



GREENBRIER
real estate advisors

Office/Retail for Lease

941 Broadway Street
Knoxville, TN 37917



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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
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Property Details

Name	Office/Retail for Lease ~ N. Broadway
Address	941 N Broadway Street Knoxville, TN 37917
Building Size	6,475 +/- SF
Price	\$13.00 PSF
**Note	Building adjacently north is also available for lease (2,932 SF +/-) ~ 949 N Broadway Street **Please see agent for more details.

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	8,850	80,999	155,560
Average Household Income	\$44,882	\$38,994	\$48,753

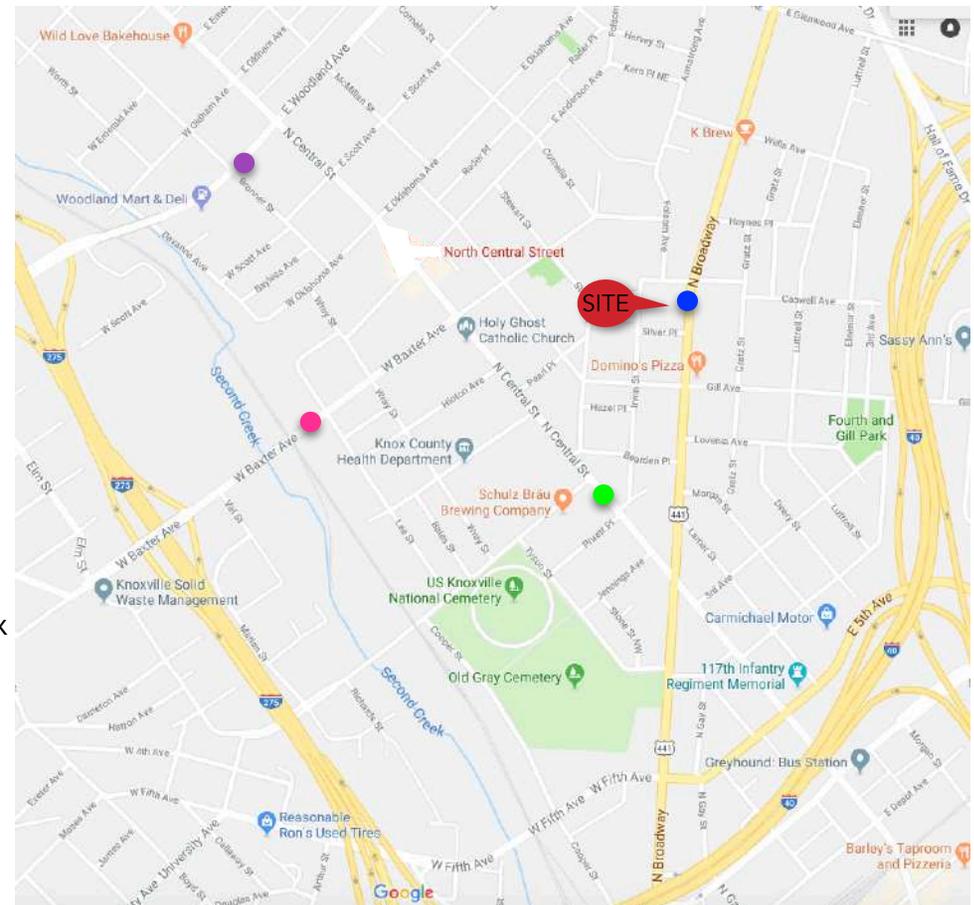
Market Overview

- Located on SW Corner of Caswell Avenue & N Broadway Street
- Space offers a wide range of use opportunities
- Centrally located near historic neighborhoods of Old North Knox and 4th & Gill and only 1.5 miles from Downtown Knoxville
- Growing entertainment and restaurant area
- Area retailers include: Three Rivers Market, Central Flats & Taps, K Brew, Schultz Brau Brewing Company, etc...
- Lot offers 20 + parking spaces

