

Windsor Park

N. SEVEN OAKS DRIVE • KNOXVILLE, TN

167,777/SF OFFICE PARK



Windsor Park has excellent visibility from Kingston Pike and N. Peters Road. Single story office buildings, situated on a campus like atmosphere. The Office Park consists of three buildings on a total of 19+ acres on mature professionally landscaped grounds.

Tenants include Ed Financial, Talbots, Pridestaff, Ross Education, Monolith Construction, Hoffman Group USA, The Surgical Equipment People & Concentra Urgent Care

Property Features

- ✓ 167,777/SF Class A office space
- ✓ 3, one story office buildings on 19+ acres
- ✓ 6.5+ spaces per 1000/SF
- ✓ Prime West Knoxville location
- ✓ Easy access to I40/75
- ✓ Excellent visibility from Kingston Pike
- ✓ Renovated 2005

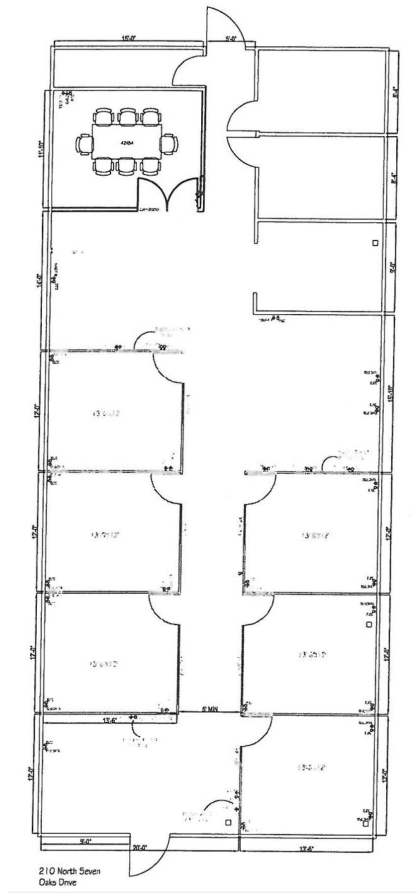


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Windsor Park

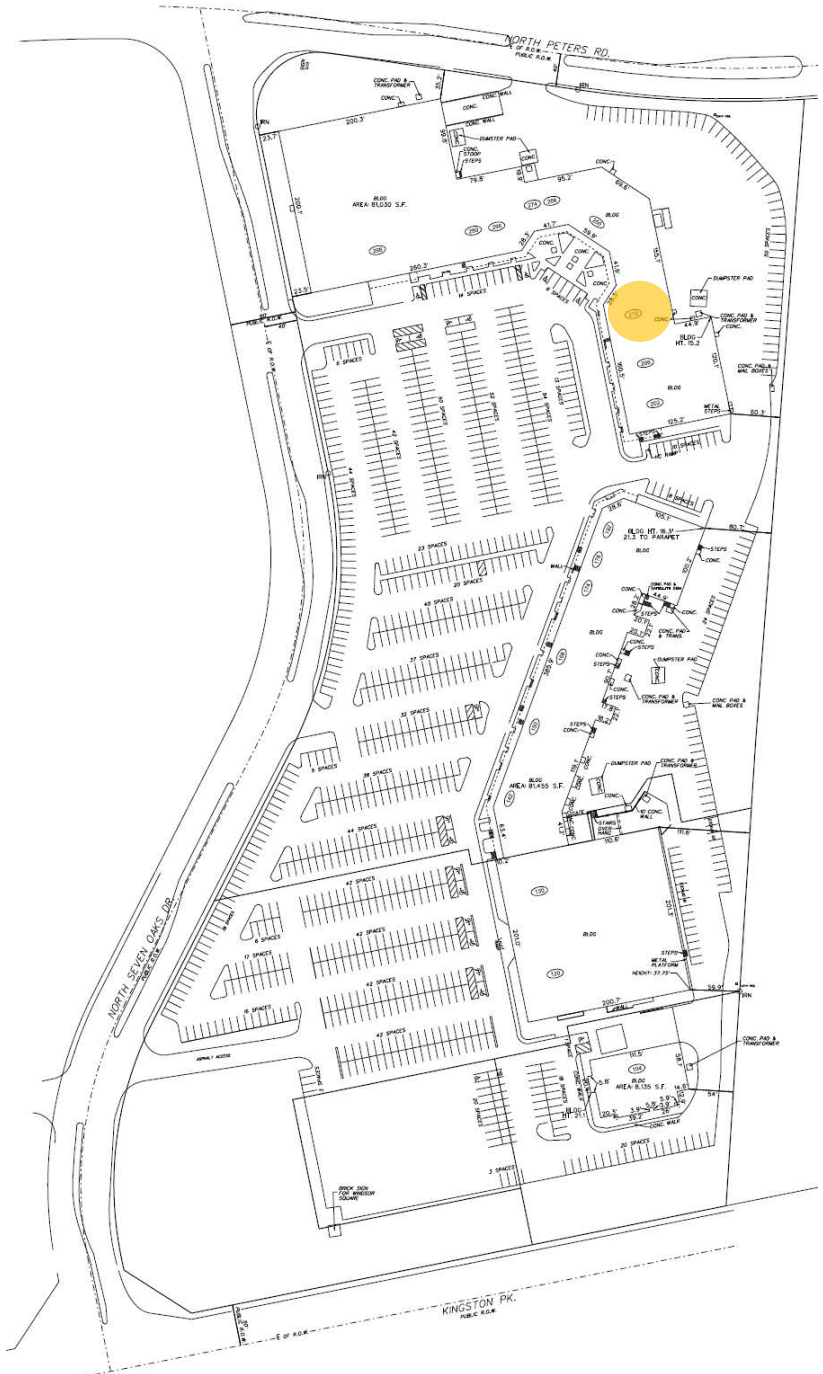
N. SEVEN OAKS DRIVE • KNOXVILLE, TN

FOR LEASE
Suite 210
2,527 SF



SPACE AVAILABLE

- ✓ Approximately 2,527 SF
- ✓ Triple Net Lease (NNN)
- ✓ Lease Rate \$13.50
- ✓ Building Signage Available
- ✓ Renovated in 9/2022



