

10,488 SF Retail Building

1800 Middlebrook Pike,
Knoxville, TN 37921

AVISON
YOUNG



**For further
information**

Brande Benson
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for Sale or Lease

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PROPERTY HIGHLIGHTS

This C-H-1 Highway Commercial property is ideally situated on a signalized corner with two full access points and easy access to I-40. Located across from Food City and surrounded by established residential neighborhoods, it benefits from excellent visibility and strong local traffic, with 19,898 AADT on Western Avenue and 16,623 AADT on Middlebrook Pike. The site features 263 feet of frontage and 140 feet of depth, and the building is in good condition, making it an outstanding opportunity for a variety of commercial uses.

Lease Rate Type:	\$14.50 PSF NNN
Sale Price :	\$1,887,840.00 (Cash to Seller)
Availability	March 01, 2026
Building Dimension:	Approx 149' X 82'
Building Size:	0.7 Acre
Zoning:	C-H-1 High Commercial
Renovated:	Roof replaced in 2015



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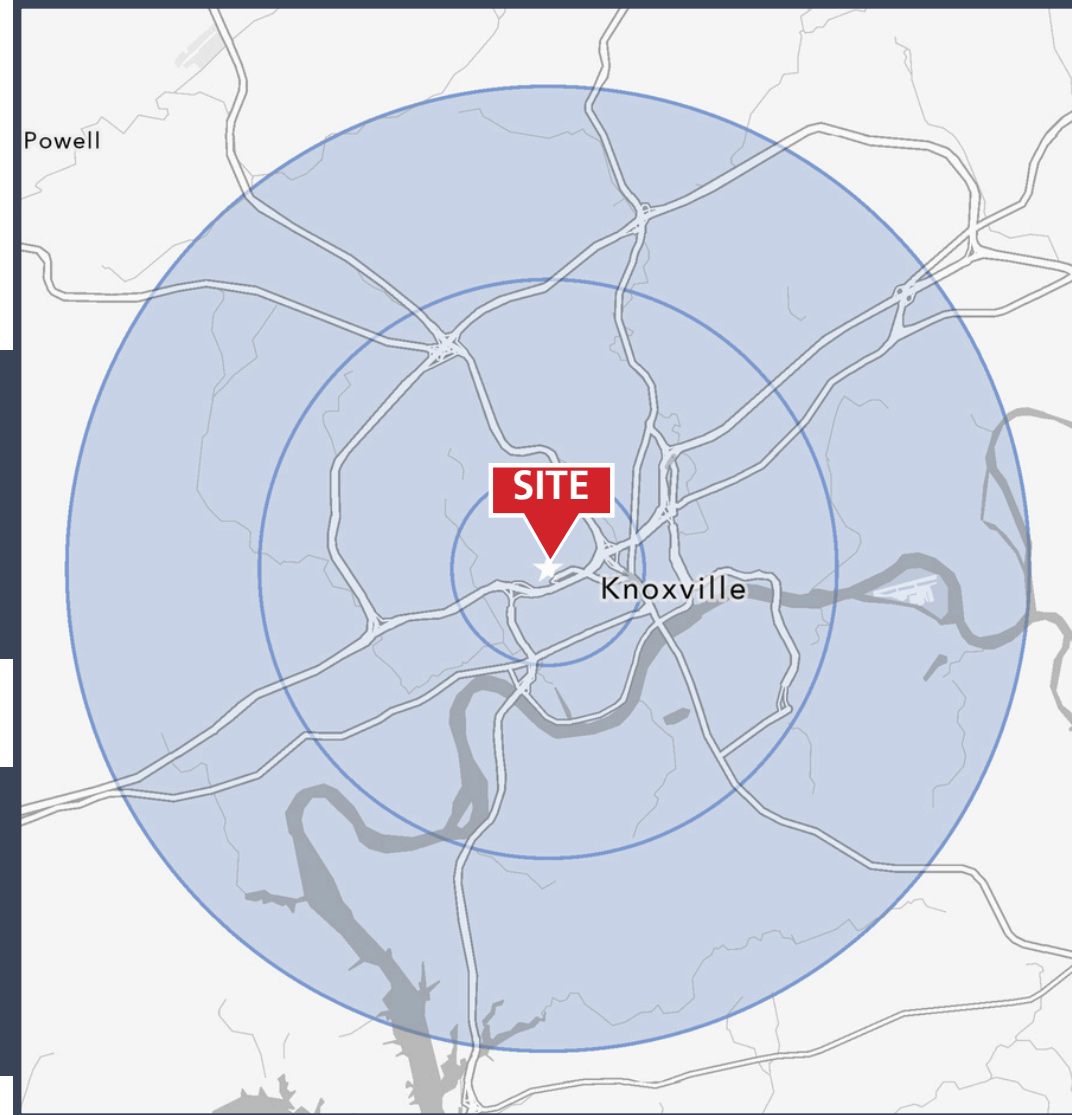
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Demographic (2025)

Population	1 mi radius	3 mi radius	5 mi radius
Estimated Population	16,618	84,244	159,708
Median Age	22.6	28.6	33.5
Median Age (Male)	22.7	28.6	33.0
Average Age (Female)	22.5	28.6	34.1

Households & Spending	1 mi radius	3 mi radius	5 mi radius
Total Households	5,412	34,835	69,165
# of Persons per HH	2.23	2.12	2.15
Average Household Income	\$39,496	\$66,948	\$74,192
Household Expenditure	\$35,285.04	\$59,048.29	\$65,122.15



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