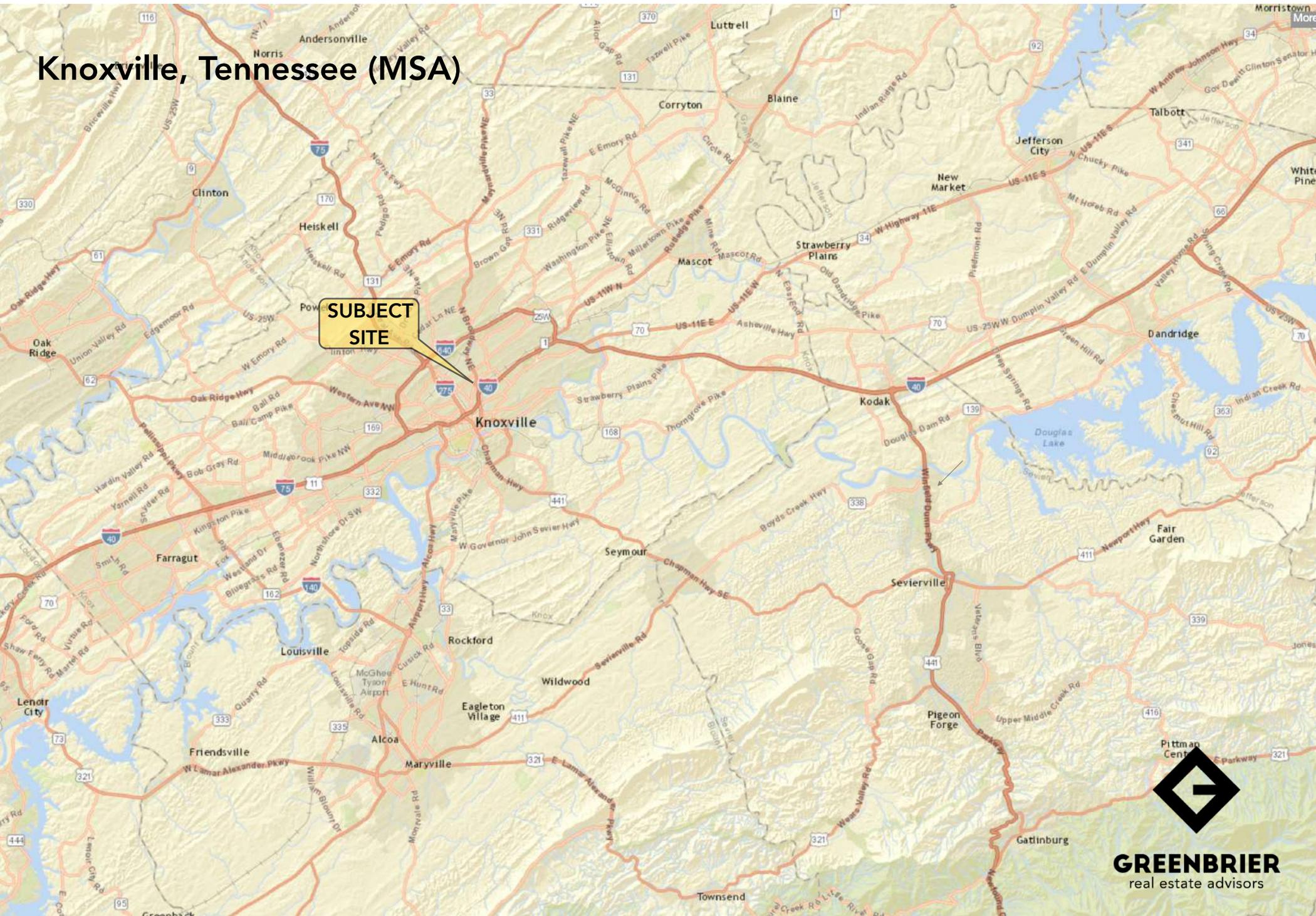
Traffic Counts

N Broadway Street	28,690 ADT	●
N Central Street	8,139 ADT	●
W Woodland Avenue	15,309 ADT	●
W Baxter Avenue	7,786 ADT	●