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Windsor Park

N. SEVEN OAKS DRIVE • KNOXVILLE, TN

**FOR LEASE - Suite 210
2,527/SF OFFICE SPACE**



PROPERTY DETAILS

- ✓ 167,777/SF Class A office space
- ✓ Three office buildings situated on 19+ acres
- ✓ Prime West Knoxville location
- ✓ Easy access to I40/75

SPACE AVAILABLE

- ✓ Approximately 2,527/SF available
- ✓ Relet space - AS IS
- ✓ 6.5+ Spaces per 1000/SF
- ✓ Building signage available
- ✓ Lease Rate \$13.50 PSF NNN

CONTACT INFORMATION



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Windsor Park

N. SEVEN OAKS DRIVE • KNOXVILLE, TN

FOR LEASE
2,527/SF OFFICE SPACE



TRAVEL DISTANCE FROM PROPERTY

Knoxville MSA
1,3,5 mile radius

- ✓ 1-40/75 1.0 miles
- ✓ Pellissippi Parkway 1.3 miles
- ✓ McGhee Tyson Airport 15.0 miles
- ✓ Downtown Knoxville 13.0 miles

LOCATION ADVANTAGES

- ✓ Located on Kingston Pike
- ✓ Excellent access to 1-40/75
- ✓ Conveniently located to many consumer services

Lease Rate

- ✓ \$13.50/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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AERIAL VIEW



