      Occupancy: 0%

Building D is the executive building for Regal Entertainment Group. Well suited for general office or construction company. Most flexible zoning in Knox County. Low property taxes.

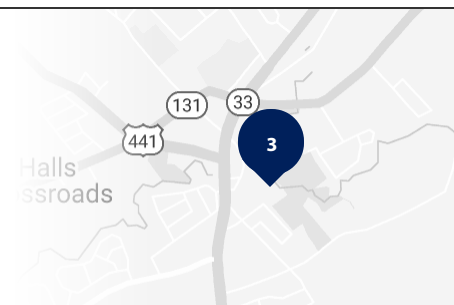


### REGAL BUILDING F

7140 Regal Lane | Knoxville, TN 37918

Sale Price: \$475,000      Lot Size: 1.23 AC  
Year Built: 1988      Building SF: 12,456 SF  
Price PSF \$38.13      Closed: 01/15/2019  
Occupancy: 0%

Great opportunity for re-development with limited inventory within submarket. Building F is currently 100% office space but was originally designed as a multi-tenant flex building with rear truck loading. 2,492 square foot storage mezzanine (not included in total square feet). One (1) 8'x8'



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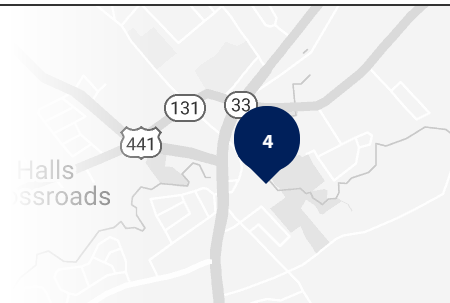




#### REGAL BUSINESS PARK - BUILDING E

7139 Regal Lane | Knoxville, TN 37918

Sale Price:	\$515,000	Lot Size:	1.26 AC
Year Built:	1987	Building SF:	12,465 SF
Price PSF	\$41.32	Closed:	10/03/2018



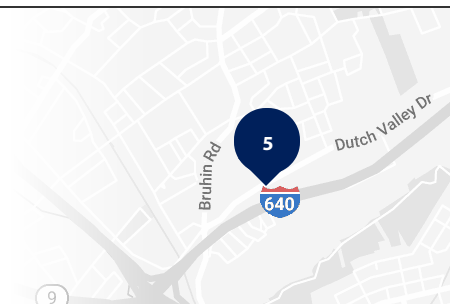
Former Regal Entertainment Group headquarters. Great opportunity for re-development with limited inventory within submarket. Building E is currently 100% office but was originally built as a warehouse with front door parking and rear loading. One (1) 12' x 14' drive-in door and room for two to three dock doors.



#### MORGAN CONTRACTING BUILDING

900 Dutch Valley Drive | Knoxville, TN 37918

Sale Price:	\$750,000	Lot Size:	1.75 AC
Year Built:	1996	Building SF:	15,434 SF
Price PSF	\$48.59	Closed:	02/05/2019
Occupancy:	0%		









This Property has great visibility from I-640 located just east of the I-275/I-75 interchange. Excellent access to these interstates. The building is situated on 1.75 acres with room to maneuver large trucks. This building was formerly, "The Map Store".

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SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CAP	GRM		
	<b>Buildings A&amp;B</b>							
	7110-7124 Regal Ln Knoxville, TN 37918	\$1,485,000	65,770 SF	\$22.58	-	-		
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CAP	GRM	CLOSE	
	<b>Regal - Building C</b>							
	7117 Regal Lane Knoxville, TN 37918	\$650,000	25,238 SF	\$25.75	-	-	11/17/2020	
	<b>Regal - Building D</b>							
	7131 Regal Lane Knoxville, TN 37918	\$397,000	4,570 SF	\$86.87	-	-	09/04/2019	
	<b>Regal Building F</b>							
	7140 Regal Lane Knoxville, TN 37918	\$475,000	12,456 SF	\$38.13	-	-	01/15/2019	
	<b>Regal Business Park - Building E</b>							
	7139 Regal Lane Knoxville, TN 37918	\$515,000	12,465 SF	\$41.32	-	-	10/03/2018	
	<b>Morgan Contracting Building</b>							
	900 Dutch Valley Drive Knoxville, TN 37918	\$750,000	15,434 SF	\$48.59	-	-	02/05/2019	
		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS		
<b>Totals/Averages</b>		<b>\$557,400</b>	<b>14,033 SF</b>	<b>\$39.72</b>	<b>-</b>	<b>1</b>		

