

For Lease

Land 4500 sf Retail+NNN

1 Acre | \$75K Year/Ground Lease or \$32.00 psf Shell Space



6240 Asheville Highway Retail Pad/Strip Center Drive Thru Opportunity

6240 Asheville Highway
Knoxville, Tennessee 37924

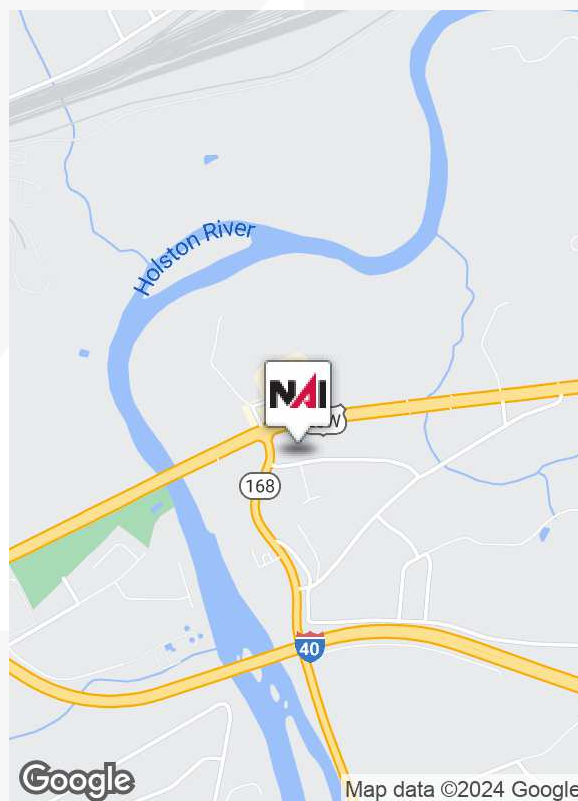
Property Highlights

- High Visibility
- 35,000 ADT/Asheville Hwy
- Ground Lease or Strip Center availability
- Drive-thru feasible
- Rapidly emerging trade area

Property Description

Well situated retail pad offering exposure to over 35,000 cars daily in rapidly emerging East Knoxville/Asheville Highway corridor.

Up to 4500 sf available with drive-thru proposed or offered as a ground lease. Adjacent breadbox, cross corner from Dunkin' Donuts, Auto Zone, Advanced Auto, Wendy's and Smokey Mountain Knife Works.



For more information

Michael Moore

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Executive Summary

 | Acres

Measurement Result

0.96 Acres



AVAILABLE SF: 0.918 - 1 Acres

LEASE RATE: \$75,000.00 SF/yr
(NNN)

