



1901

CUMBERLAND AVENUE KNOXVILLE, TN

OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Renovated:

2016

Zoning:

CU-2



Platinum member

Brian Tapp, SIOR, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

0.15 Acres

Renovated:

2016

Zoning:

CU-2

Traffic Count:

18,609

PROPERTY OVERVIEW

19th & Cumberland is located on the edge of the University of Tennessee's campus and in the heart of the revitalized Cumberland Avenue Corridor. Located in between Campus and two regional hospitals, Fort Sanders Regional Medical Center (541 beds & 1,704 employees) and East Tennessee Children's Hospital (152 beds & 2,358 employees) which provide the additional density and a year-round daytime population. Across the street is TENN, a +/- 268,254 sf mixed-use community on the south side of Cumberland Avenue and a new pay surface parking lot. UT has an eight-level, parking garage (1,000 spaces) that was recently constructed for commuters, employees and special events to the south of the property on Lake Avenue there is behind the property. Walking distance to Neyland Stadium (102,037 seats) and Thompson-Boling Arena (21,678 seats) which are in the top three on-campus sporting facilities in the United States. Offered "As-Is."

LOCATION OVERVIEW

Adjacent to the University of Tennessee Campus on the north side of Cumberland Avenue at 19th Street.

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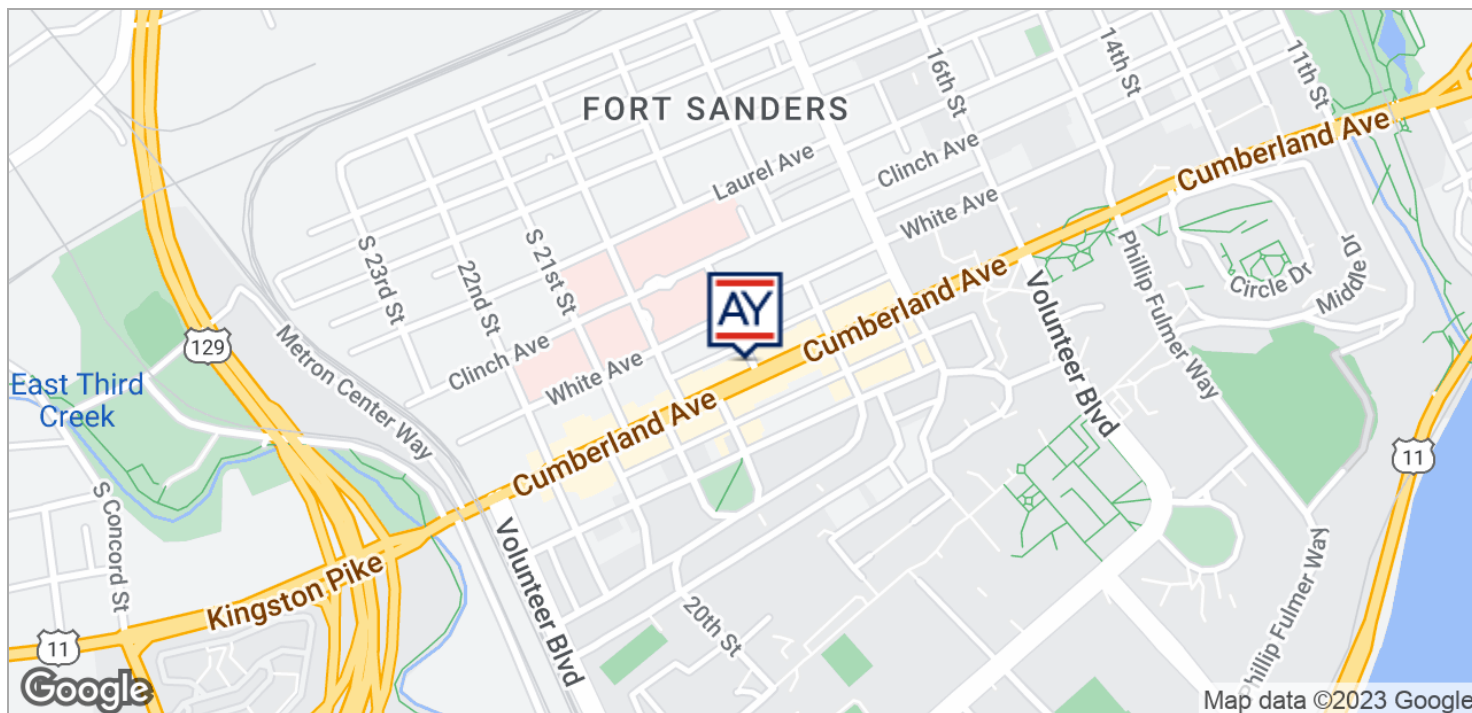


