



Former Krystal For Lease

4100 Chapman Highway

Knoxville, TN 37920



Contacts:

Caleb Glafenhein

(865) 356-5526

caleb@greenbrier-rea.com

Ryan Matthews

(865) 320-0646

ryan@greenbrier-rea.com



Greenbrier Real Estate Advisors

1200 E Magnolia Avenue

Knoxville, TN 37917

www.greenbrier-rea.com

Property Details

Name	Former Krystal For Lease
Address	4100 Chapman Highway Knoxville, TN 37920
Building Size	2,249 SF
Lease Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	5,160	51,795	112,823
Average Household Income	\$47,405	\$48,012	\$52,884

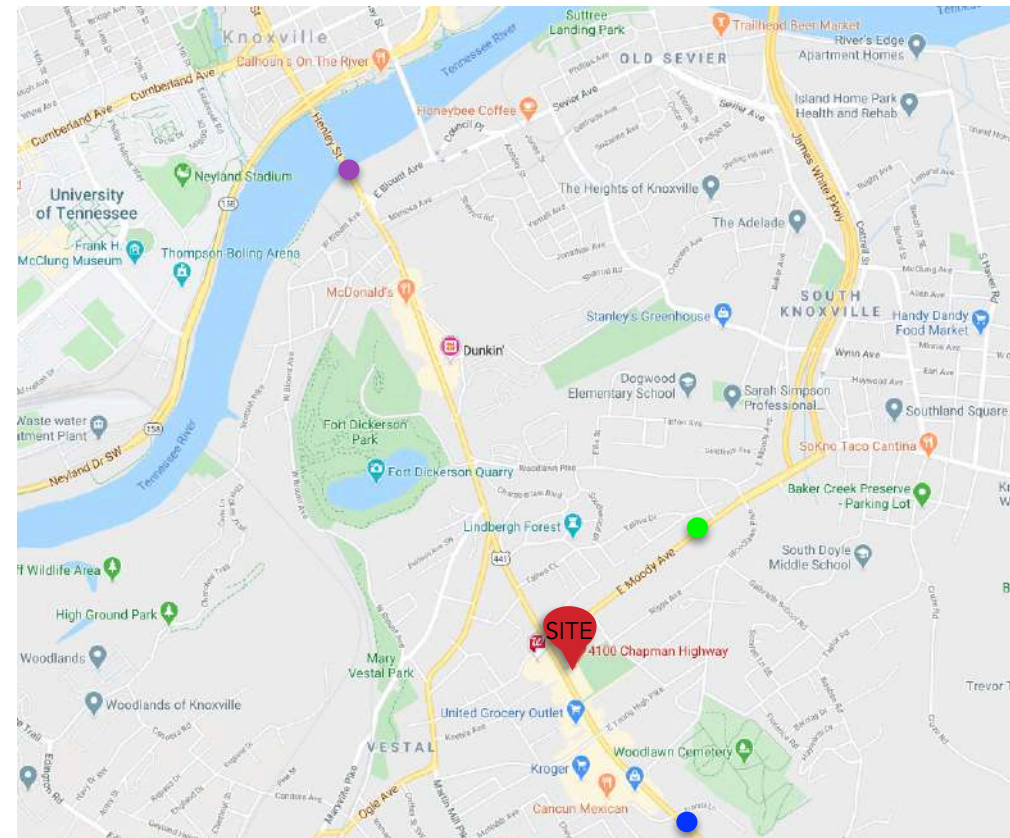
Market Overview

- Property located on Chapman Highway in South Knoxville
- Conveniently located only 2 Miles from downtown Knoxville and The University of Tennessee
- Good access & visibility
- Surrounding retailers include Kroger, O'Reilly, Planet Fitness, Walgreens, Osaka, KFC, Etc...

Traffic Counts

Chapman Highway	28,908 ADT	●
E. Moody Road	9,297 ADT	●
Henley Street	34,281 ADT	●