LOT SIZE: 1 Acres

ZONING: C-H-2 City of Knoxville

MARKET: Knoxville

SUB MARKET: Strawberry Plains

CROSS STREETS: Asheville Highway and
John Sevier

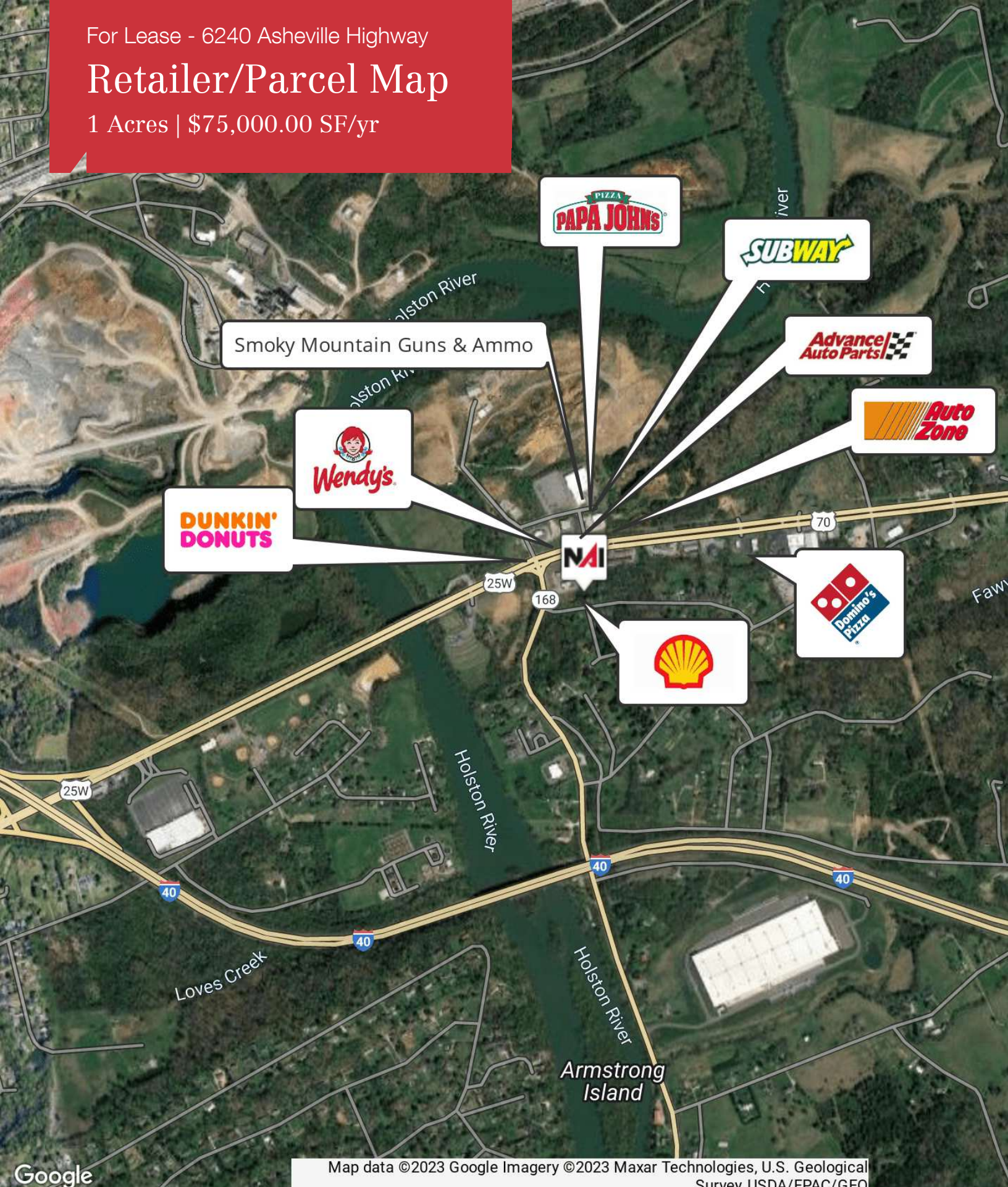
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Retailer/Parcel Map

