



FOR SALE OR LEASE

1050 Oak Ridge Turnpike

Oak Ridge, Tennessee 37830

CAPPIELLO 
COMMERCIAL

PROPERTY SUMMARY

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A former federal credit union branch available for lease at one of North Knoxville's busiest signalized intersections. Positioned at Schubert Road and Merchants Drive with direct exposure to the Clinton Highway commercial node. Turnkey financial infrastructure, drive-thru service capability, and a 3,448 square foot building footprint make this a natural fit for another financial institution, insurance/financial services office, or medical or professional services operator looking to capitalize on an established, high-traffic North Knoxville location.

4,000

SQ. FT.

0.60

Acres

1995

Constructed

26,356

CPD

19

Parking Spaces

100A B 020

Parcel ID

1050 Oak Ridge Turnpike Oak Ridge, Tennessee 37830

1050 Oak Ridge Turnpike

- 01** **TURNKEY MEDICAL INFRASTRUCTURE:** Former pharmacy delivered with two operational drive-thru lanes and an in-building elevator — purpose-built healthcare infrastructure that costs significantly to replicate. Acquire the shell and all operational delivery systems in a single transaction at \$895,000, ready for immediate owner-user occupancy or lease-up to a medical or professional services tenant.
- 02** **DIRECT ADJACENCY TO METHODIST MEDICAL CENTER:** Positioned at 1050 Oak Ridge Turnpike, immediately adjacent to Methodist Medical Center of Oak Ridge — a 283-bed regional hospital and the primary healthcare anchor for Anderson County. An incoming operator steps into an established patient-referral ecosystem from day one with zero corridor-building required.
- 03** **OAK RIDGE'S ESTABLISHED MEDICAL CORRIDOR:** 26,356 CPD on Oak Ridge Turnpike with pylon signage already in place. The immediate corridor is occupied by established medical tenants, specialty clinics, and professional services operators serving the hospital's patient base — a fully built-out healthcare destination with high barriers to new competing entry.
- 04** **DOE-ANCHORED TRADE AREA:** Oak Ridge National Laboratory, the Y-12 National Security Complex, and the broader DOE presence generate more than \$7 billion in annual economic impact and support a workforce that skews highly educated and well-compensated. That workforce drives consistent, year-round demand for healthcare and professional services along the Turnpike corridor.
- 05** **BROAD USE ELIGIBILITY UNDER UB-2:** UB-2 zoning supports medical clinic, veterinary, pharmacy, and professional retail uses by right — no rezoning required. At 4.75 spaces per 1,000 SF across 19 dedicated spaces on a .60-acre site, parking supports patient-volume-heavy operations without modification.

