OFFERING MEMORANDUM

Weaver Park Medical For Sale or Lease

165 FRANK L DIGGS DR

Clinton, TN 37716

PRESENTED BY:

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SVN WOOD PROPERTIES

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

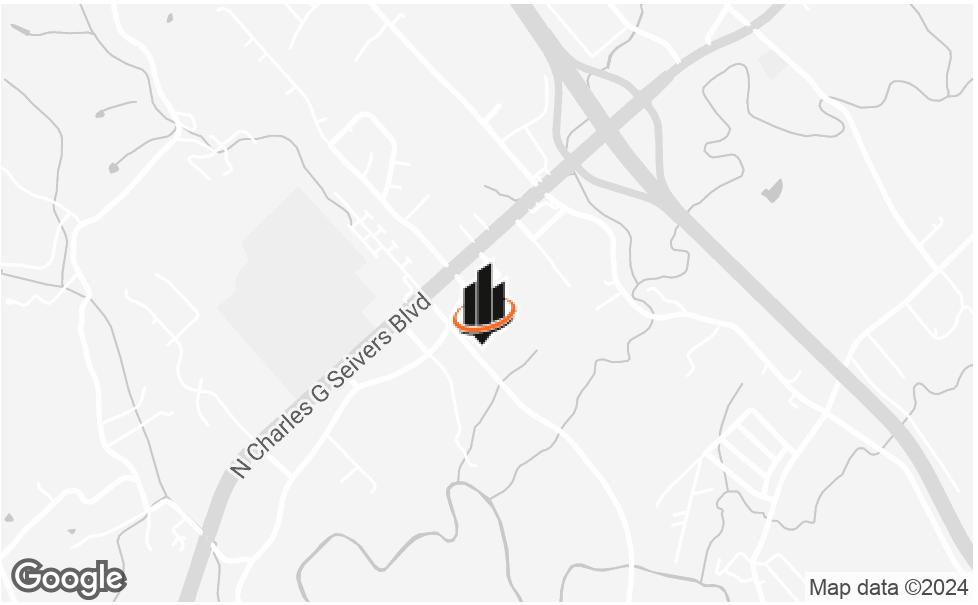
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

SVN
WOOD PROPERTIES

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,300,000
LEASE RATE:	Negotiable
BUILDING SIZE:	5,000 SF
AVAILABLE SF:	2,000 - 5,000 SF
LOT SIZE:	1.28 Acres
PRICE / SF:	$260.00
ZONING:	B-4
APN:	043 155.14

PROPERTY OVERVIEW

For Sale or Lease: 5,000 SF property featuring 3,000 SF of shell space and a built-out medical office area of 2,000 SF. The built-out area includes a reception/waiting area, 5 patient rooms, 2 offices, 2 sample closets, a storage closet, a nurses station, an IT server room, 2 bathrooms, and a kitchen.