1 Acres | \$75,000.00 SF/yr



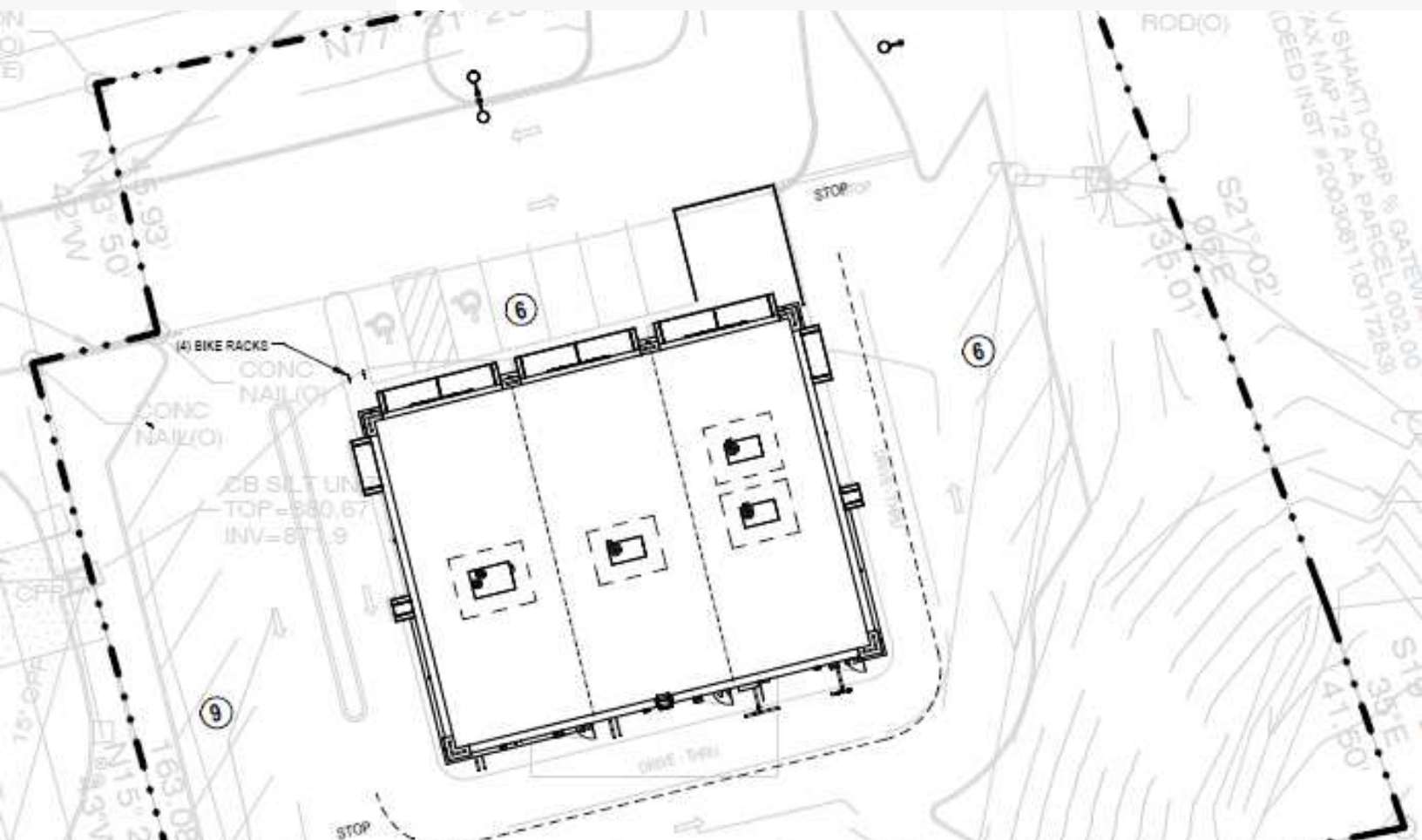
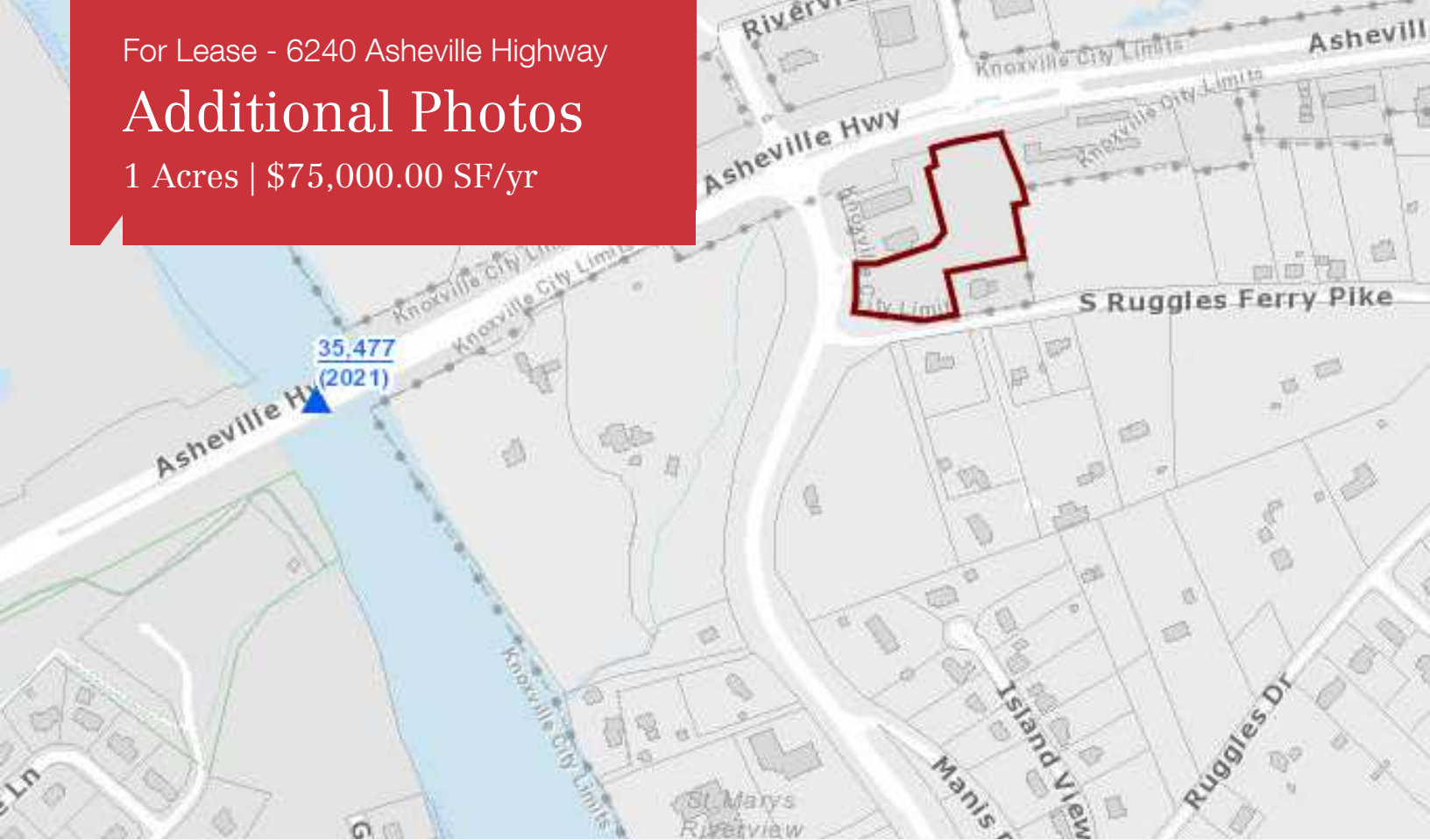
Google