OFFERING SUMMARY

PRICE

\$895,000

PRICE / SF

\$345.13

CAP RATE

%8.04

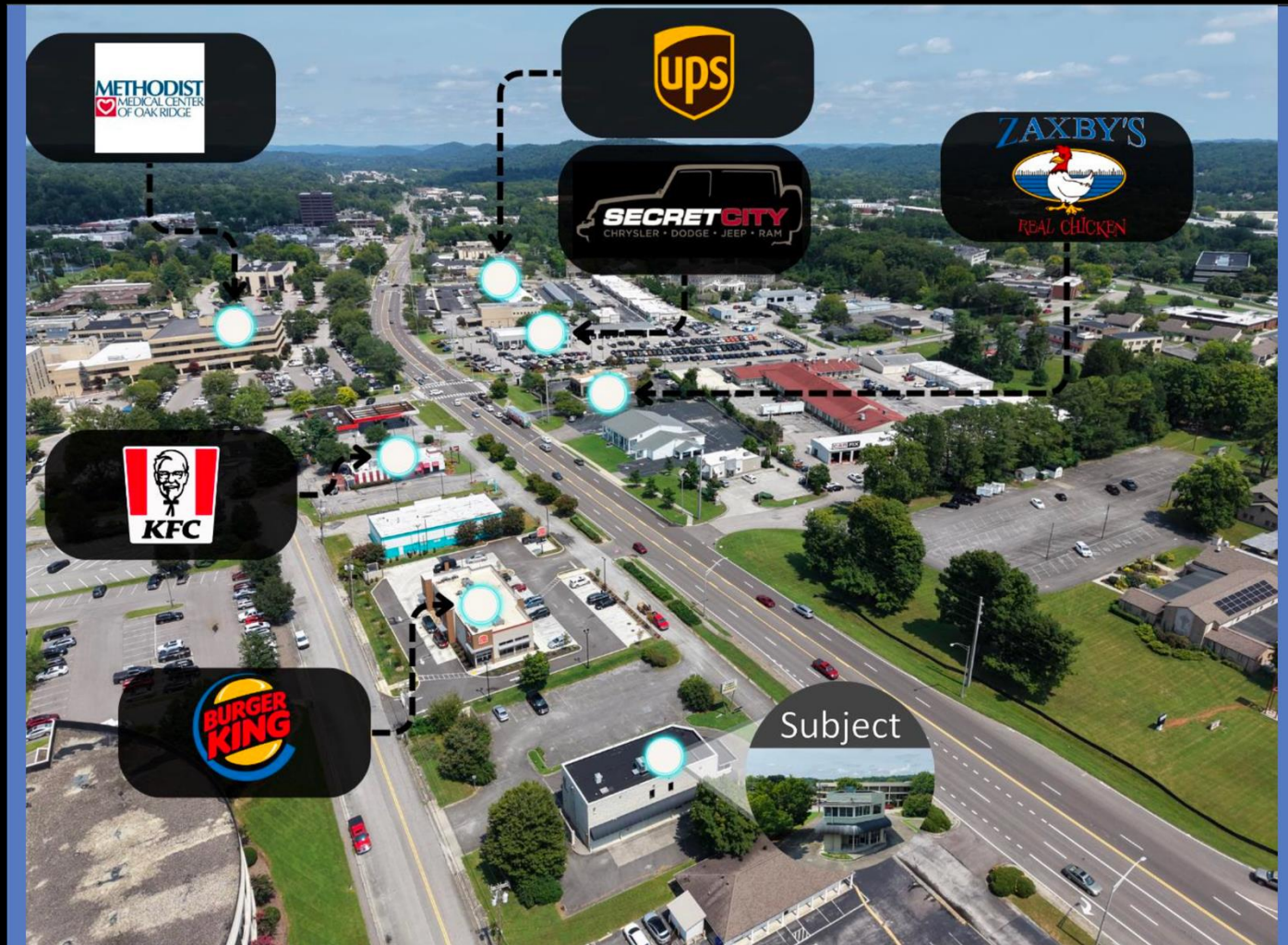
PROPERTY DESCRIPTION

Year Built	1992
Lot Size	0.60 Ac
Building Size	4,000 SF
Parking	19 Spaces
Ownership	Fee Simple

SALE / LEASE TERMS

List Price	\$895,000
Lease Rate	\$6000 / M
Lease Type	[NNN]





PROPERTY PHOTOS

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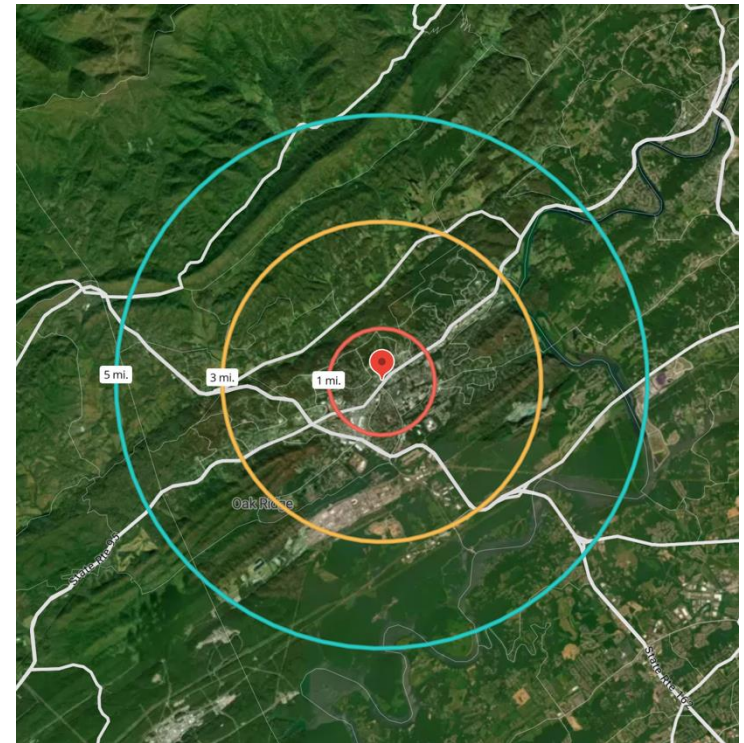
PROPERTY PHOTOS

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North Knoxville Trade Area, Tennessee

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimate	5,142	24,896	37,728
Households (2024 Est.)	2,126	10,690	15,817
HOUSEHOLD INCOME			
Median	\$65,747	\$48,069	\$45,264
HOUSEHOLDS			
2024 Estimate	2,126	10,690	15,817
HOUSING			
Median Home Value	\$183,265	\$247,137	\$248,803
EDUCATIONAL ATTAINMENT			
High School Graduate	19.30%	22.40%	26.70%
Some College (13-15)	35.60%	31.30%	29.90%
Bachelor's Degree Only	20.40%	20.90%	19.90%
Graduate Degree	8.30%	16.90%	15.60%



Oak Ridge Trade Area

The Oak Ridge Turnpike corridor represents Anderson County's primary commercial and healthcare spine, anchored by Methodist Medical Center and the sustained economic output of Oak Ridge National Laboratory and the Y-12 National Security Complex — institutions that collectively generate more than \$7 billion in annual economic impact and underpin one of the most recession-resistant trade areas in East Tennessee.

With a workforce that skews highly educated and well-compensated relative to the regional average, the Oak Ridge trade area produces consistent, year-round demand for healthcare, professional services, and essential retail. The corridor's consumer base is defined less by population volume and more by stability — a captive, employed population that spends locally and returns regularly.

The Turnpike corridor functions as the primary service destination for Oak Ridge's established residential neighborhoods and the extended Anderson County population, drawing patients, workers, and daily traffic from communities with limited comparable options within a close drive. The built-out nature of the surrounding market — combined with the hospital's gravitational pull on adjacent tenants — creates a healthcare trade area with durable occupancy and minimal exposure to new competing supply.

Population Density (Per Square Mile, 5 Mile Radius)

494.09

Current Year Population (5-Mile)

37,728

Median Household Income (5-Mile)

\$45,264

Total Households (5-Mile)

15,817

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