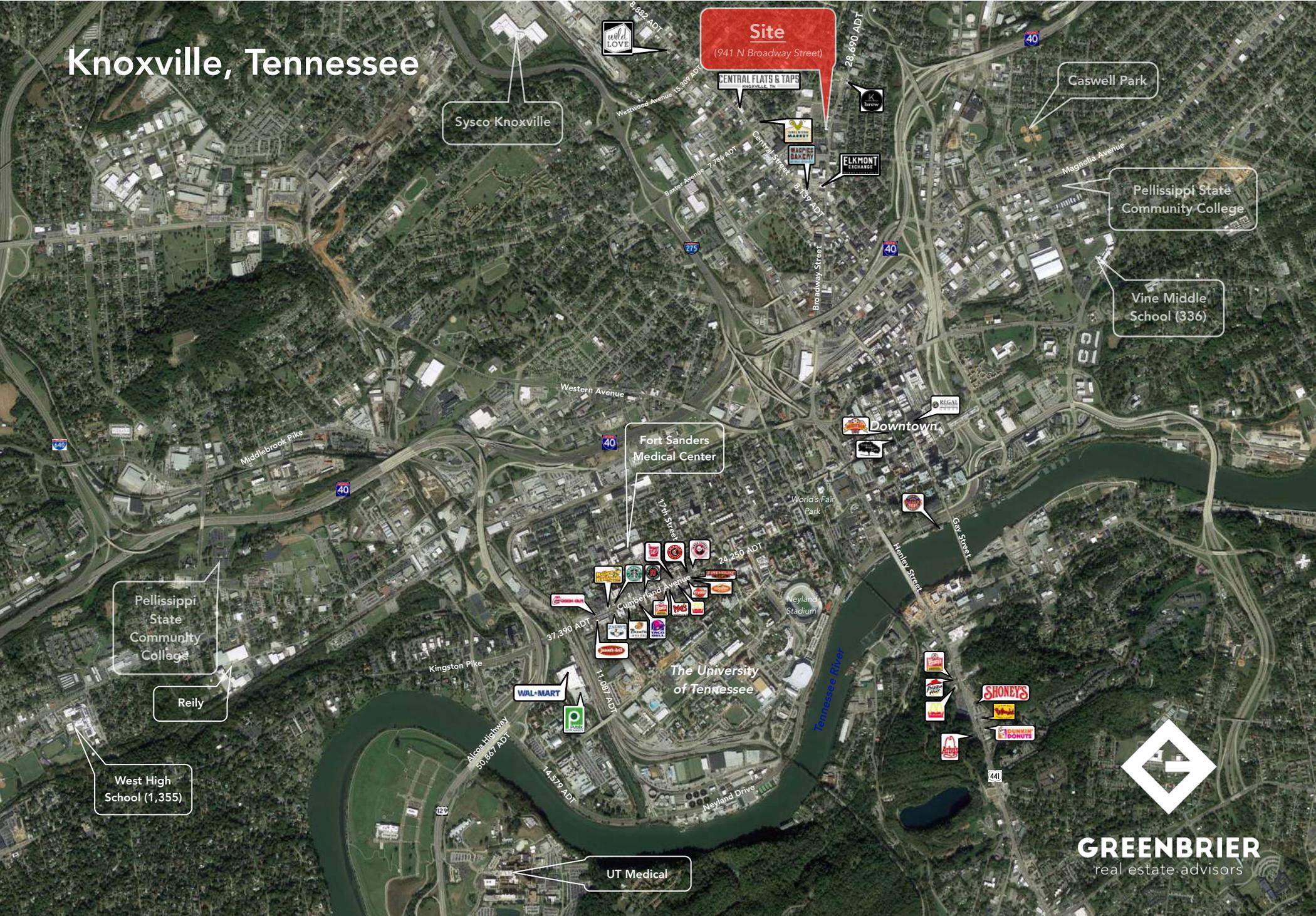
Map



Knoxville, Tennessee (MSA)



Knoxville, Tennessee



Site
(941 N Broadway Street)

Sysco Knoxville

Caswell Park

Pellissippi State Community College

Vine Middle School (336)