Map data ©2023 Google Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GFO

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Additional Photos

1 Acres | \$75,000.00 SF/yr



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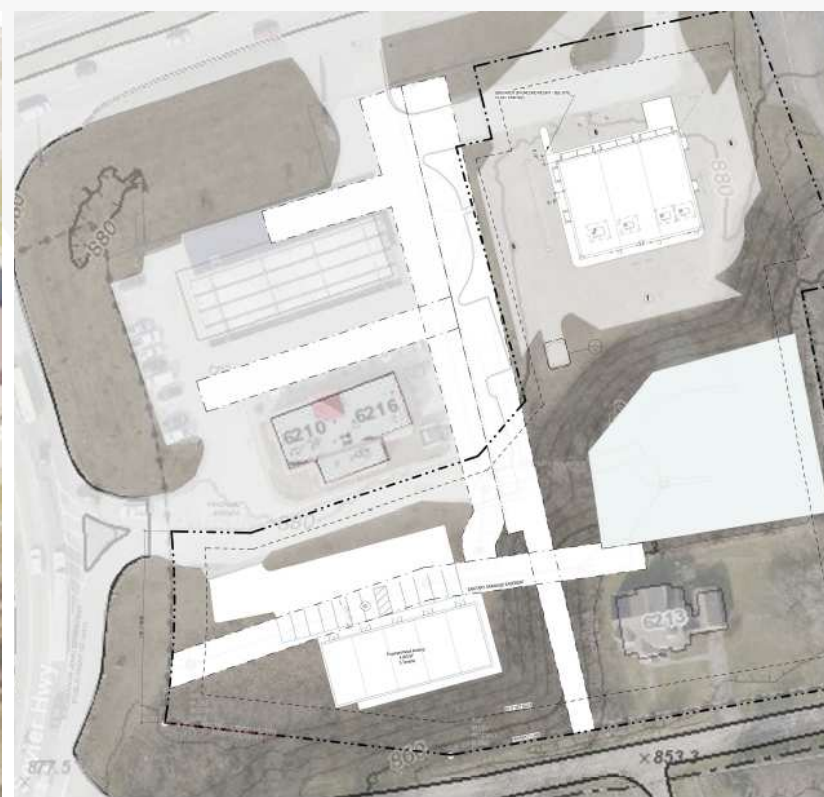