SPACES	LEASE RATE	SPACE SIZE

COMPLETE HIGHLIGHTS

BUILDING INFORMATION

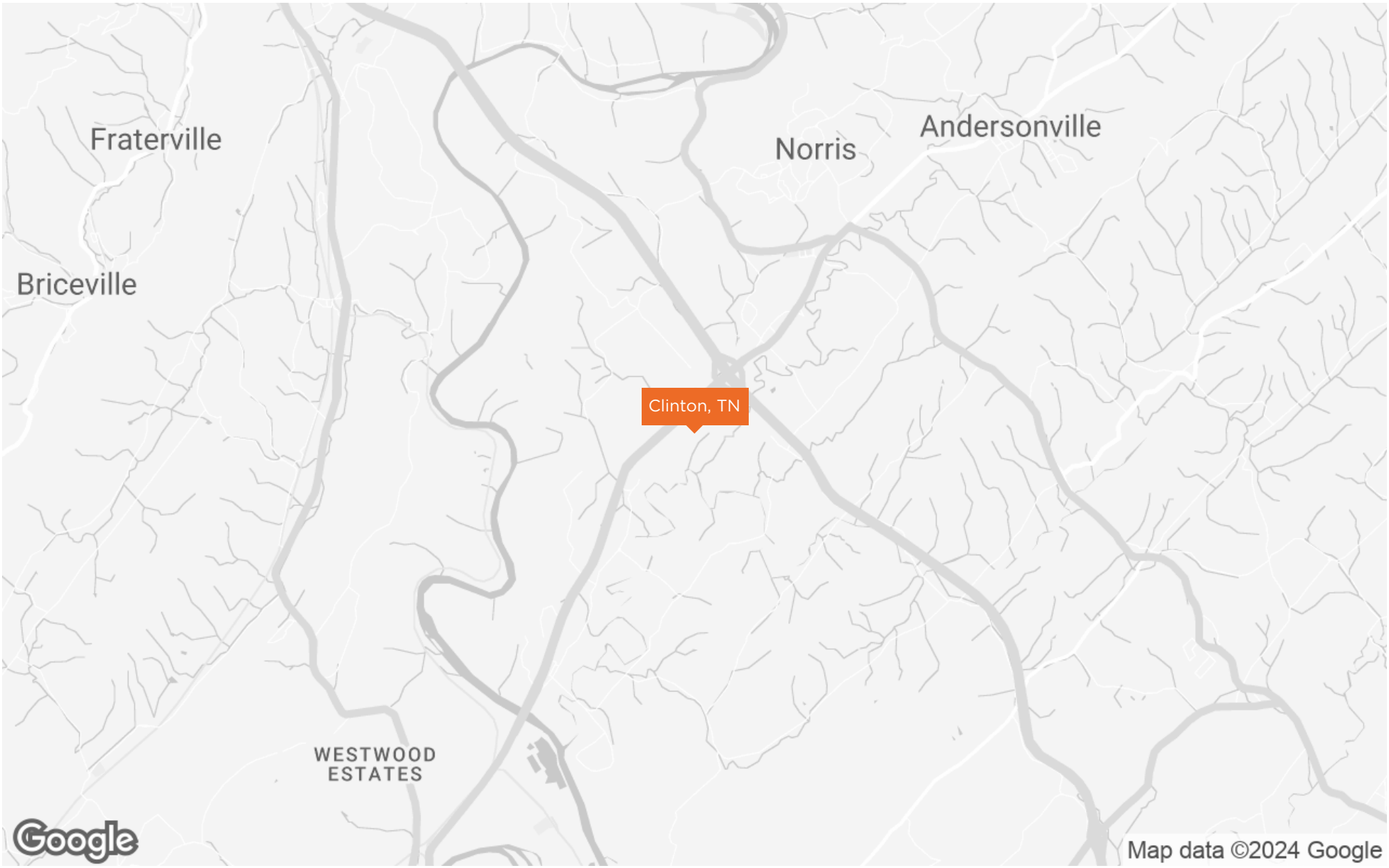
BUILDING CLASS	A
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	5,000 SF
YEAR BUILT	2015

