

Parkside Plaza I

11400 PARKSIDE DRIVE • KNOXVILLE, TN

5,433/SF
CLASS A+ OFFICE



Parkside Plaza I is a premier West Knoxville Class A+ office building located in the center of Turkey Creek.

Tenants include Dura-Line, Raymond James, Keller Williams, Aerotek, Smoky Mountain Surgical & Waste Connections

Property Features

- ✓ Five story, 100,000 SF
- ✓ Class A+ Professional Office Building
- ✓ Impressive entry with 3 story atrium lobby
- ✓ Ample parking, 4.0:1,000 SF
- ✓ West Knoxville location



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Heidi C. Adams
Senior Investment Advisor | Capital Markets
NAI Koella | RM Moore
321.439.3175 | Knoxville, TN



Debbie Petrolina
IMS, Inc. | Broker
865-522-5500
Knoxville, TN | www.ims-inc.info

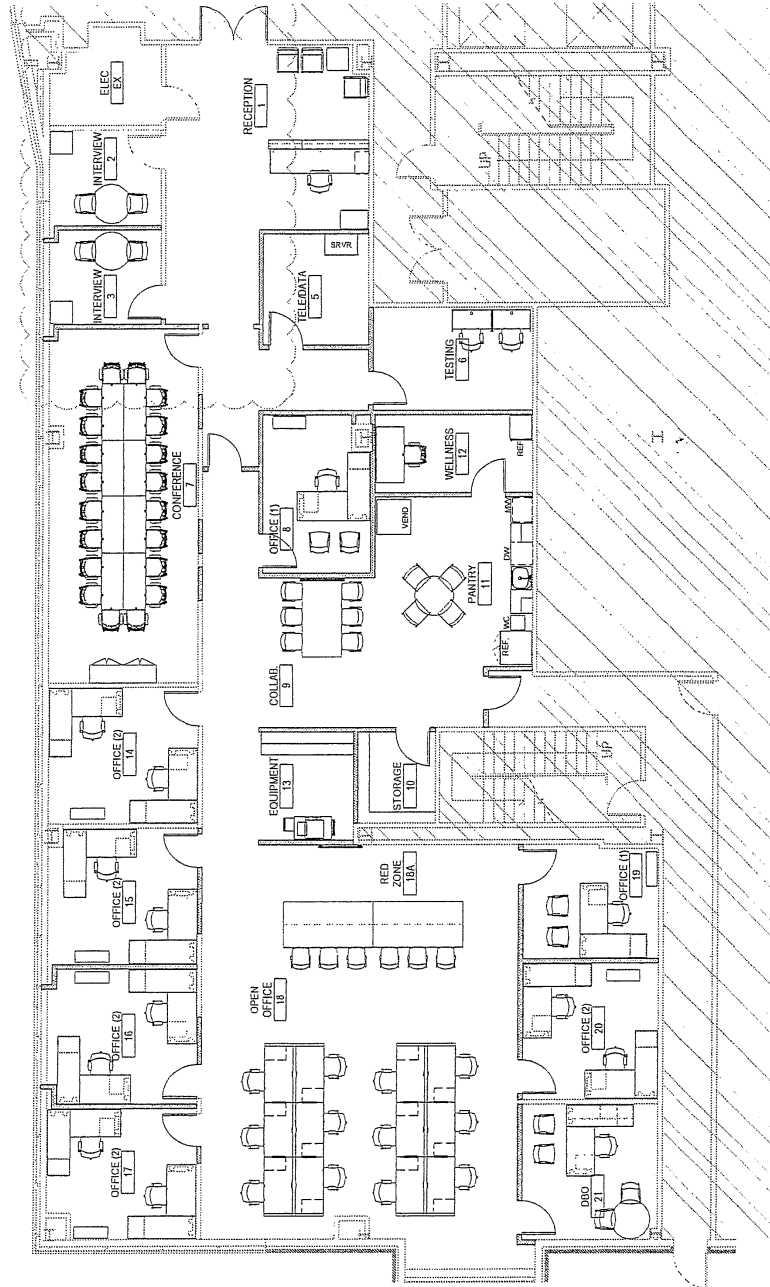
Parkside Plaza I

11400 PARKSIDE DRIVE • KNOXVILLE, TN

For Lease 5,433/SF
Floor Space

SPACE PLAN AND FEATURES

- ✓ Suite 100 - Great space with open work areas, conference rooms, and kitchen/break room.