Map

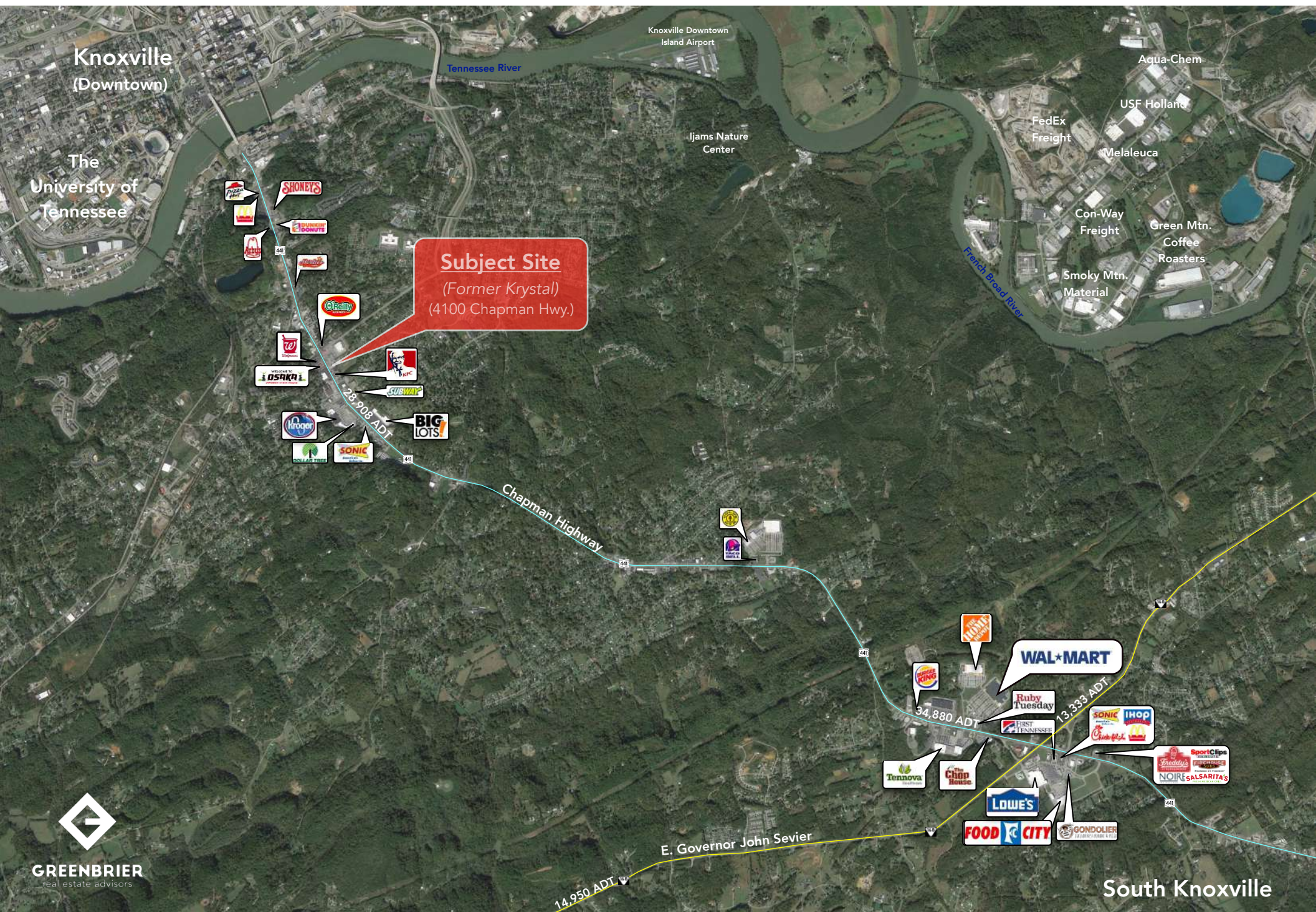




**SUBJECT
SITE**



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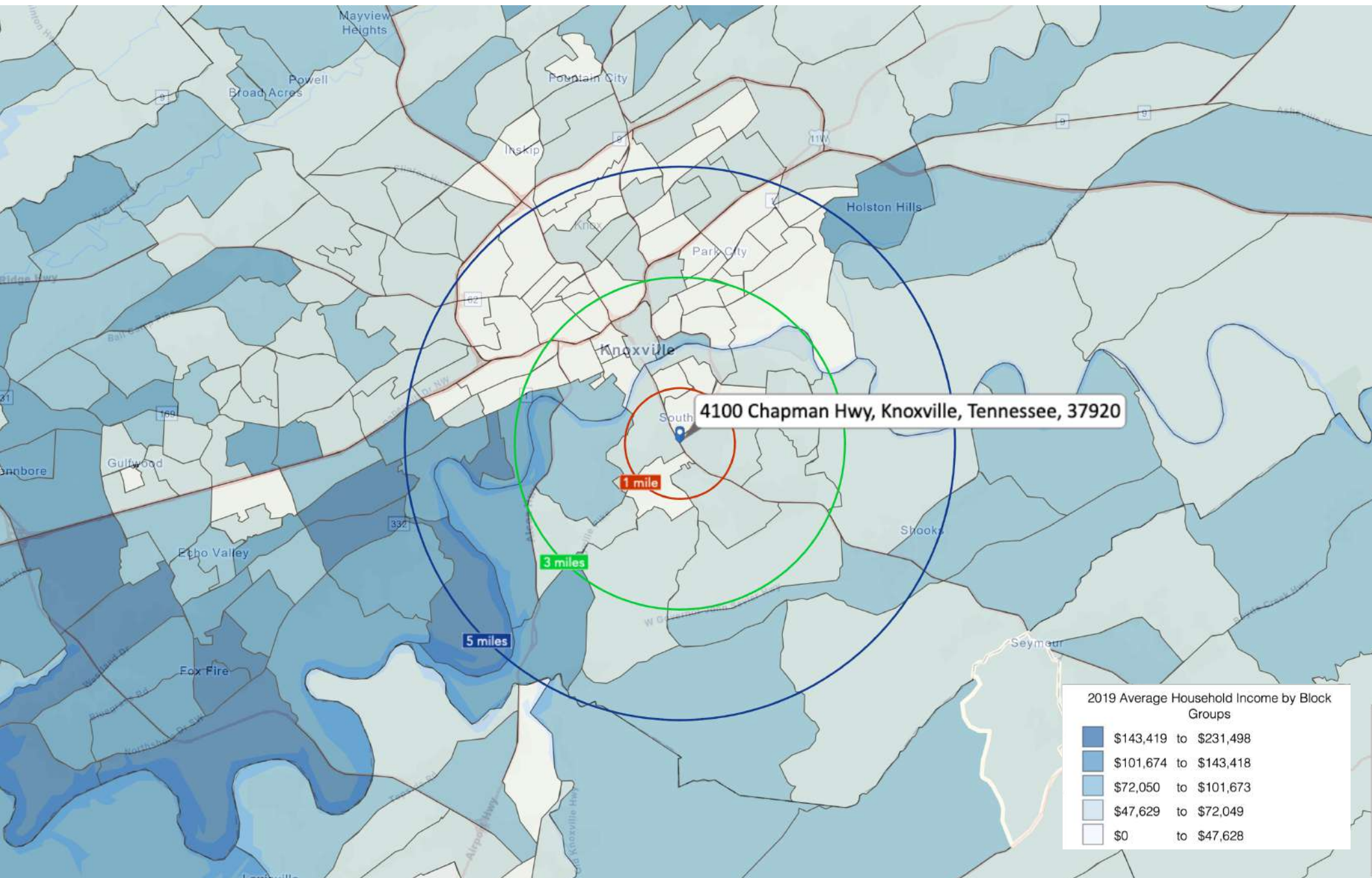
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South Knoxville





4100 Chapman Highway, Knoxville, TN 37920



(5 Mile Radius)

KEY FACTS

112,823

Population



Average
Household Size

32.7

Median Age

\$33,656

Median Household
Income

EDUCATION

12%

No High
School
Diploma



29%

High School
Graduate



28%

Some
College



31%

Bachelor's/Grad/Prof
Degree

2019 Daytime Population

2019 Total Daytime
Population 172,238

2019 Daytime Population:
Workers 113,253

2019 Daytime Population:
Residents 58,985

BUSINESS



5,605

Total Businesses



110,266

Total Employees

Total Retail Sales



\$1,415,196,456

Total Retail Sales

EMPLOYMENT



White Collar

60%



Blue Collar

18%



Services

22%

4.9%

Unemployment
Rate

4100 Chapman Hwy, Knoxville, Tennessee, 37920

Average Household Income



\$52,884

2019 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,355

Apparel &
Services



\$107

Computers &
Hardware



\$2,329

Eating Out



\$3,312

Groceries



\$3,696

Health Care



MARKET ECONOMIC INFORMATION

POPULATION FIGURES

Knoxville, TN DMA 1,346,917
 Ranked 62nd out of 210
 DMA markets in U.S.

KNOXVILLE, TN MSA 837,571

CITY OF KNOXVILLE POPULATION 178,874

KNOX COUNTY POPULATION 432,226

TOP EMPLOYERS

Employees

1. U.S. Department of Energy – Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal-Mart Stores	4,869
6. K-VA-T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knox County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180
14. Blount County Schools	2,100
15. Yum Brands	2,000

MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry Employees

Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing – Total	47,700
– Durable Goods	32,000
– Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

UNIVERSITIES & COLLEGES

Enrollment

The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

AREA HOSPITALS

of Beds

University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