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Additional Photos

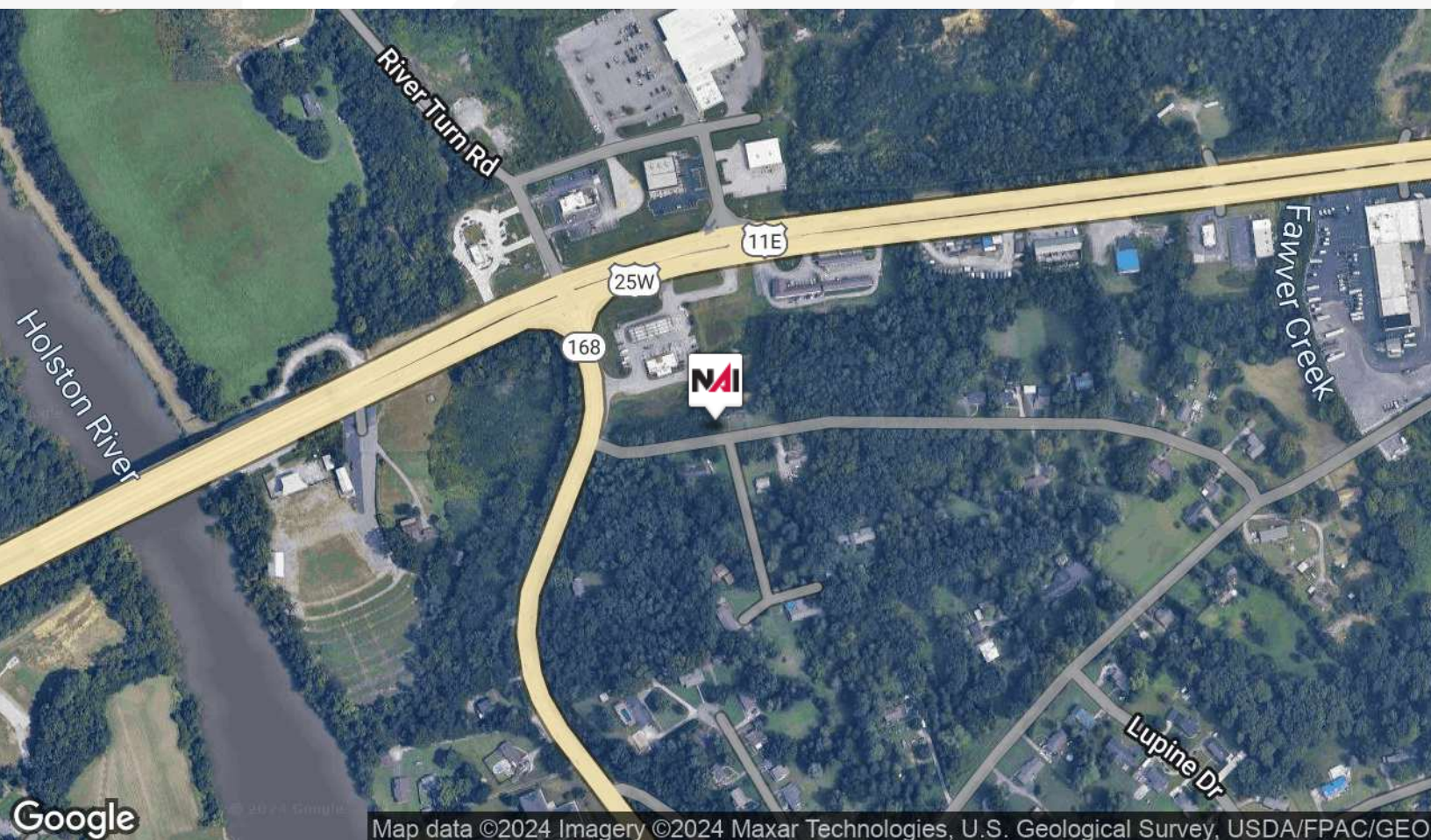