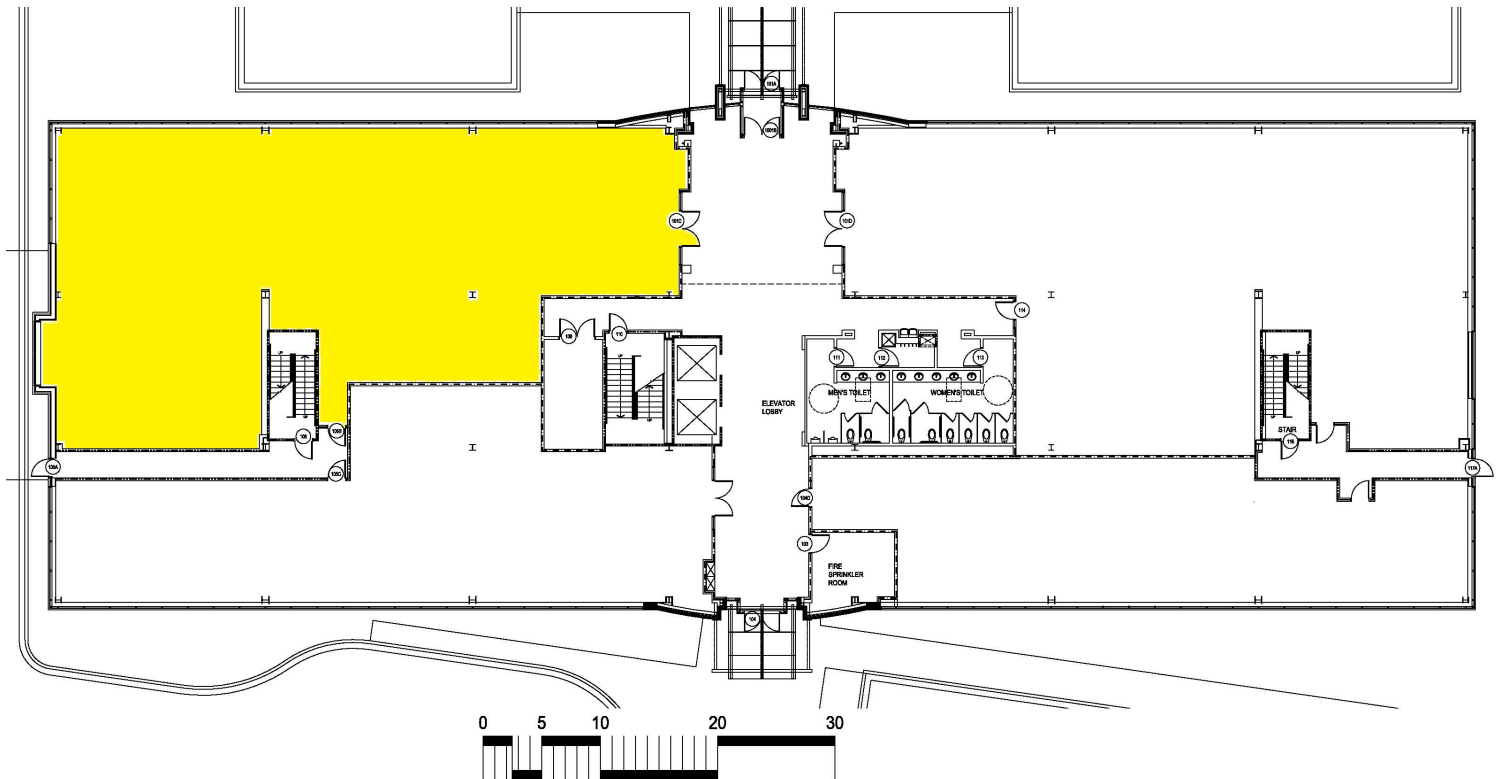


Parkside Plaza I

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For Lease 9,275/SF
Floor Space

