

# 7515 Oak Ridge Hwy, Knoxville, TN 37931

**GROUND LEASE OR SALE OPPORTUNITY** 1.46 Acres | Karns | Knox County

Brad Brazier  
Acadia Real Estate Group, LLC  
Lic. #348902

865-549-7427 | BBrazier@LHP.net



## SITE SPECS

Total Area	1.46 Acres
Oak Ridge Hwy Frontage	249 ft
East Frontage (Park)	331 ft
West (Orange Petal Ln)	308 ft
Zoning	CA (Commercial)
Topography	Level, pad-ready
Drive-Through	Viable

## TRADE AREA

Traffic Count (AADT)	16,410 VPD
5-Mile Median HHI	\$83,109
1-Mile Median HHI	\$100,043
Population Growth	6.67% annually
Median Home Value	\$400,315

Source: 2023 TDOT; U.S. Census / Esri estimates

## ADJACENT CO-TENANCY

- Dollar General (immediately adjacent)
- Waffle House (under construction, adjacent)
- Ingles Markets (0.1 mi)
- Fast Pace Urgent Care (0.1 mi)
- Bojangles (immediately adjacent)
- W. Knox Co. Little League / Lions Park (adj. E)
- Karns Public Library (0.1 mi)

**SUBJECT PARCEL**  
7515 Oak Ridge Hwy  
1.46 Ac. | CA Zoned

## OFFERING TERMS

Available for sale or long-term NNN ground lease.  
Ground lease framework: 15–20 yrs | Abs NNN | Landlord obligations: none.

## COMPARABLE TRANSACTIONS / VALUE CONTEXT

Ground lease comps shown for reference only.  
Sale pricing and final terms subject to proposal, diligence, and owner approval.