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Traffic Count Map

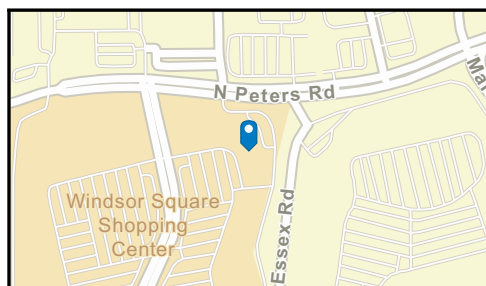
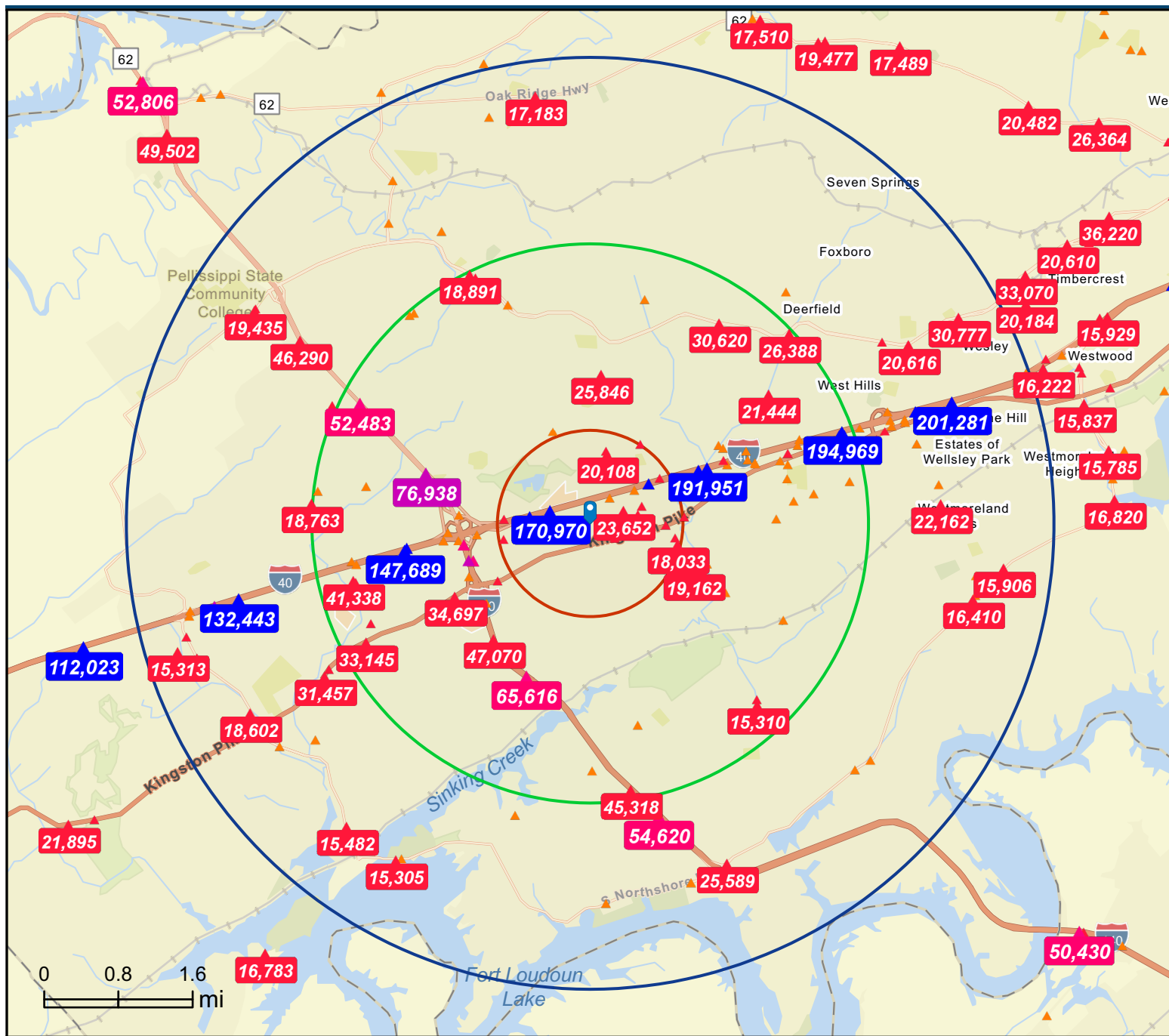
210 N Seven Oaks Dr, Knoxville, Tennessee, 37922

Rings: 1, 3, 5 mile radii

Prepared by Esri

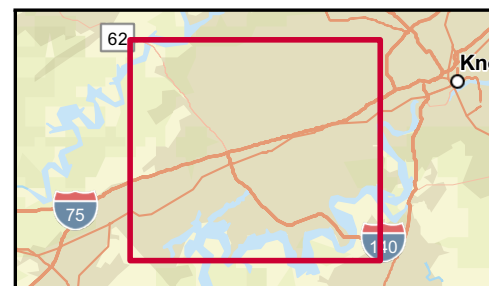
Latitude: 35.91302

Longitude: -84.09695



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 (Q3 2024).

