

Google

Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

## 4816

## CLINTON HWY KNOXVILLE, TN

### OFFERING SUMMARY

Sale Price:	\$595,000
Price / SF:	\$92.53
Lot Size:	0.63 Acres
Building Size:	6,430 SF
Renovated:	2007
Zoning:	C-H-2



Map data ©2023 Google



Platinum member

**Brian Tapp, SIOR, CCIM**

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com



### OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.63 Acres
Building Size:	6,430
Renovated:	2007
Zoning:	C-H-2
Submarket:	Powell
Traffic Count:	27,513
Price / SF:	\$92.53

### 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 an 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.

With C-H-2 zoning, the property has a high number of potential uses including Car Wash, Daycare center, Drive-through facility, Eating and Drinking Establishment, Financial Institution, Food Truck Park, Gas Station, Heavy Retail, Rental and Service, Industrial – Craft & Design, Medical/Dental/Office/Clinic, Micro-Brewer/Distillery/Winery, Office, Retail Liquor Store, Vehicle dealership, Vehicle Rental, Vehicle Repair/Service, and Wireless telecommunications.

### PROPERTY HIGHLIGHTS

- Corner location
- At traffic light

**Brian Tapp, SIOR, CCIM**  
Senior Vice President  
865.450.8883  
brian.tapp@avisonyoung.com

## LOCATION INFORMATION

Building Name	Former Enterprise Rent-A-Car
Street Address	4816 Clinton Hwy
City, State, Zip	Knoxville, TN 37912
County	Knox
Sub-market	Powell
Side of the Street	East
Signal Intersection	Yes
Road Type	Highway

## BUILDING INFORMATION

Building Class	B
Occupancy %	0.0%
Tenancy	Single
Number of Floors	2
Average Floor Size	3,200 SF
Year Last Renovated	2007
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
APN #	068MA040
Lot Frontage	170 ft
Corner Property	Yes
Traffic Count	27513
Traffic Count Street	Clinton Hwy
Traffic Count Frontage	170
Waterfront	Yes
Power	Yes

## PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	6.25
Number of Parking Spaces	40

## UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Number of Elevators	0
Central HVAC	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

### Brian Tapp, SIOR, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com





**Brian Tapp, SIOR, CCIM**

Senior Vice President

865.450.8883

[brian.tapp@avisonyoung.com](mailto:brian.tapp@avisonyoung.com)





**Brian Tapp, SIOR, CCIM**

Senior Vice President

865.450.8883

[brian.tapp@avisonyoung.com](mailto:brian.tapp@avisonyoung.com)



**Brian Tapp, SIOR, CCIM**  
Senior Vice President  
865.450.8883  
[brian.tapp@avisonyoung.com](mailto:brian.tapp@avisonyoung.com)





**Brian Tapp, SIOR, CCIM**

Senior Vice President

865.450.8883

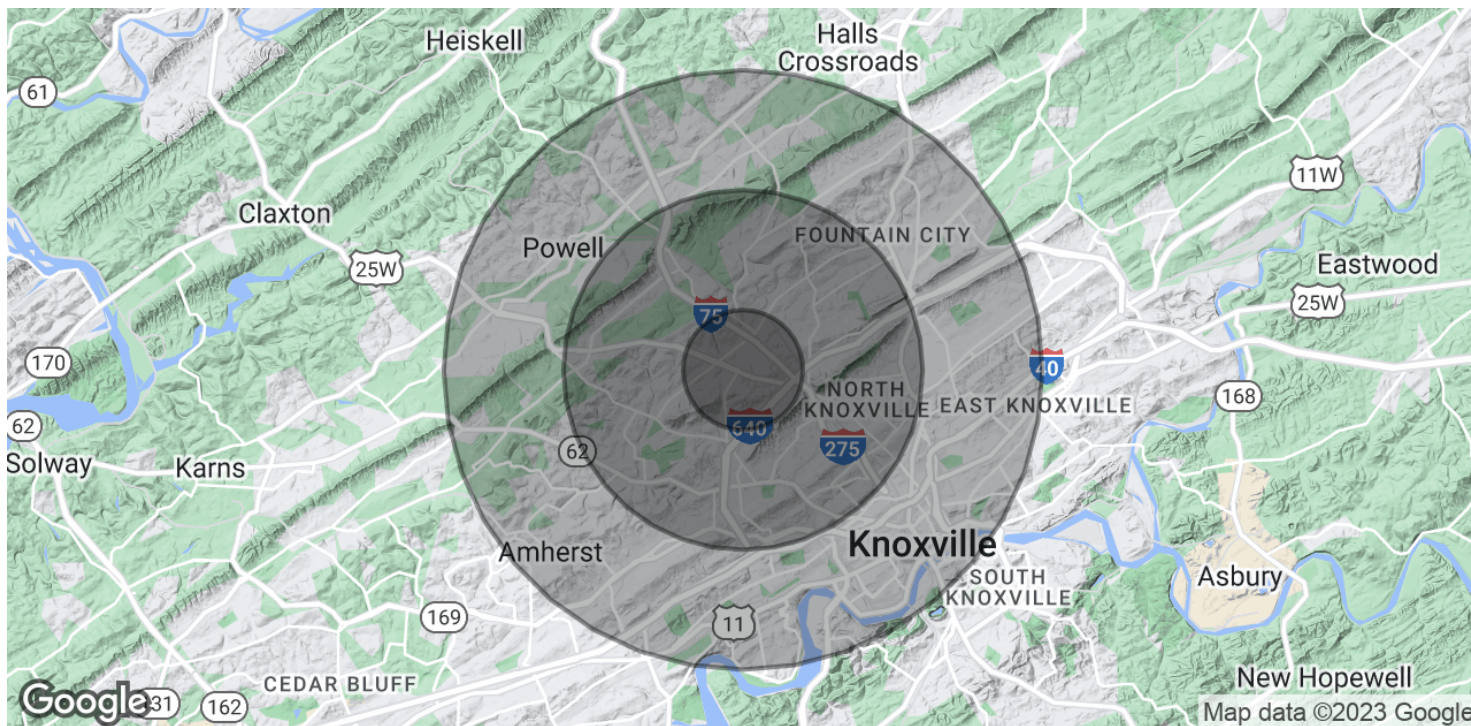
[brian.tapp@avisonyoung.com](mailto:brian.tapp@avisonyoung.com)