PROPERTY HIGHLIGHTS

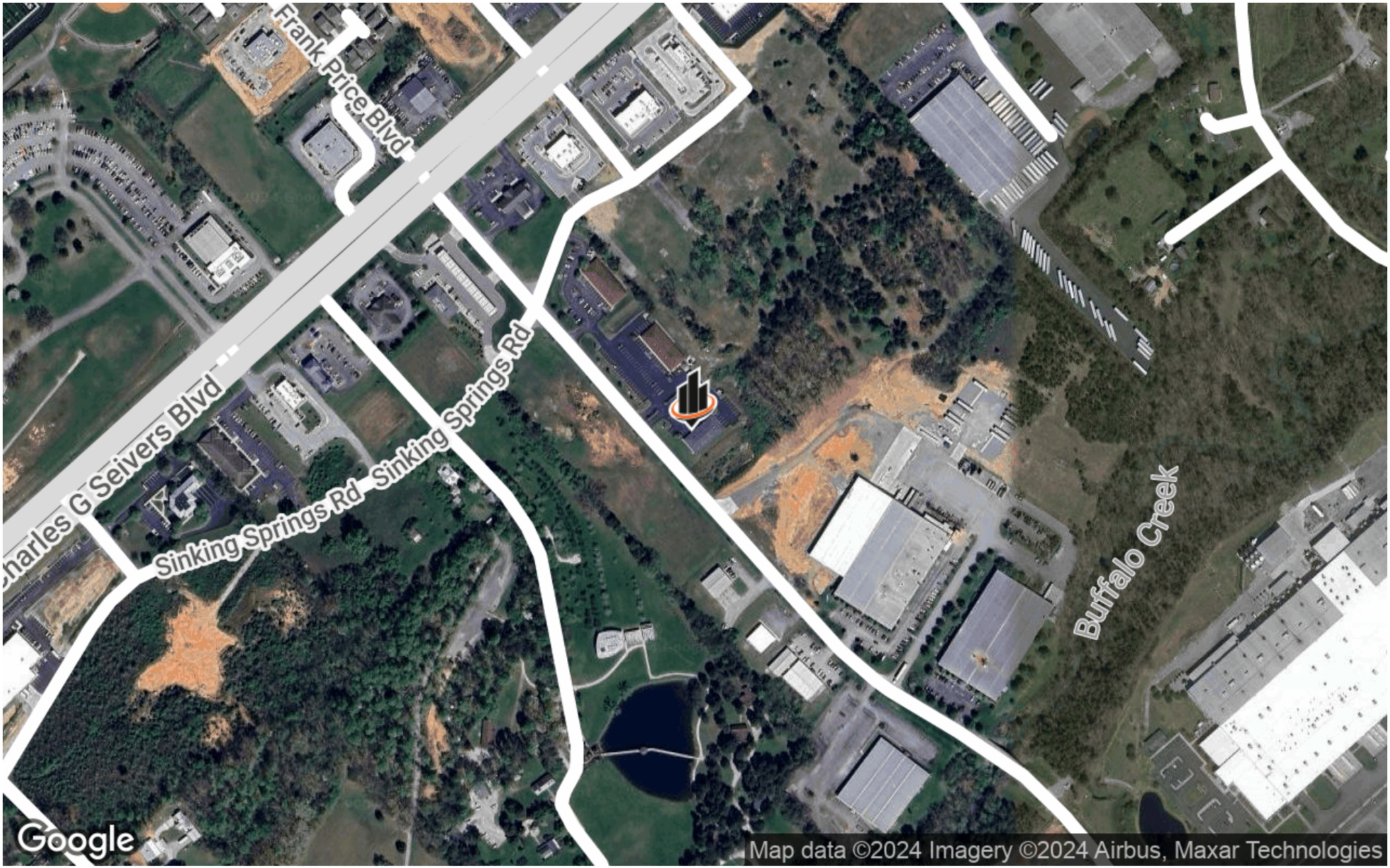
- 5000 SF Total
- 3000 SF Shell Space
- 2000 SF Built-out
- Reception/Waiting Area
- 5 Patient Rooms
- 2 Offices
- 2 Sample Closets
- 1 Storage Closet
- Nurses Station
- IT Server Room
- 2 Bathrooms
- Kitchen
- 5,000 SF Total
- 3,000 SF Shell Space
- 2,000 SF Built-out
- Reception/Waiting Area
- 5 Patient Rooms
- 2 Offices
- 2 Sample Closets