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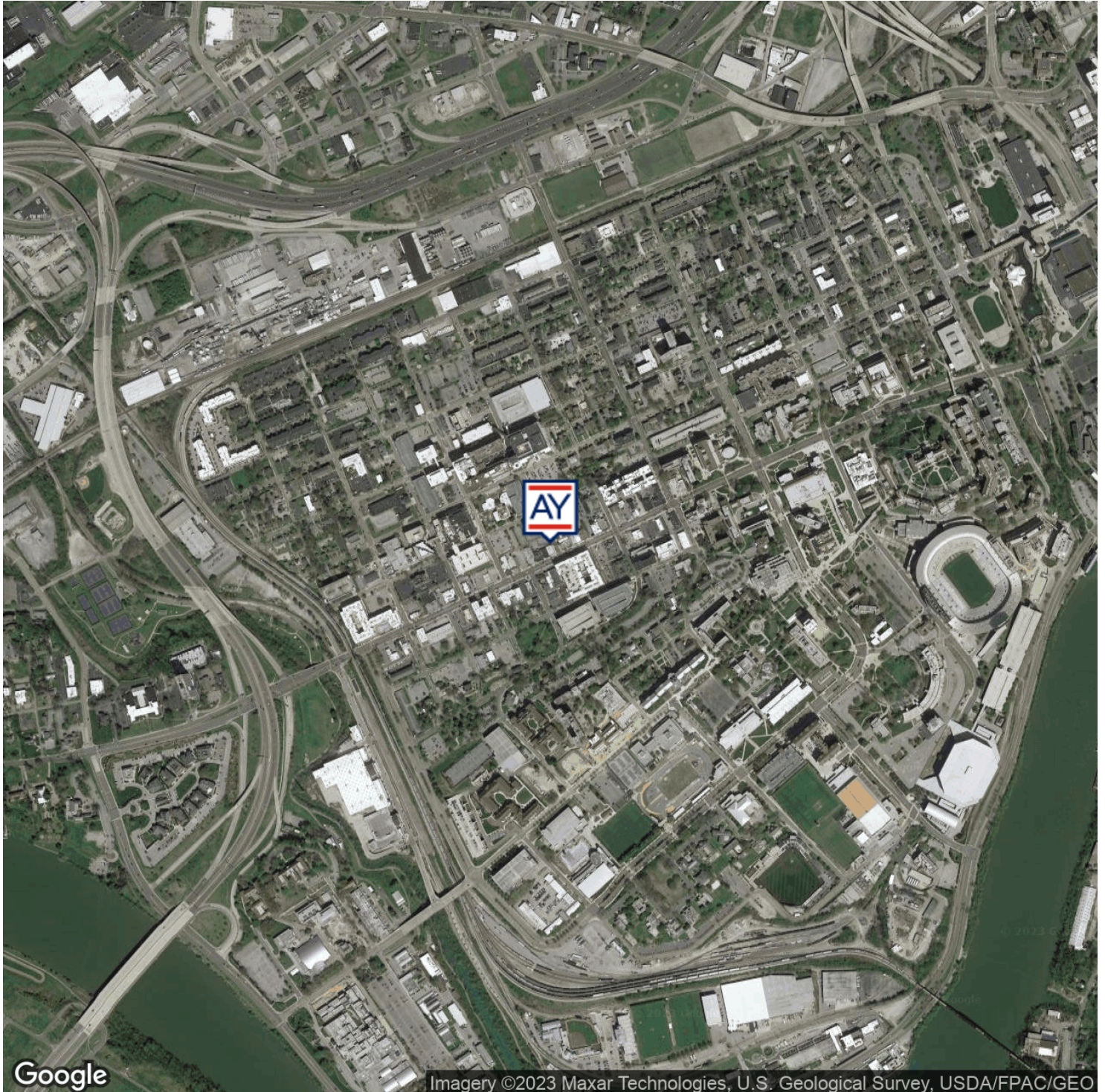


