

OFFICE / MEDICAL SPACE FOR LEASE



Property Overview

- Site is located just minutes to I-75 and directly across from Anderson County High School
- Located on Frank Diggs Drive, leads to the I-75 Industrial Park—home to over 2,000 employees
- Centrally located between Campbell, Scott, and Knox County with Hwy 61 acting as a major East/West Artery in Anderson County

Phase I

- Existing 17,600 sf medical office
- 3,000 sf available
- Tenants include Tennova specialty treatment offices and Summit Medical Group

Phase II

- Planned medical office park to include multiple buildings consisting of 25,000± sf of medical or office space and an assisted living/memory care facility
- Can accommodate different building sizes to fit tenant needs
- Will sale parcels, lease or build-to-suit



For further information, please contact:

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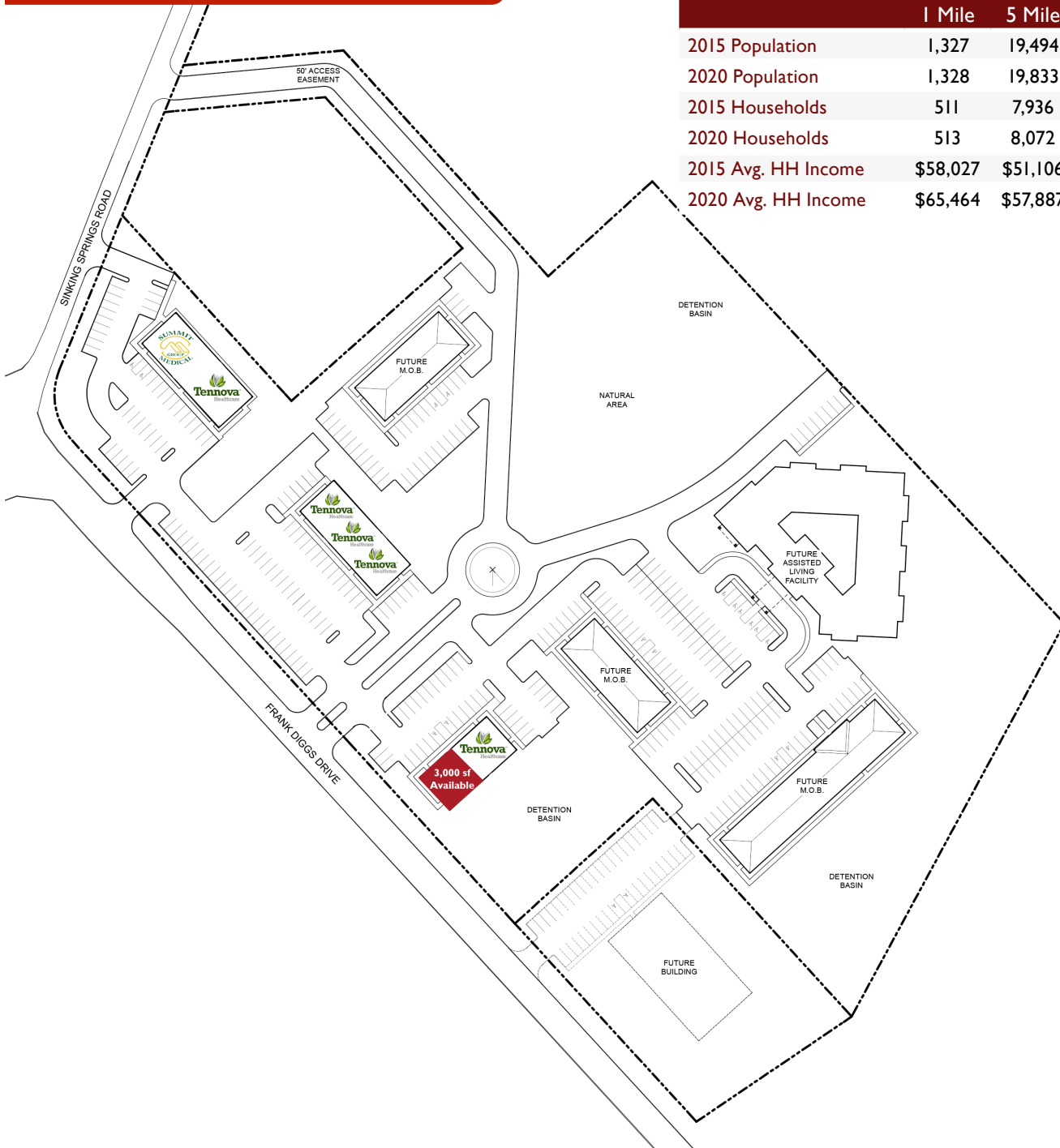
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## Existing MOB Space & Phase II Site Plan

## Demographics

	1 Mile	5 Mile	10 Mile
2015 Population	1,327	19,494	82,759
2020 Population	1,328	19,833	84,892
2015 Households	511	7,936	32,797
2020 Households	513	8,072	33,641
2015 Avg. HH Income	\$58,027	\$51,106	\$61,610
2020 Avg. HH Income	\$65,464	\$57,887	\$70,053



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