



2,000 SF Retail for Lease



4666 Old Broadway

KNOXVILLE, TN 37918

PROPERTY SUMMARY

2,000 SF RETAIL FOR LEASE

4666 OLD BROADWAY
KNOXVILLE, TN 37918

OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
BUILDING SIZE:	8,895 SF
AVAILABLE SF:	2,000 SF
LOT SIZE:	0.35 Acres

PROPERTY SUMMARY

±2,000 SF of street-front space ideal for retail or office use. The floor plan is clear span and readily convertible to meet a tenant's specific layout needs. The suite is climate controlled and includes one restroom. Ample on-site parking and easy access from I-640 make this a convenient and visible location for customers and employees alike.



PROPERTY HIGHLIGHTS

- ±2,000 SF street-front suite
- Clear-span layout, easily customizable
- Suitable for retail or office use
- Climate controlled with one restroom
- Ample on-site parking
- Convenient access just off I-640
- Strong visibility and signage potential



STREET FRONTAGE



EASY ACCESS



CLEAR-SPAN FLOOR

PROPERTY PHOTOS



LOCATION DESCRIPTION

Strategically positioned on Old Broadway with immediate access to I-640, this property is part of an established strip center in a rapidly growing area. Significant development is underway directly across the street, with sustained commercial expansion throughout the surrounding corridor. As North Knoxville continues to experience strong market growth, driven by increasing population, this area looks to hold promising opportunity.

REGIONAL MAP



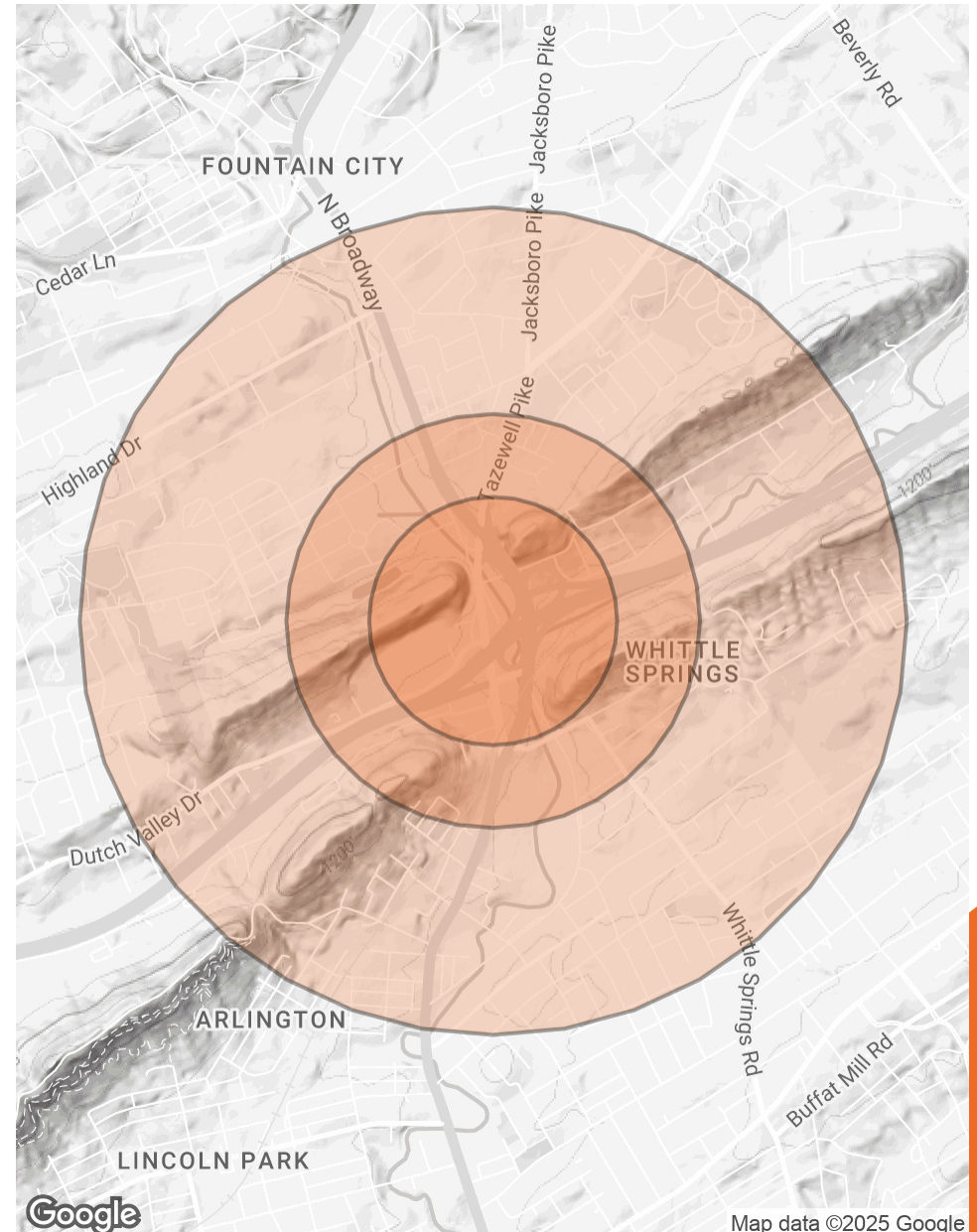
Google

Map data ©2025

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	204	1,460	6,776
AVERAGE AGE	37	39	40
AVERAGE AGE (MALE)	36	38	39
AVERAGE AGE (FEMALE)	38	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	94	706	3,245
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$58,179	\$55,143	\$58,891
AVERAGE HOUSE VALUE	\$194,340	\$194,460	\$219,909

Demographics data derived from AlphaMap



DREW LANGFORD



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PROFESSIONAL BACKGROUND

Drew Langford joined SVN | Wood Properties in August of 2024. His area of expertise is land and industrial properties, advising business owners, investors, and developers with their real estate needs. Prior to Knoxville, Drew graduated from Virginia Tech with a degree in Psychology, and then returned to his Tennessee roots and graduated the Junior Associate Course at SVN | Wood Properties. He got his Masters in Leadership and Public Ethics with the Knoxville Fellows, a program aimed to increase God-principled leadership in Knoxville by developing the next generation of servant leaders. He's originally from Chattanooga, but has spent the majority of his life in different places such as India and Washington D.C. This gives him a love for people from diverse backgrounds and helps him see the person before the potential business opportunity. Drew loves to compete and play sports in his free time, he coaches middle school lacrosse, and excels at building relationships with people to better understand their needs.

EDUCATION

Virginia Tech, Bachelor of Science
Johnson University, Masters in Leadership

MEMBERSHIPS

The Knoxville Fellows
West Middle School Lacrosse Coach

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