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1901 Cumberland Avenue Knoxville, TN 37916

Retail for Lease



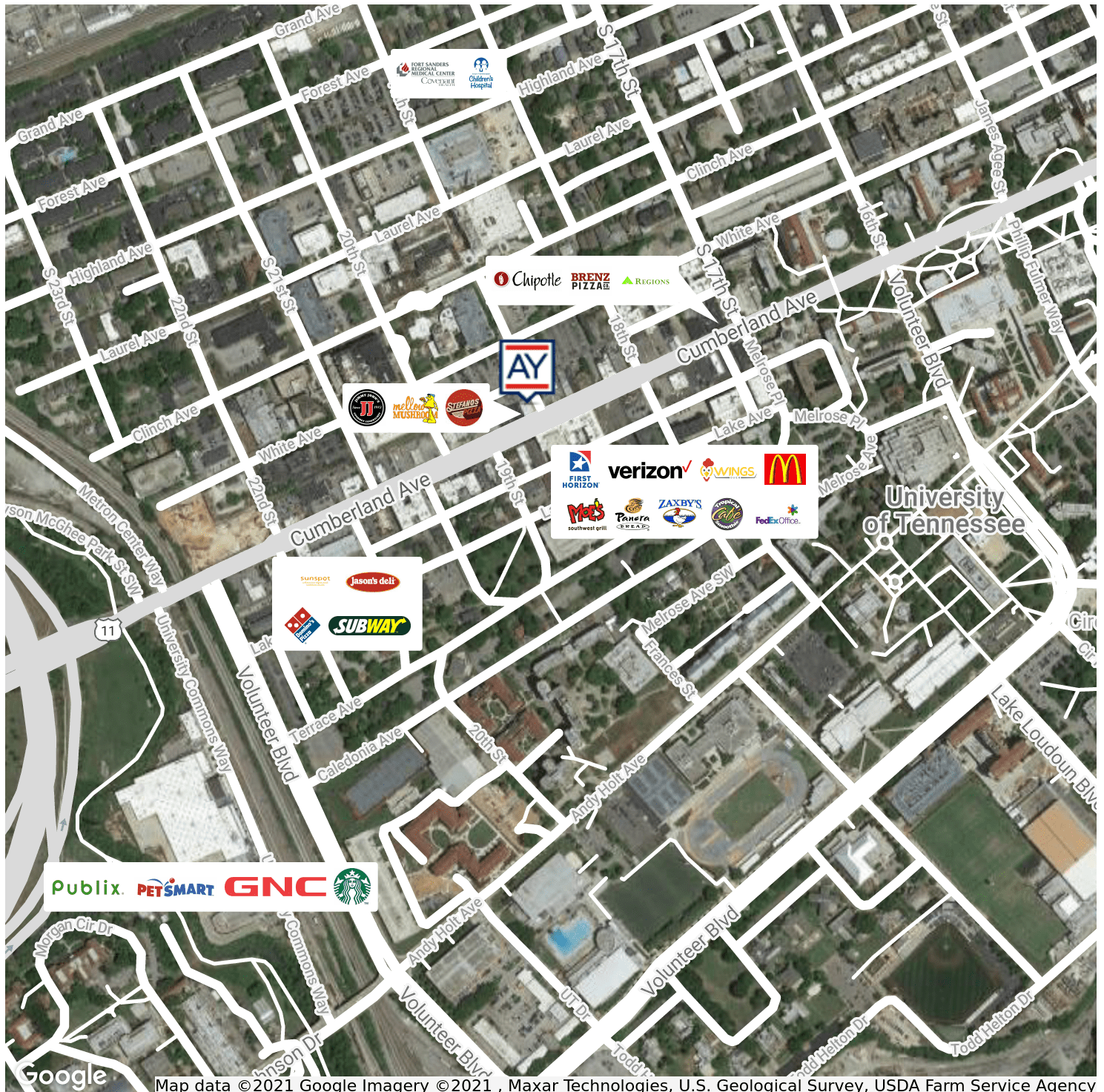
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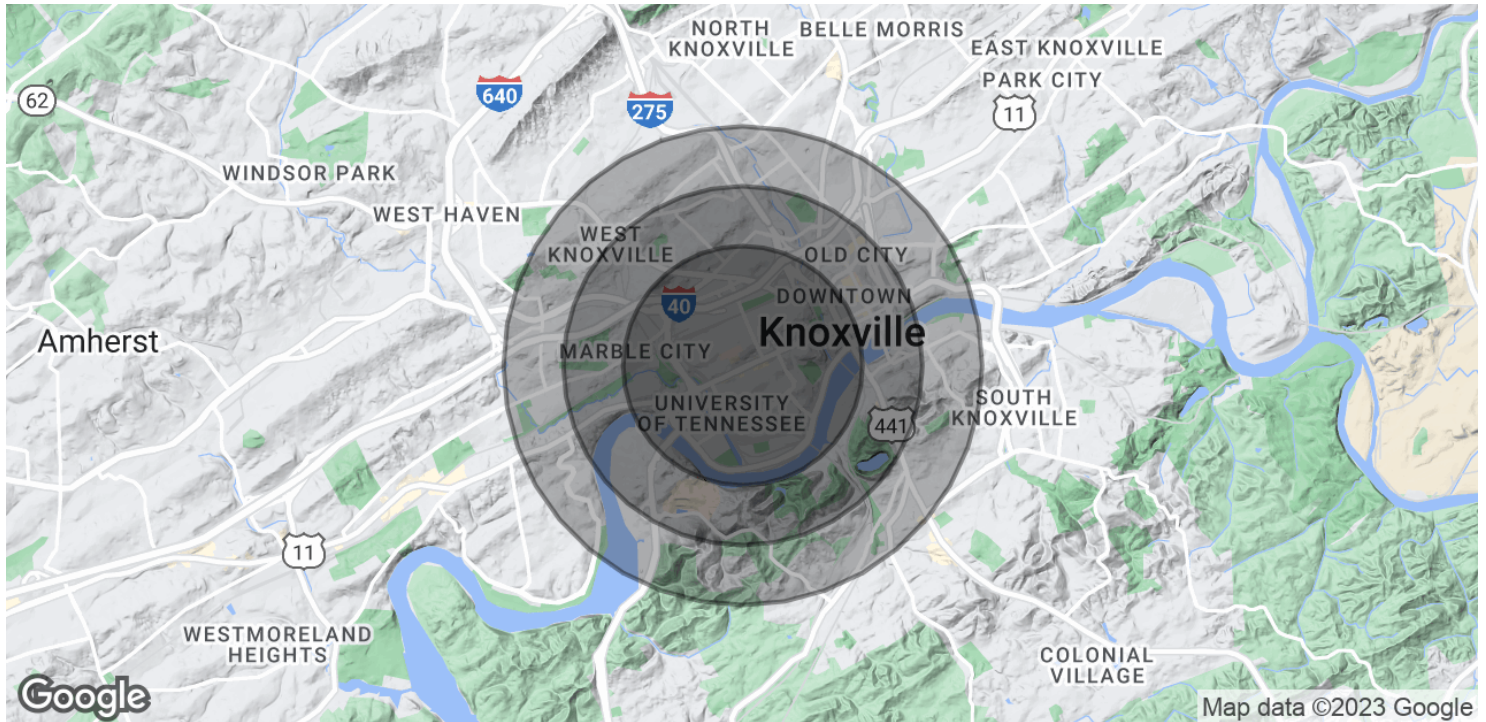


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POPULATION	1 MILE	1.5 MILES	2 MILES
Total Population	17,634	24,543	36,980
Average age	21.8	24.9	26.9
Average age (Male)	22.1	25.1	26.5
Average age (Female)	21.4	24.8	27.4
HOUSEHOLDS & INCOME	1 MILE	1.5 MILES	2 MILES
Total households	4,703	8,107	13,691
# of persons per HH	3.7	3.0	2.7
Average HH income	\$20,818	\$28,769	\$31,991
Average house value	\$228,784	\$221,340	\$205,700