1st FLOOR PLAN



PARKSIDE PLAZA I *First Floor Layout*

Scale: 1/16" = 1'-0"

Parkside Plaza I

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For Lease
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Class A+ Office Space



TRAVEL DISTANCE FROM PROPERTY

Knoxville MSA
1,3,5 mile radius

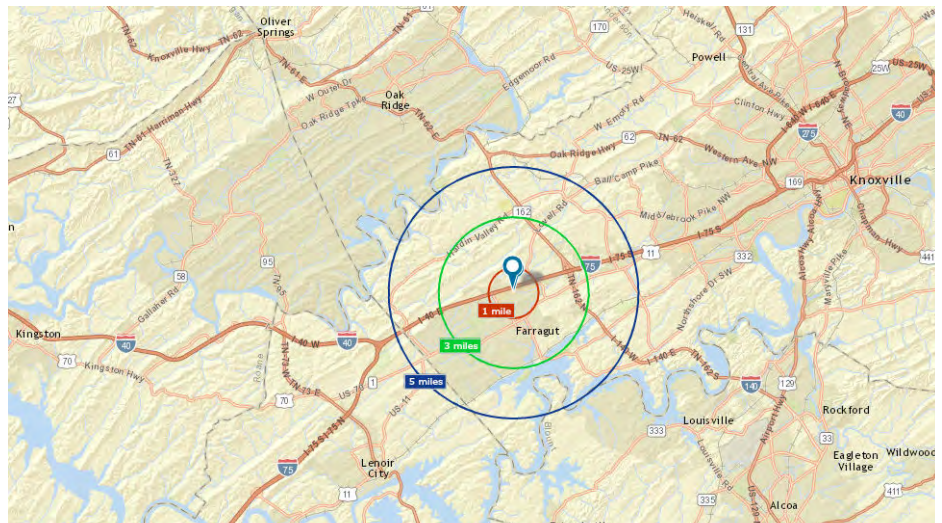
- ✓ Kingston Pike 2.0 miles
- ✓ 1-40/75 1.3 miles
- ✓ Pellissippi Parkway 3.0 miles
- ✓ McGhee Tyson Airport 15.7 miles
- ✓ Downtown Knoxville 17.2 miles

LOCATION ADVANTAGES

- ✓ Located in the center of Turkey Creek
- ✓ Excellent access & good visibility to 1-40/75
- ✓ Conveniently located to many consumer services

Lease Rate

- ✓ \$20.00/PSF NNN



Disclaimer: While we believe this information (via the United States Census Bureau, 2010 Census and 2010 American Community Survey) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.



