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WALLACE

FOR LEASE

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WESTERN AVENUE BUILD TO SUIT

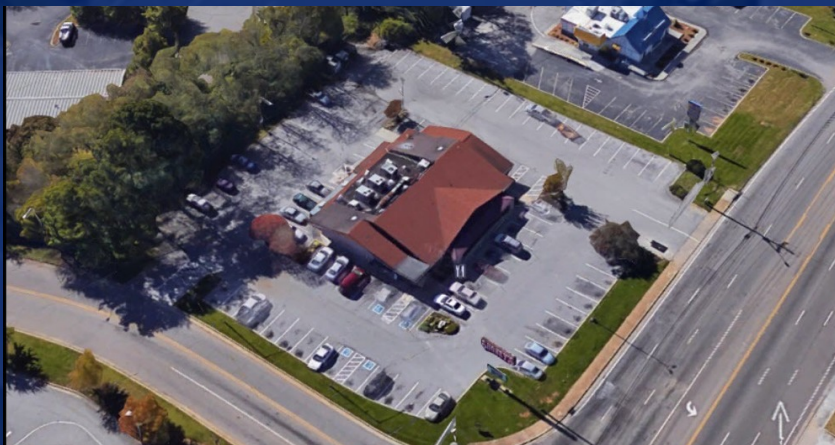
N/A

4410 Western Ave
Knoxville, TN 37921

AVAILABLE SPACE

AREA

I-640 to west onto Western Avenue, at the corner of Western Avenue and Randy Tyree Street.



OFFICE

George "Skip" Murry
865 548 1942
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Jim Staley, CCIM
865 690 1111
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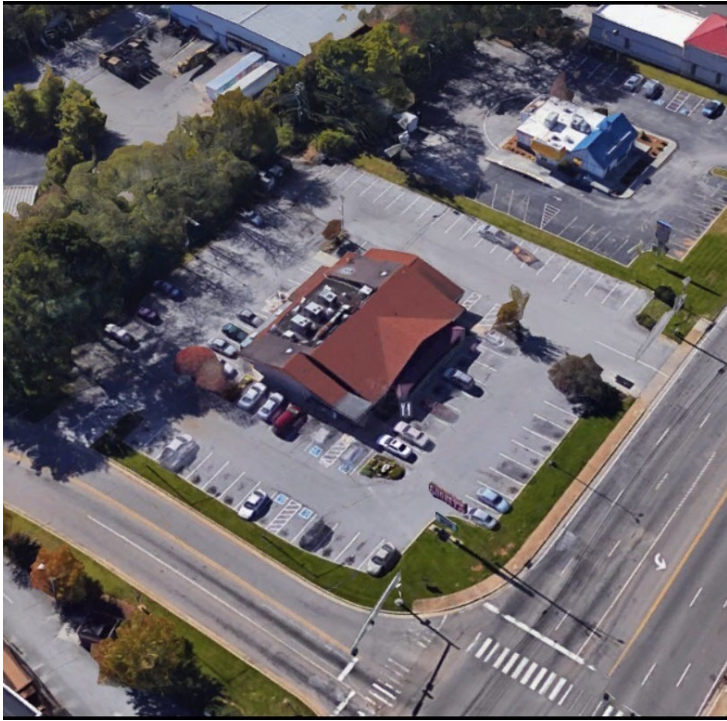
**COLDWELL BANKER COMMERCIAL
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813 S Northshore Dr - Suite 202, Knoxville, TN 37919
865.690.1111



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OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Lot Size: 1.26 Acres

Zoning: C-3

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PROPERTY OVERVIEW

Location is the former Shoney's restaurant (5,637 SF) at the corner of Western Avenue and Randy Tyree Street. The property is set up as NNN land lease or Build to Suit for qualified tenants - 1.26 acres. Very rare opportunity to locate near I-640 and have a traffic count of 44,302 cars per day. 92 parking spaces. Property has 2 entrances, on Western Ave at the traffic light and on Randy Tyree Street - perfect for a drive-thru window!