February 26, 2025

Executive Summary

210 N Seven Oaks Dr, Knoxville, Tennessee, 37922
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.91302
 Longitude: -84.09695

	1 mile	3 miles	5 miles
Population			
2010 Population	2,528	52,560	121,875
2020 Population	3,193	58,098	139,764
2024 Population	3,539	61,749	148,472
2029 Population	3,656	64,137	154,940
2010-2020 Annual Rate	2.36%	1.01%	1.38%
2020-2024 Annual Rate	2.45%	1.44%	1.43%
2024-2029 Annual Rate	0.65%	0.76%	0.86%
2020 Male Population	49.2%	48.4%	48.2%
2020 Female Population	50.8%	51.6%	51.8%
2020 Median Age	38.6	38.5	38.8
2024 Male Population	49.8%	49.3%	49.2%
2024 Female Population	50.2%	50.7%	50.8%
2024 Median Age	38.6	38.9	39.2

In the identified area, the current year population is 148,472. In 2020, the Census count in the area was 139,764. The rate of change since 2020 was 1.43% annually. The five-year projection for the population in the area is 154,940 representing a change of 0.86% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	77.3%	78.3%	80.0%
2024 Black Alone	5.2%	5.3%	4.9%
2024 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2024 Asian Alone	7.0%	5.0%	4.4%
2024 Pacific Islander Alone	0.2%	0.2%	0.1%
2024 Other Race	2.4%	3.4%	3.0%
2024 Two or More Races	7.8%	7.5%	7.2%
2024 Hispanic Origin (Any Race)	6.2%	7.6%	6.8%

Persons of Hispanic origin represent 6.8% 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 43.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	116	106	119
2010 Households	1,071	22,765	51,056
2020 Households	1,397	24,620	57,948
2024 Households	1,582	26,213	61,902
2029 Households	1,641	27,307	64,830
2010-2020 Annual Rate	2.69%	0.79%	1.27%
2020-2024 Annual Rate	2.97%	1.49%	1.57%
2024-2029 Annual Rate	0.74%	0.82%	0.93%
2024 Average Household Size	2.22	2.34	2.38

The household count in this area has changed from 57,948 in 2020 to 61,902 in the current year, a change of 1.57% annually. The five-year projection of households is 64,830, a change of 0.93% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2020. The number of families in the current year is 39,229 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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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	30.3%	26.9%	25.6%
Median Household Income			
2024 Median Household Income	\$93,587	\$87,932	\$96,823
2029 Median Household Income	\$106,289	\$104,627	\$111,141
2024-2029 Annual Rate	2.58%	3.54%	2.80%
Average Household Income			
2024 Average Household Income	\$129,668	\$117,146	\$128,203
2029 Average Household Income	\$150,091	\$137,488	\$149,515
2024-2029 Annual Rate	2.97%	3.25%	3.12%
Per Capita Income			
2024 Per Capita Income	\$54,657	\$49,933	\$53,326
2029 Per Capita Income	\$63,559	\$58,760	\$62,410
2024-2029 Annual Rate	3.06%	3.31%	3.20%
GINI Index			
2024 Gini Index	38.3	37.7	37.0
Households by Income			

Current median household income is \$96,823 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$111,141 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$128,203 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$149,515 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$53,326 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$62,410 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	85	96	101
2010 Total Housing Units	1,169	24,527	54,905
2010 Owner Occupied Housing Units	702	14,279	34,660
2010 Renter Occupied Housing Units	370	8,485	16,396
2010 Vacant Housing Units	98	1,762	3,849
2020 Total Housing Units	1,538	26,373	61,588
2020 Owner Occupied Housing Units	700	15,040	37,709
2020 Renter Occupied Housing Units	697	9,580	20,239
2020 Vacant Housing Units	120	1,747	3,630
2024 Total Housing Units	1,718	28,016	65,689
2024 Owner Occupied Housing Units	734	16,149	40,776
2024 Renter Occupied Housing Units	848	10,064	21,126
2024 Vacant Housing Units	136	1,803	3,787
2029 Total Housing Units	1,779	29,126	68,650
2029 Owner Occupied Housing Units	807	17,135	43,335
2029 Renter Occupied Housing Units	834	10,172	21,495
2029 Vacant Housing Units	138	1,819	3,820
Socioeconomic Status Index			
2024 Socioeconomic Status Index	60.3	57.8	59.8

Currently, 62.1% of the 65,689 housing units in the area are owner occupied; 32.2%, renter occupied; and 5.8% 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 61,588 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.53%. Median home value in the area is \$396,339, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.34% annually to \$466,989.

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