

FOR SALE OR LEASE

10,488 SF± Retail Building



1800 Middlebrook Pike,
Knoxville, TN 37921



**For further
information**

Brande Benson
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PROPERTY HIGHLIGHTS

This C-H-1 Highway Commercial property sits on a prime signalized corner with two full access points and easy access to I-40. Located across from Food City and surrounded by established neighborhoods, it offers excellent visibility and strong local traffic—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. The building is in good condition and its street visibility and good access make it a desirable opportunity for a variety of commercial uses.

Less than five minutes from the University of Tennessee, the site benefits from a highly visible, convenient location ideal for retailers, service providers, or investors.

Lease Rate | Type: \$13.75 PSF | NNN
Sale Price : \$1,625,000 (Cash to Seller)
Parking: 30 Spaces
Building Dimension: Approx 149' X 82'

Building Size: 0.7 Acre
Renovated: Roof replaced in 2015
Zoning: C-H-1 High Commercial
[View Knoxville Zoning Map](#)



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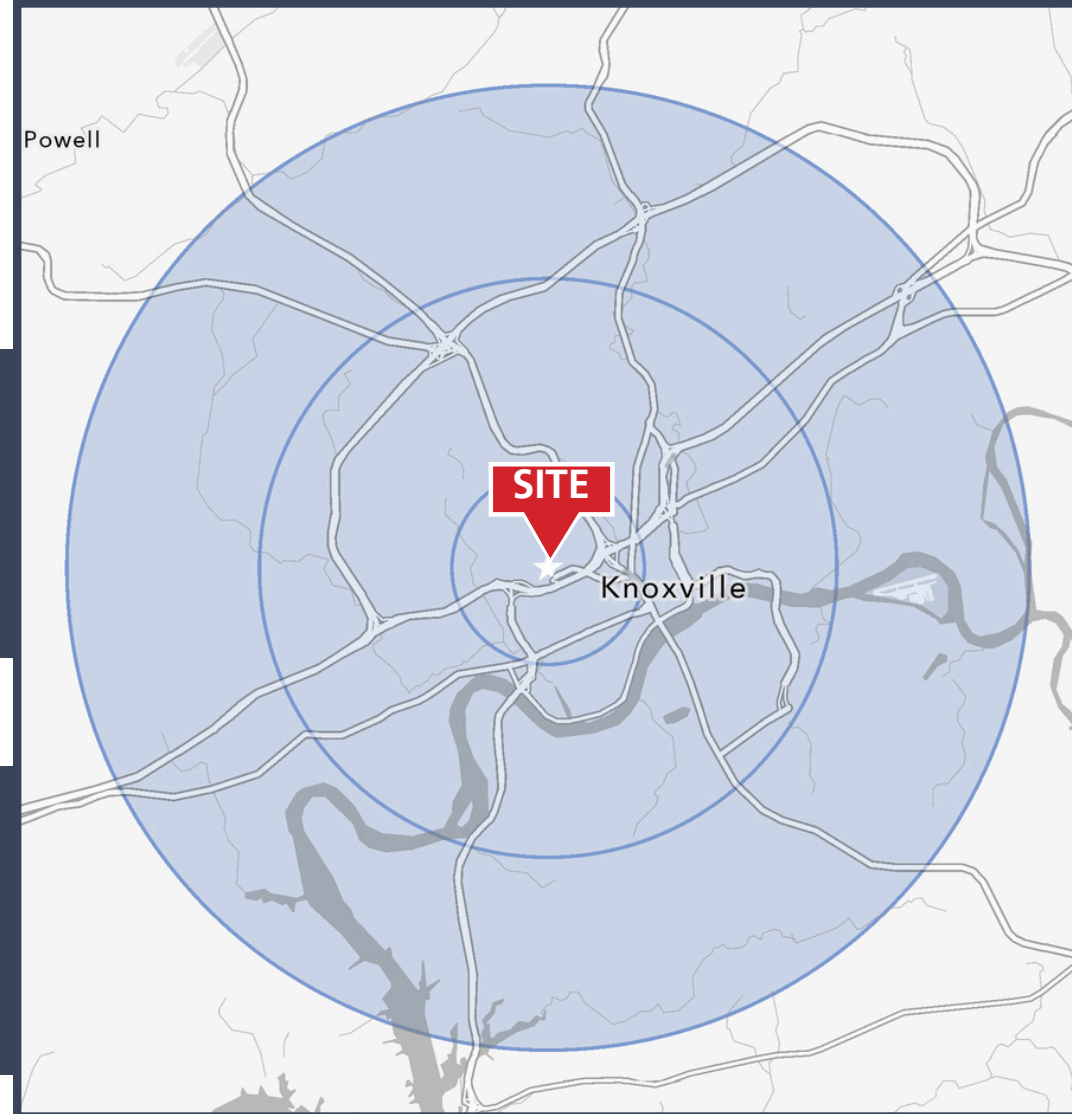
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Demographic (2025)

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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