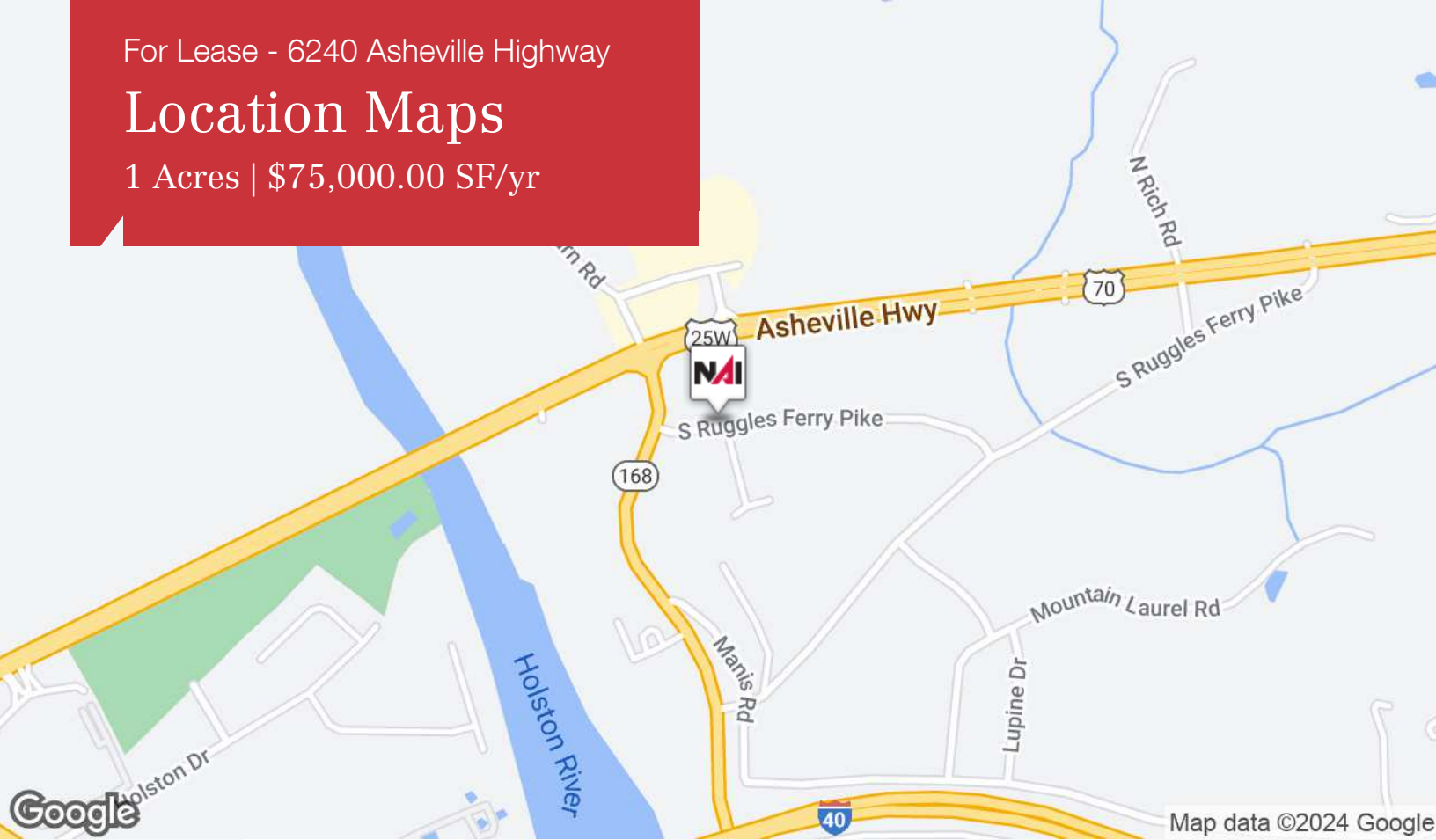
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Location Maps