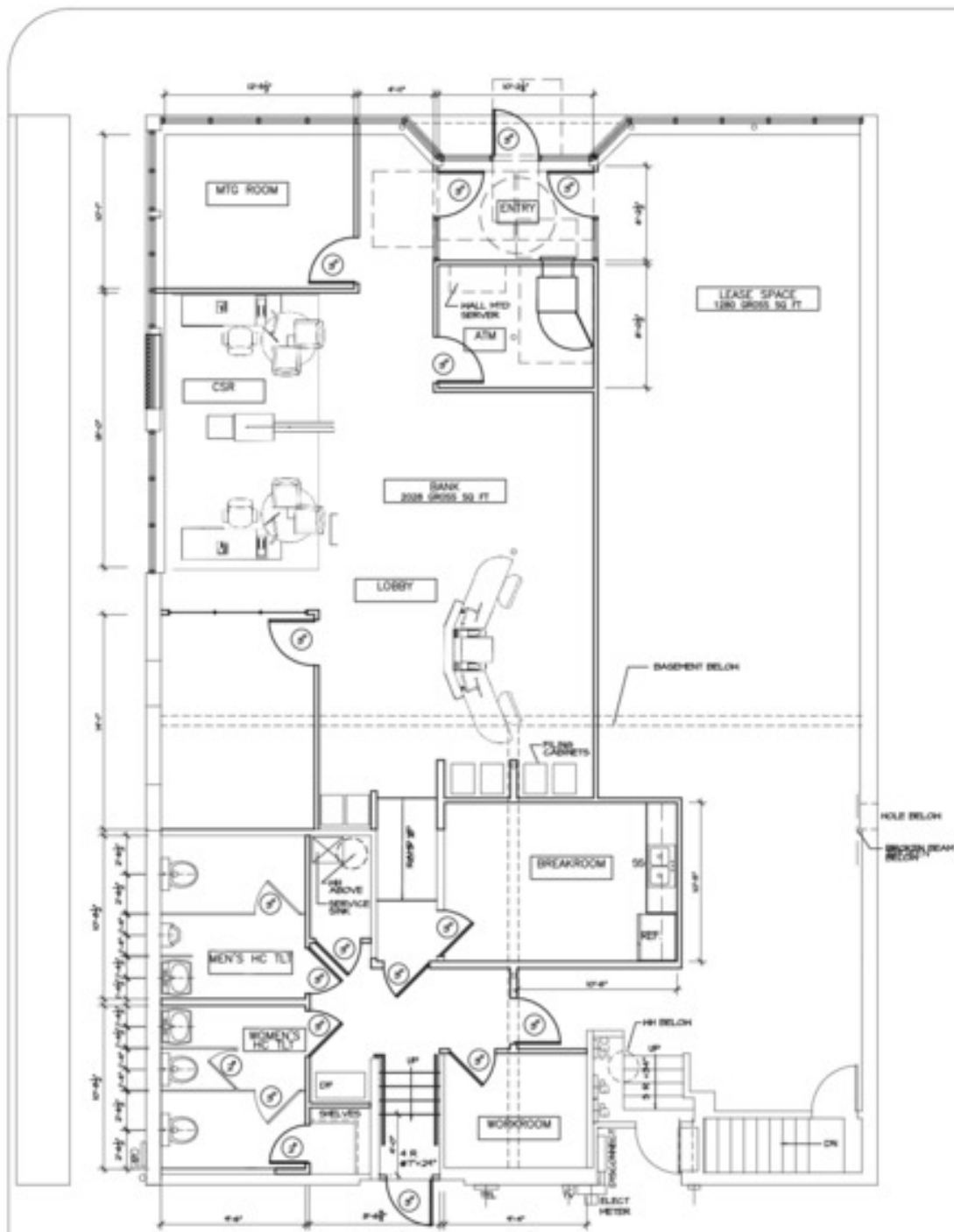
* Demographic data derived from 2020 ACS - US Census

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