Fort Sanders Medical Center

Downtown

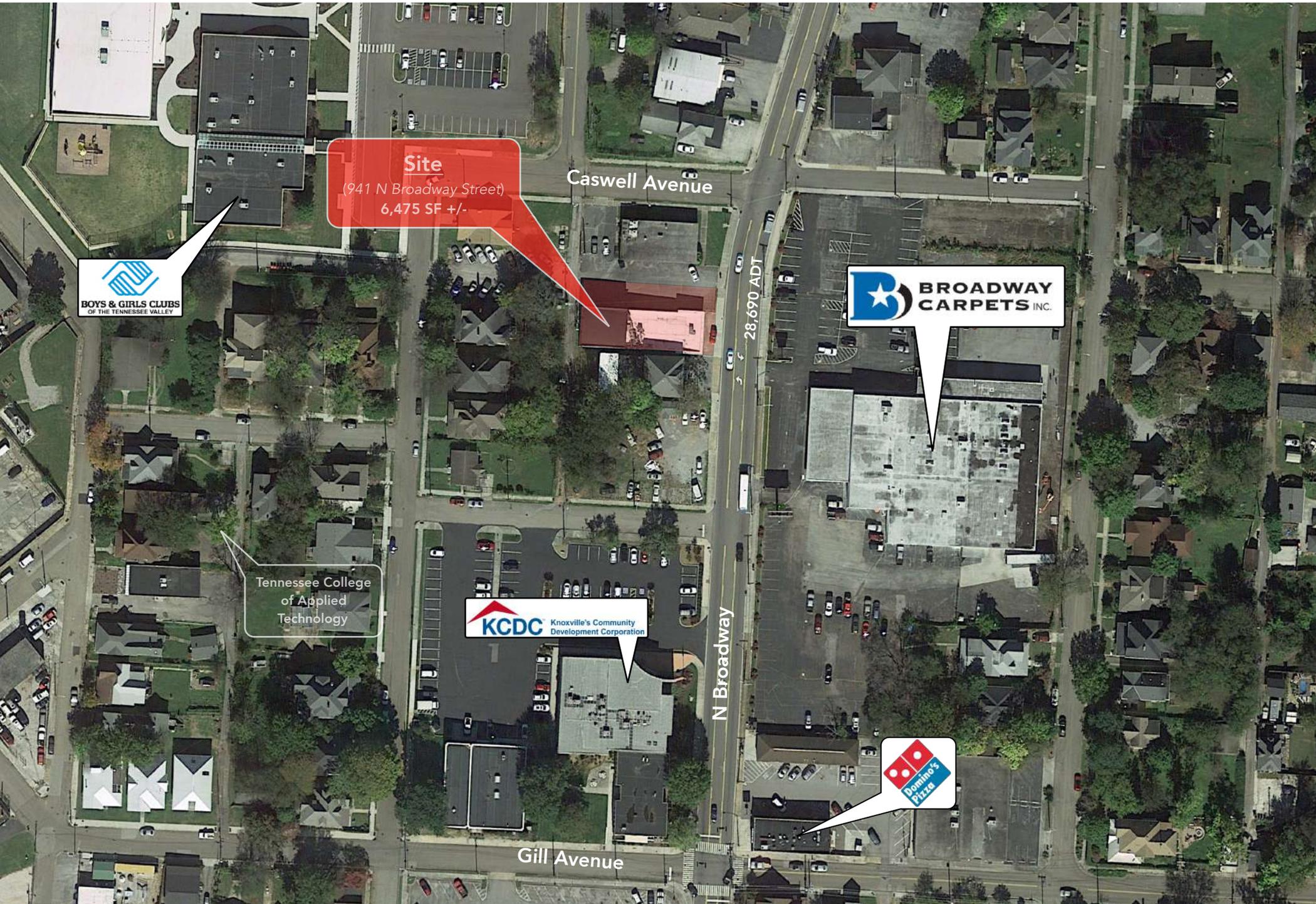
Pellissippi State Community College

Reily

West High School (1,355)