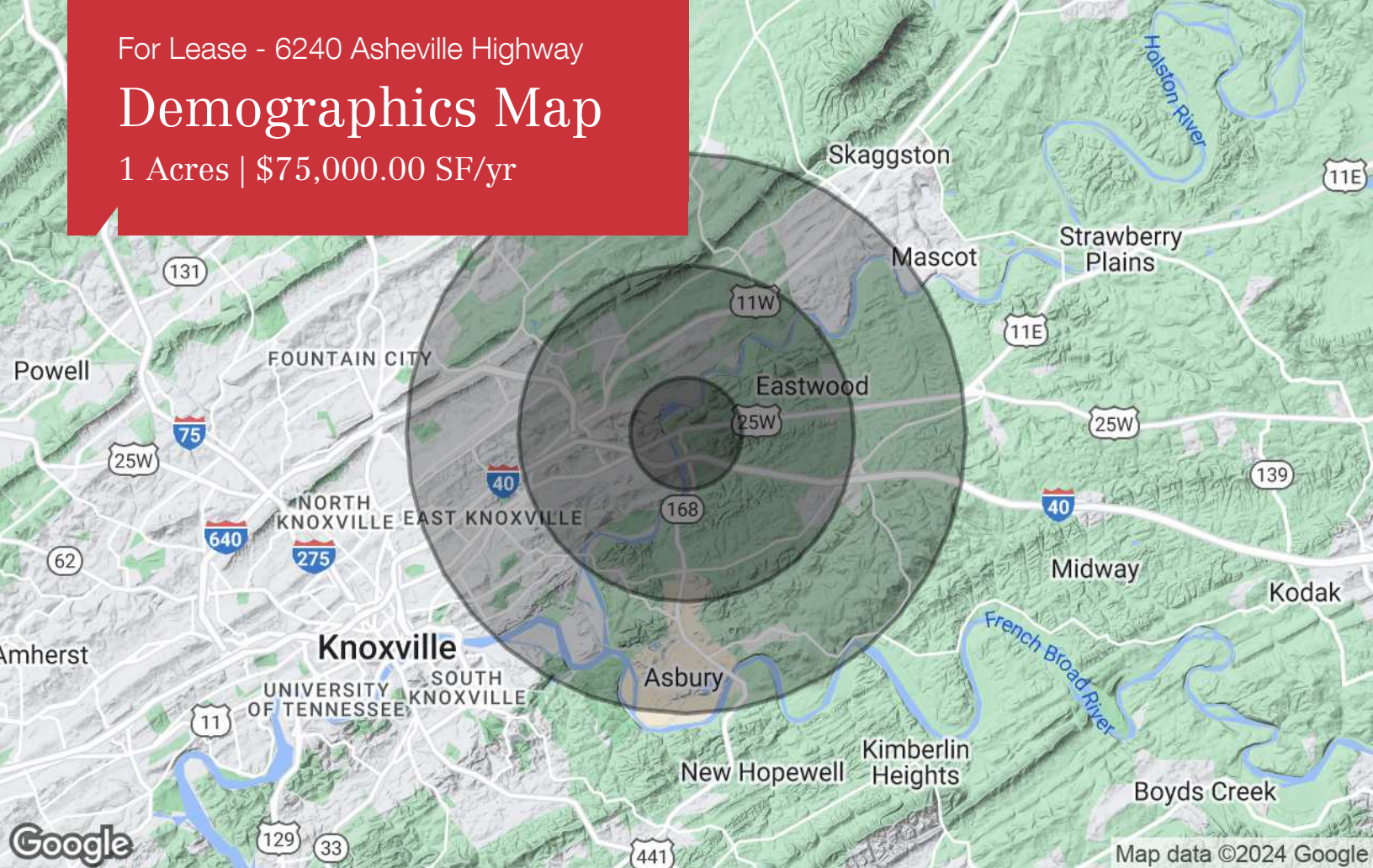
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Demographics Map

1 Acres | \$75,000.00 SF/yr



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,410	15,831	52,315
MEDIAN AGE	44.4	43.9	41.0
MEDIAN AGE (MALE)	43.8	41.8	38.3
MEDIAN AGE (FEMALE)	44.7	46.0	42.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	647	7,594	24,878
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$71,447	\$57,584	\$54,291
AVERAGE HOUSE VALUE	\$175,410	\$156,005	\$145,423

Race

	1 Mile	3 Miles	5 Miles
% WHITE	86.0%	74.2%	73.2%
% BLACK	13.4%	22.5%	24.4%
% ASIAN	0.6%	2.9%	1.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	0.0%	0.2%	0.4%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	1.4%	3.4%	3.2%

* Demographic data derived from 2020 ACS - US Census