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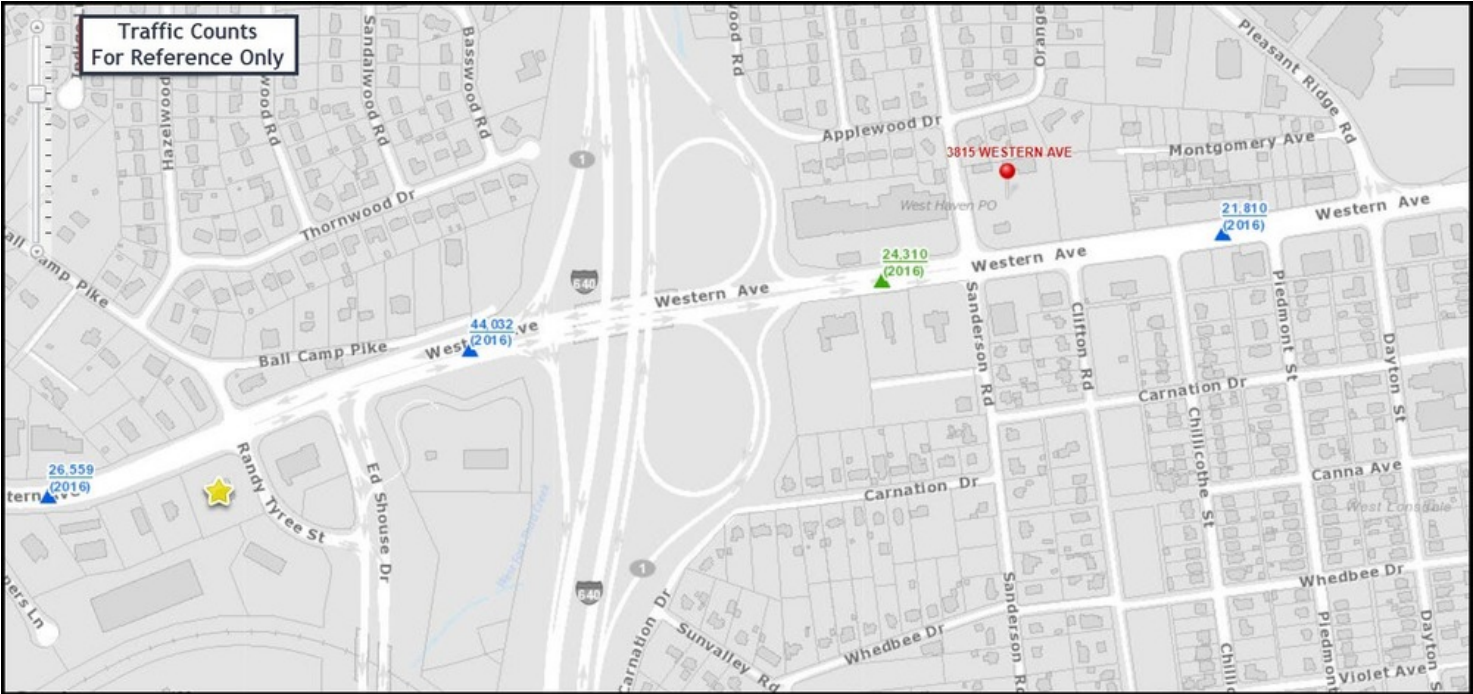
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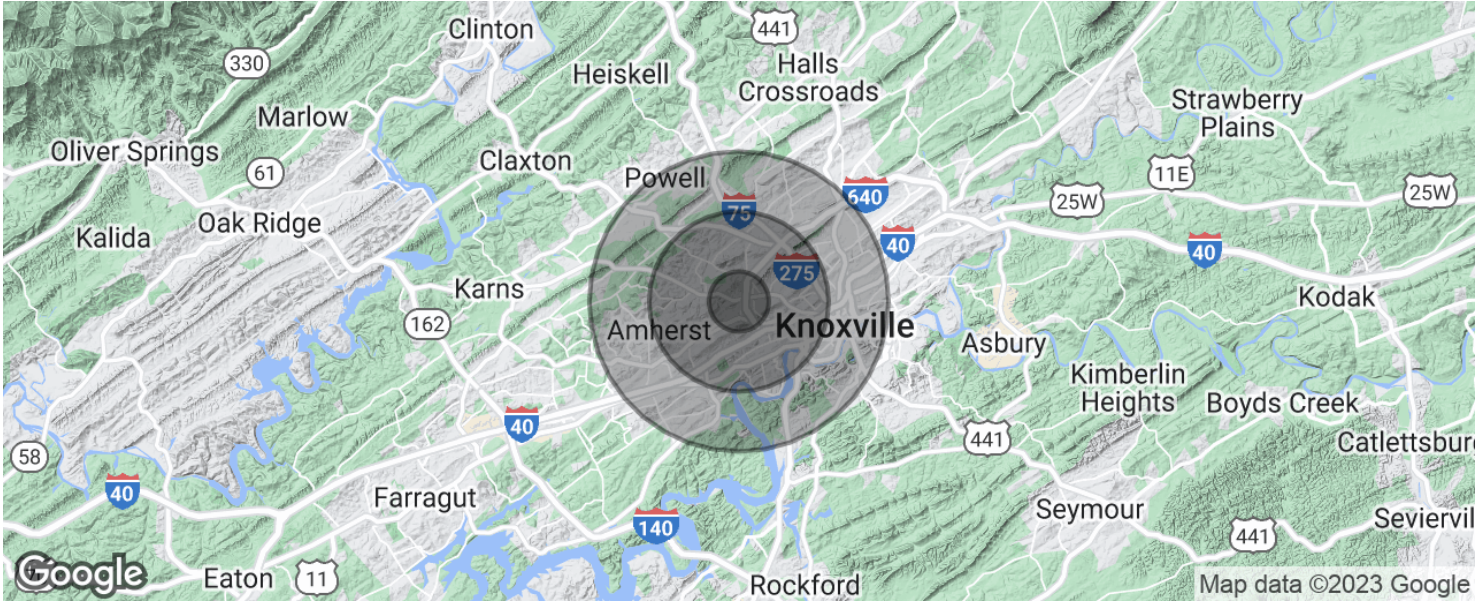
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,612	56,524	147,956
Median age	34.1	32.9	33.9
Median age (Male)	35.6	32.3	33.2
Median age (Female)	33.0	33.2	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,498	25,763	64,980
# of persons per HH	2.2	2.2	2.3
Average HH income	\$42,315	\$46,989	\$50,888
Average house value	\$128,472	\$144,165	\$149,391

* Demographic data derived from 2020 ACS - US Census

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