



OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Lot Size:	0.63 Acres
Building Size:	6,430
Renovated:	2007
Zoning:	C-H-2
Submarket:	Powell
Traffic Count:	27,513

PROPERTY OVERVIEW

0.63 acres at the corner of Clinton Highway and West Inskip Road. Located off the interstate intersection of 640 / 75 / 275. Over 27,500 Cars Per Day with incredible signage and visibility both directions of Clinton Hwy. Property located at a traffic light on the hard corner of Clinton Hwy and W. Inskip Dr. There is 3,200sf of office or retail on grade with Clinton Hwy and 3,200sf of unfinished lower level. The building is very versatile with its current layout and open space that has yet to be built out completely. Two private offices, break room, two restrooms, the ability to create a cube area, additional offices or more sales floor space. The lower level is on grade with the ability to pull cars and vans underneath the building or use for storage. There are approximately 40 parking spots (6.25:1000 ratio).

LOCATION OVERVIEW

Located off interstate intersection of 640 / 75 / 275.
Property sits at a traffic light on the hard corner of Clinton Hwy and W. Inskip Dr.

Brian Tapp, SIOR, CCIM

Senior Vice President

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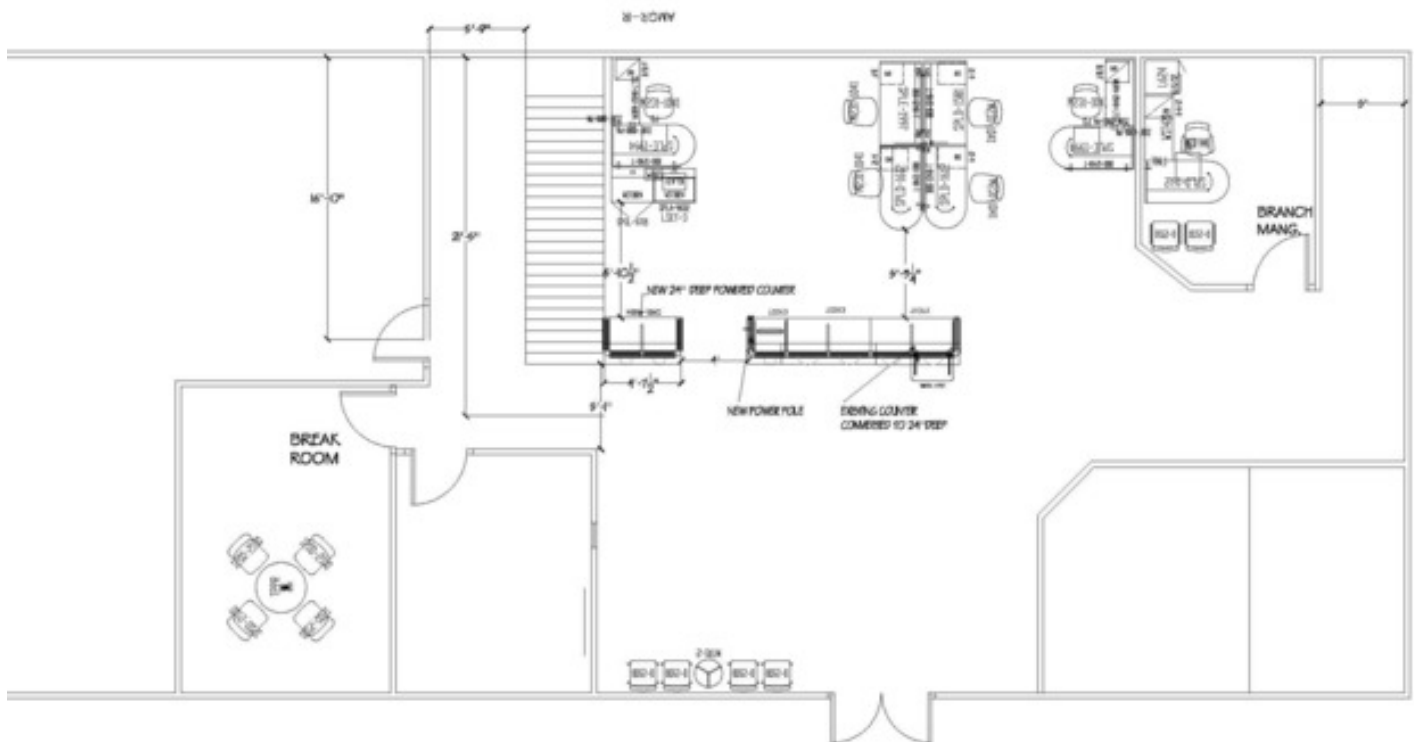


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4816 CLINTON HWY | KNOXVILLE, TN 37912

Clinton Highway & I-275 & I-640



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