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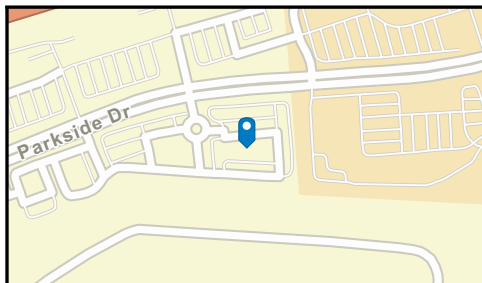
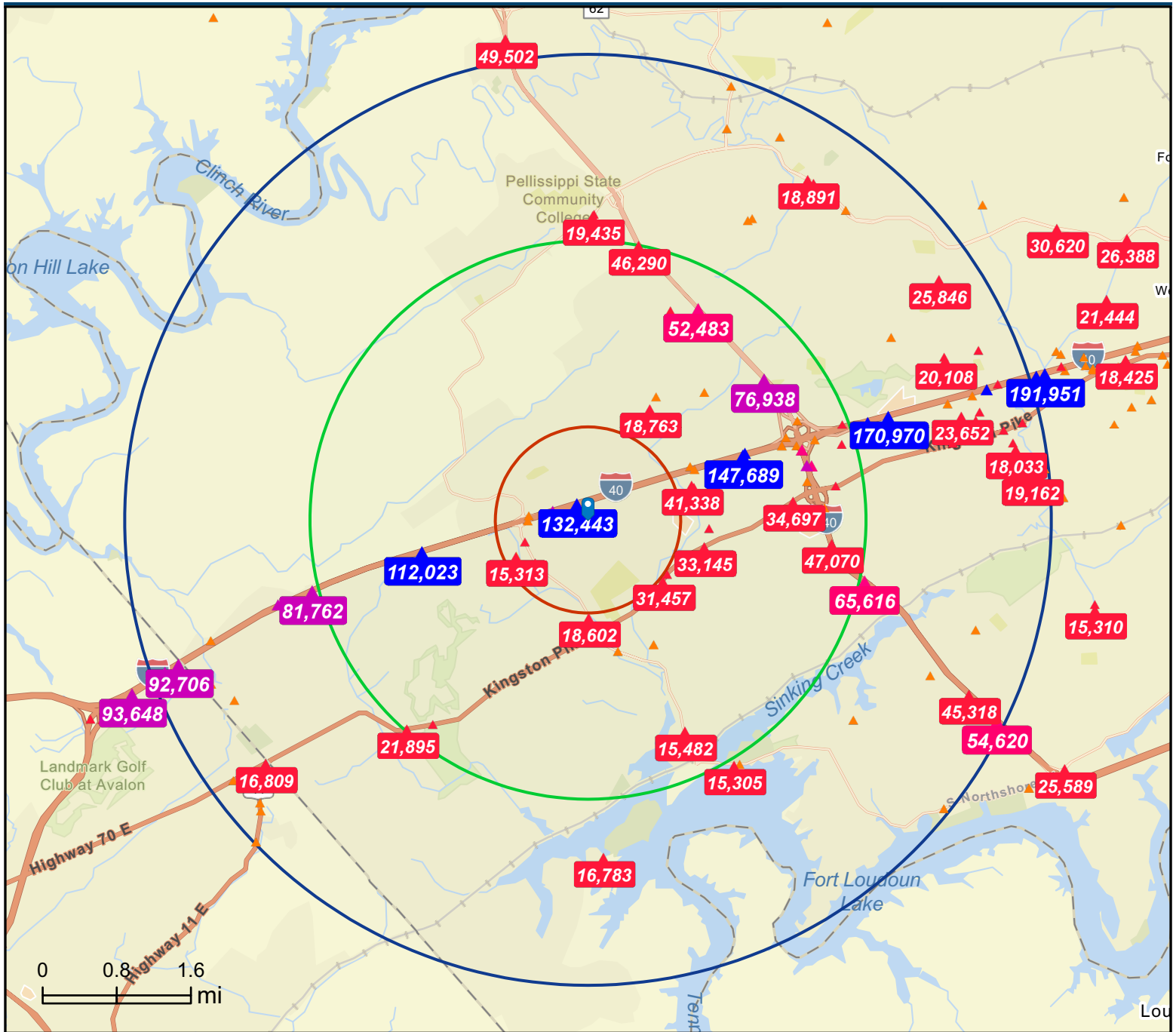


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Traffic Count Map

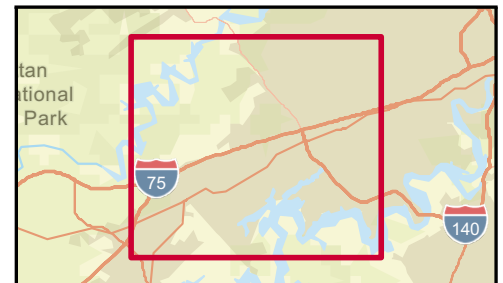
11400 Parkside Dr, Knoxville, Tennessee, 37934
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.89880
Longitude: -84.16237



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

February 27, 2025

Executive Summary

11400 Parkside Dr, Knoxville, Tennessee, 37934
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.89880
 Longitude: -84.16237