**Brian Tapp, SIOR, CCIM**  
Senior Vice President  
865.450.8883  
brian.tapp@avisonyoung.com





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,098	55,788	147,867
Average age	33.7	35.6	34.5
Average age (Male)	33.3	34.7	33.3
Average age (Female)	34.0	36.6	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,346	25,859	65,484
# of persons per HH	2.1	2.2	2.3
Average HH income	\$41,024	\$41,096	\$44,841
Average house value	\$119,388	\$115,447	\$132,057

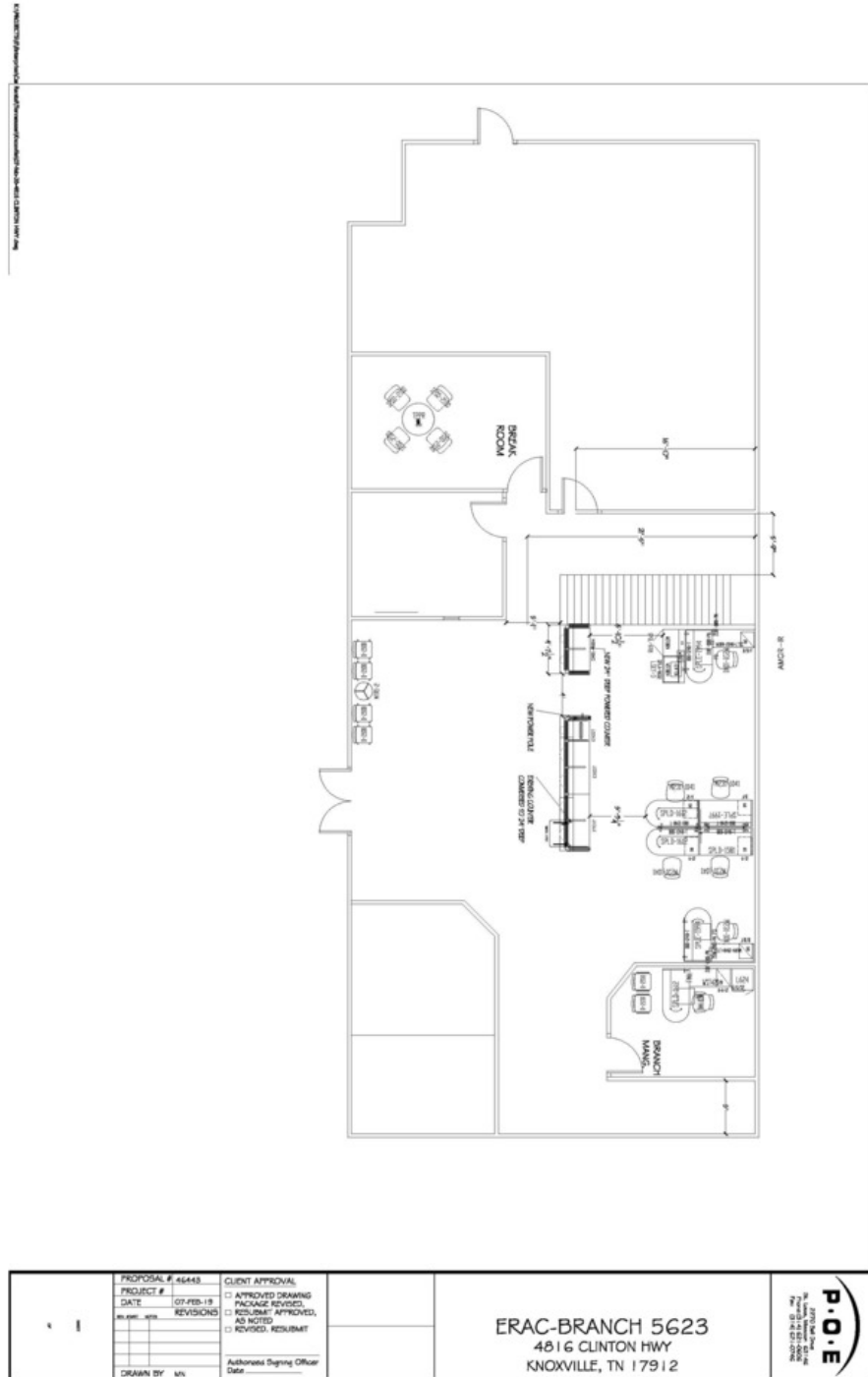
\* Demographic data derived from 2020 ACS - US Census

### Brian Tapp, SIOR, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com



**Brian Tapp, SIOR, CCIM**  
Senior Vice President  
865.450.8883  
brian.tapp@avisonyoung.com





---

**Brian Tapp, SIOR, CCIM**

Senior Vice President

865.450.8883

[brian.tapp@avisonyoung.com](mailto:brian.tapp@avisonyoung.com)