ADDITIONAL PHOTOS

REGIONAL MAP



LOCATION MAP

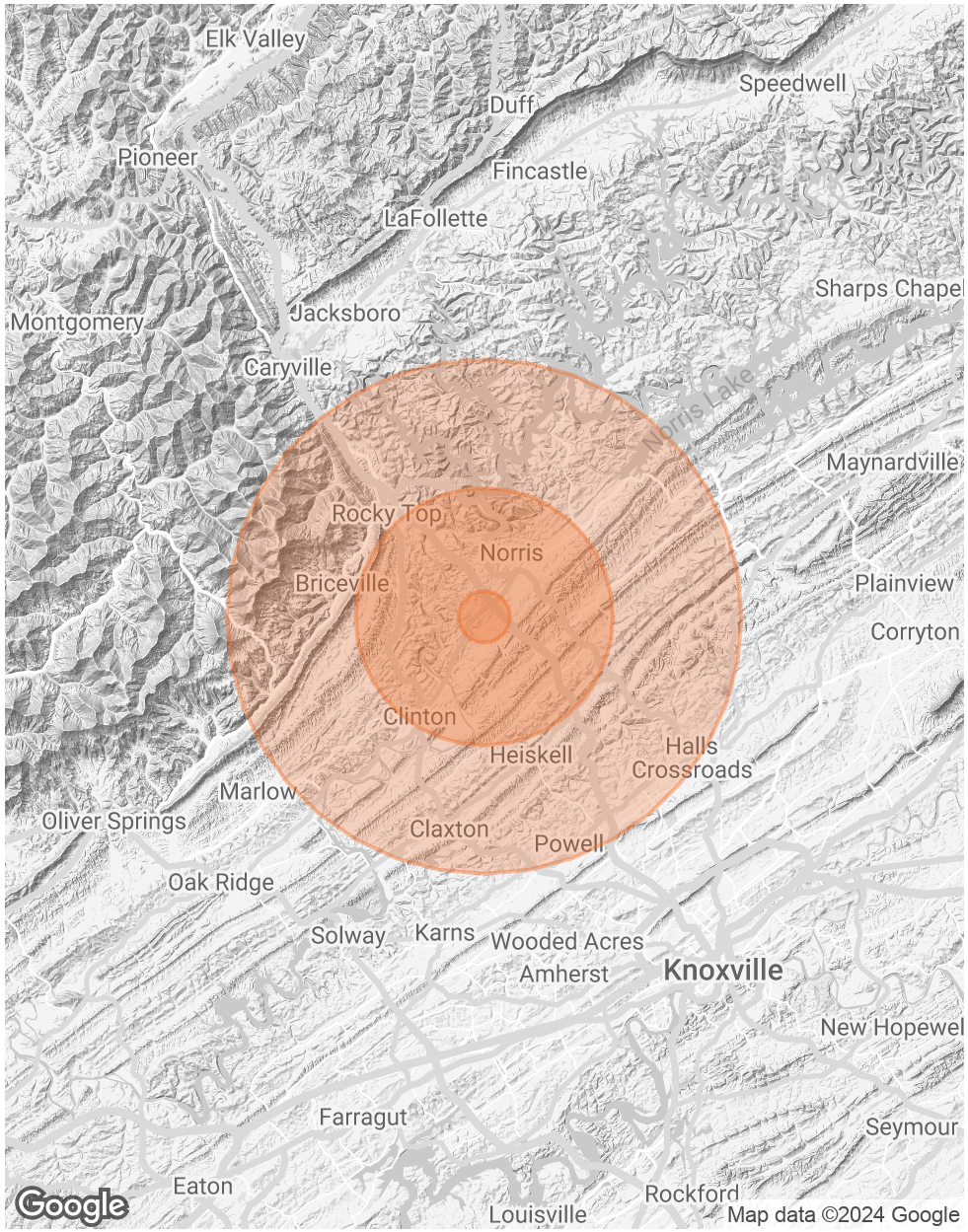


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,005	20,849	86,737
AVERAGE AGE	37.9	43.9	43.7
AVERAGE AGE (MALE)	40.6	40.8	42.2
AVERAGE AGE (FEMALE)	36.6	46.4	45.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	369	9,129	37,919
# OF PERSONS PER HH	2.7	2.3	2.3
AVERAGE HH INCOME	$76,817	$62,212	$69,178
AVERAGE HOUSE VALUE	$161,600	$160,771	$183,001

2020 American Community Survey (ACS)



MEET THE TEAM

Biography

Taylor Durand
Associate Advisor

Taylor joined SVN | Wood Properties after a successful career in both the medical sales and housing industries. He was consistently ranked among the top of his peers and won numerous sales awards in that five-year span. In 2020, he began to focus some of his spare time in the investment and development of short-term rentals, which ignited a passion for the real estate industry. In his time at SVN | Wood Properties, Taylor has primarily focused on the sales and leasing of Office and Industrial properties.

Taylor is an Oak Ridge, TN native and attended Western Carolina University, where he was a two-sport athlete. After graduation, Taylor pursued a baseball career with the Toronto Blue Jays for two years, before moving back to Tennessee to start his career outside of sports. He currently resides in downtown Knoxville, and in his free time, he loves to golf, travel and spend time with friends and family.

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Matthew Strother
Associate Advisor

Matthew Strother joined SVN | Wood Properties in August of 2021. His area of expertise is in industrial sales and leasing, with a background in office leasing and multi-family sales. Matthew also enjoys walking his clients through the underwriting process on investment sales and is passionate about helping people continue to build their wealth through real estate.

Born and raised in Brea, California, just 30 minutes south of Los Angeles, Matthew moved to Knoxville in January 2021. Matthew took little time getting his start in real estate in Knoxville, joining SVN | Wood Properties months after moving to Tennessee. Matthew spent his first few years of college playing baseball and utilized a hard work ethic to build a career in real estate. He has been a lifelong Catholic and sees real estate as an excellent opportunity to continue serving others and the community.

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Sheev Patel
Associate Advisor

Sheev Patel was born into the commercial real estate world, specifically in the hotel sector. He was raised in Lake City, a small East Tennessee town in Anderson County, where his family owned and operated an independent motel for 17 years. He began at SVN | Wood Properties as an intern but was quickly promoted to Associate Advisor, all while pursuing a degree in Retail Consumer Science at The University of Tennessee. Given his upbringing in the hospitality industry, Sheev specializes in hotels and other investment property types.

His abilities and strong work ethic have earned him a spot on several assignments that have led to lease signings and sale closings. Through his work, he hopes to impact the community in positive ways and bring developments that will benefit all. When he is not working, his hobbies include watching UT sports and playing golf. He is also involved in the University of Tennessee Real Estate Club, where he serves as Vice President of Operations.

Sheev's affiliation to the nationwide SVN Hospitality team will better serve his hotel clients acquisition and disposition.

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