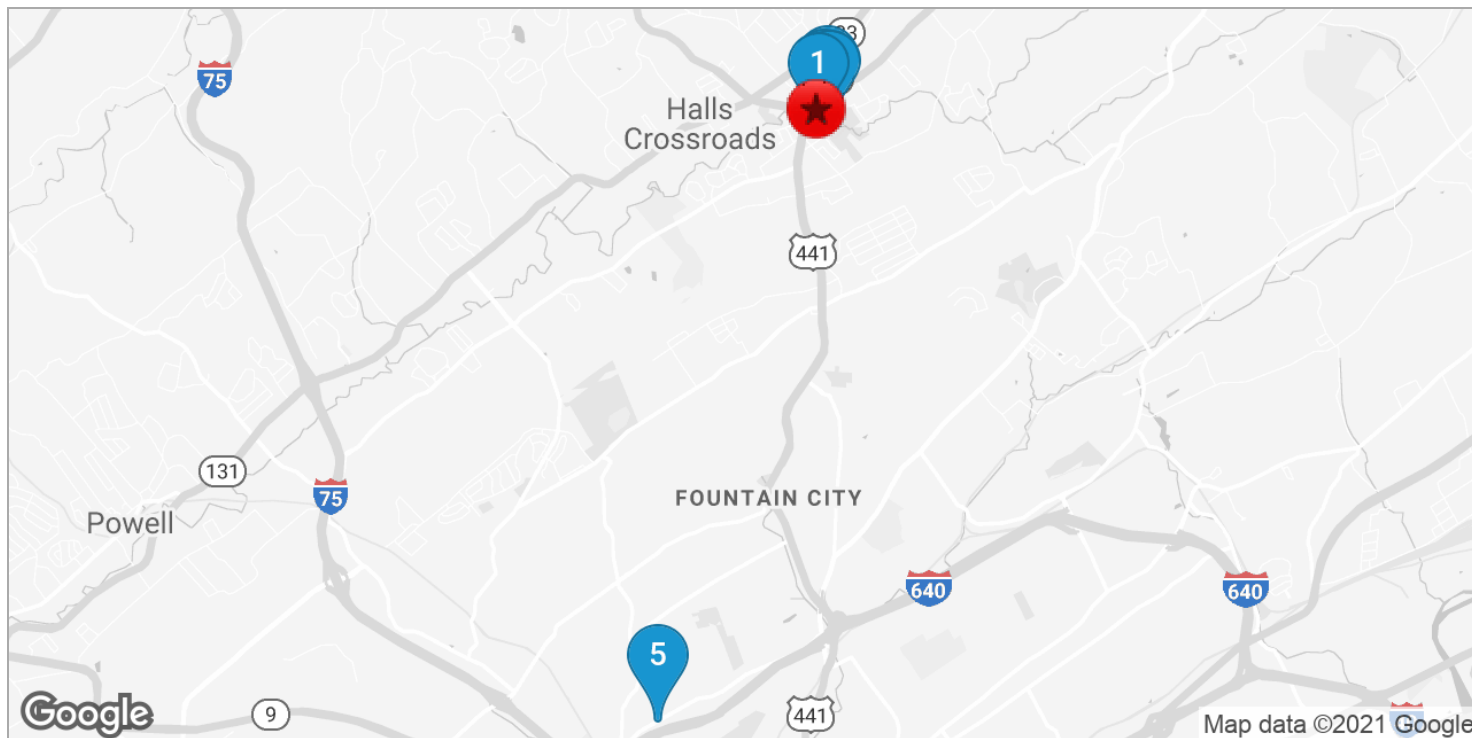
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### SUBJECT PROPERTY

7110-7124 Regal Ln | Knoxville, TN 37918

1

#### REGAL - BUILDING C

7117 Regal Lane  
Knoxville, TN 37918

2

#### REGAL - BUILDING D

7131 Regal Lane  
Knoxville, TN 37918

3

#### REGAL BUILDING F

7140 Regal Lane  
Knoxville, TN 37918

4

#### REGAL BUSINESS PARK - BUILDING E

7139 Regal Lane  
Knoxville, TN 37918

5

#### MORGAN CONTRACTING BUILDING

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