UT Medical





Site
(941 N Broadway Street)
6,475 SF +/-


BOYS & GIRLS CLUBS
OF THE TENNESSEE VALLEY

Tennessee College
of Applied
Technology


KCDC Knoxville's Community
Development Corporation


**BROADWAY
CARPETS INC.**


**Domino's
Pizza**

Caswell Avenue

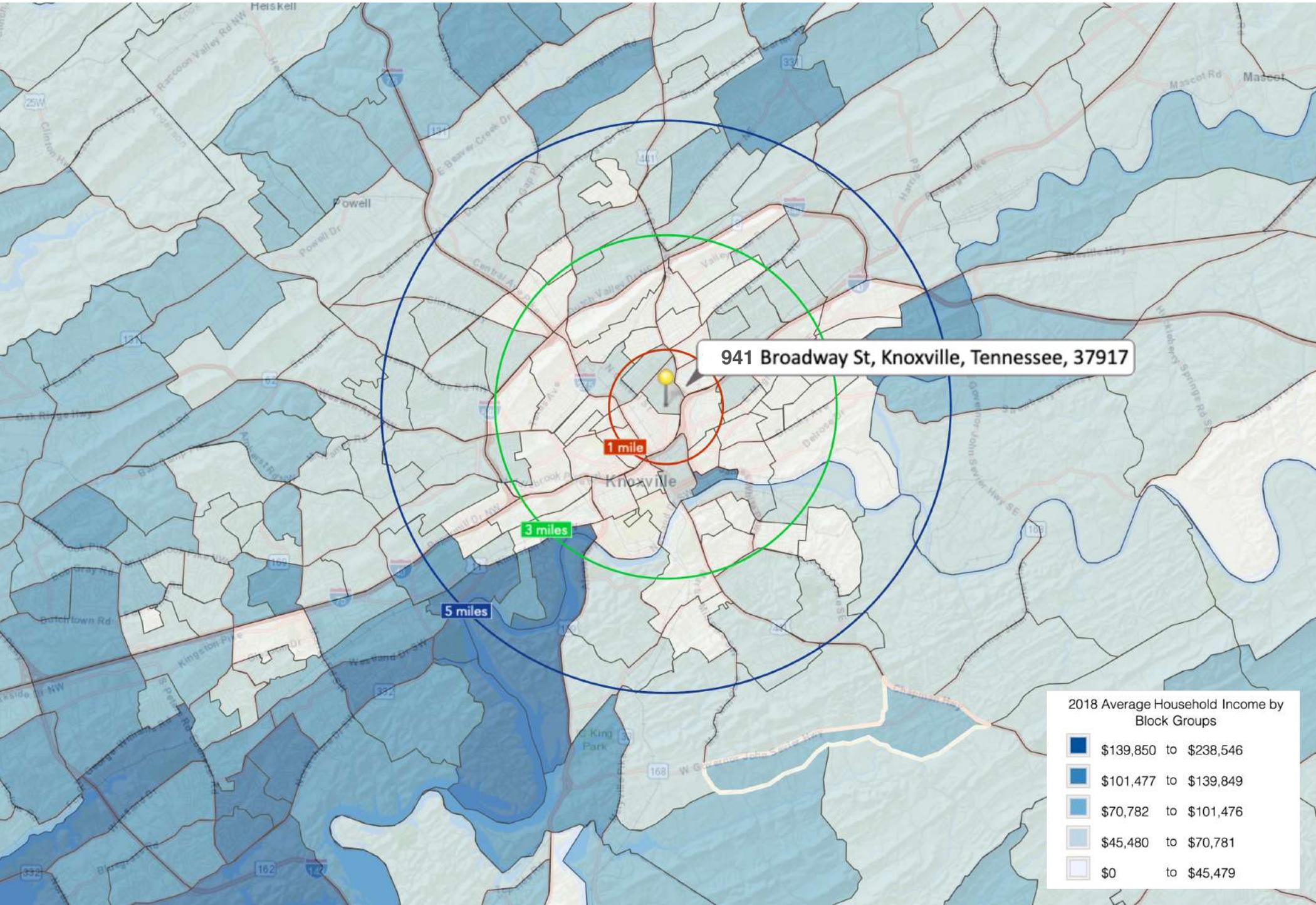
N Broadway

Gill Avenue

28,690 ADT

**Building Highlighted in Red





941 Broadway St, Knoxville, Tennessee, 37917

1 mile

3 miles

5 miles

2018 Average Household Income by Block Groups

■	\$139,850 to \$238,546
■	\$101,477 to \$139,849
■	\$70,782 to \$101,476
■	\$45,480 to \$70,781
■	\$0 to \$45,479

(5 Mile Radius)

KEY FACTS

155,560

Population

34.0

Median Age

\$33,646

Median Household Income

2.2

Average Household Size

EDUCATION

12%

No High School Diploma



29%

High School Graduate



31%

Some College



27%

Bachelor's/Grad/Prof Degree



2018 Total Daytime Population: 200,975

2018 Daytime Population: Workers: 117,138

2018 Daytime Population: Residents: 83,837

BUSINESS



7,117

Total Businesses



115,195

Total Employees

Total Retail Sales



\$2,556,850,402

Total Retail Sales

EMPLOYMENT



White Collar

61%



Blue Collar

20%



Services

20%



Unemployment Rate

941 N Broadway St, Knoxville, Tennessee, 37917

Average Household Income



\$48,753

Average Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,311

Apparel & Services



\$107

Computers & Hardware



\$2,139

Eating Out



\$3,105

Groceries



\$3,371

Health Care