	1 mile	3 miles	5 miles
Population			
2010 Population	2,850	28,709	72,522
2020 Population	3,415	35,019	89,318
2024 Population	3,520	38,014	96,167
2029 Population	3,897	40,801	101,762
2010-2020 Annual Rate	1.83%	2.01%	2.10%
2020-2024 Annual Rate	0.72%	1.95%	1.75%
2024-2029 Annual Rate	2.06%	1.43%	1.14%
2020 Male Population	48.3%	48.5%	48.8%
2020 Female Population	51.7%	51.5%	51.2%
2020 Median Age	42.7	42.6	41.0
2024 Male Population	49.2%	49.5%	49.7%
2024 Female Population	50.8%	50.5%	50.3%
2024 Median Age	43.4	42.9	41.4

In the identified area, the current year population is 96,167. In 2020, the Census count in the area was 89,318. The rate of change since 2020 was 1.75% annually. The five-year projection for the population in the area is 101,762 representing a change of 1.14% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 41.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	81.2%	80.9%	81.4%
2024 Black Alone	2.9%	3.1%	3.5%
2024 American Indian/Alaska Native Alone	0.5%	0.3%	0.2%
2024 Asian Alone	5.3%	6.2%	5.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	3.1%	2.7%	2.3%
2024 Two or More Races	6.9%	6.8%	6.9%
2024 Hispanic Origin (Any Race)	6.5%	6.2%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	162	153	156
2010 Households	1,084	11,338	28,286
2020 Households	1,325	13,576	34,538
2024 Households	1,374	14,836	37,479
2029 Households	1,523	16,013	39,816
2010-2020 Annual Rate	2.03%	1.82%	2.02%
2020-2024 Annual Rate	0.86%	2.11%	1.94%
2024-2029 Annual Rate	2.08%	1.54%	1.22%
2024 Average Household Size	2.51	2.54	2.55

The household count in this area has changed from 34,538 in 2020 to 37,479 in the current year, a change of 1.94% annually. The five-year projection of households is 39,816, a change of 1.22% annually from the current year total. Average household size is currently 2.55, compared to 2.56 in the year 2020. The number of families in the current year is 26,585 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

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Mortgage Income			
2024 Percent of Income for Mortgage	23.9%	25.0%	24.7%
Median Household Income			
2024 Median Household Income	\$115,090	\$109,609	\$112,710
2029 Median Household Income	\$129,636	\$126,262	\$129,851
2024-2029 Annual Rate	2.41%	2.87%	2.87%
Average Household Income			
2024 Average Household Income	\$156,642	\$148,125	\$152,589
2029 Average Household Income	\$182,398	\$171,427	\$176,186
2024-2029 Annual Rate	3.09%	2.97%	2.92%
Per Capita Income			
2024 Per Capita Income	\$60,485	\$57,952	\$59,702
2029 Per Capita Income	\$70,571	\$67,452	\$69,223
2024-2029 Annual Rate	3.13%	3.08%	3.00%
GINI Index			
2024 Gini Index	34.7	34.3	34.0
Households by Income			

Current median household income is \$112,710 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$129,851 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$152,589 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$176,186 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$59,702 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$69,223 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	108	104	104
2010 Total Housing Units	1,202	12,013	30,124
2010 Owner Occupied Housing Units	946	9,422	21,950
2010 Renter Occupied Housing Units	138	1,916	6,336
2010 Vacant Housing Units	118	675	1,838
2020 Total Housing Units	1,514	14,350	36,572
2020 Owner Occupied Housing Units	1,041	10,494	25,375
2020 Renter Occupied Housing Units	284	3,082	9,163
2020 Vacant Housing Units	84	762	2,069
2024 Total Housing Units	1,605	15,795	39,733
2024 Owner Occupied Housing Units	1,069	11,275	27,541
2024 Renter Occupied Housing Units	305	3,561	9,938
2024 Vacant Housing Units	231	959	2,254
2029 Total Housing Units	1,756	16,981	42,106
2029 Owner Occupied Housing Units	1,088	11,879	29,192
2029 Renter Occupied Housing Units	435	4,134	10,624
2029 Vacant Housing Units	233	968	2,290
Socioeconomic Status Index			
2024 Socioeconomic Status Index	56.9	62.0	62.1

Currently, 69.3% of the 39,733 housing units in the area are owner occupied; 25.0%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 36,572 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.97%. Median home value in the area is \$445,611, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.62% annually to \$507,025.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 25, 2025