



Multi-Purpose/Office for Sale

1455 Cline Street
Knoxville, TN 37921



Contacts:

Josiah Glafenhein
(865) 206-0180

josiah@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	Multi-purpose/Office Building for Sale ~ North Knoxville
Address	1455 Cline Street Knoxville, TN 37921
Building Size	5,800 +/- SF
Lot Size	0.58 +/- Acres
Price	\$399,900.00
**Note	Building diagonally NW is also available for sale (3,800 SF +/-) ~ 1501 Cline Street **Please see agent for more details.

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	11,040	84,300	160,993
Average Household Income	\$43,785	\$42,049	\$52,847

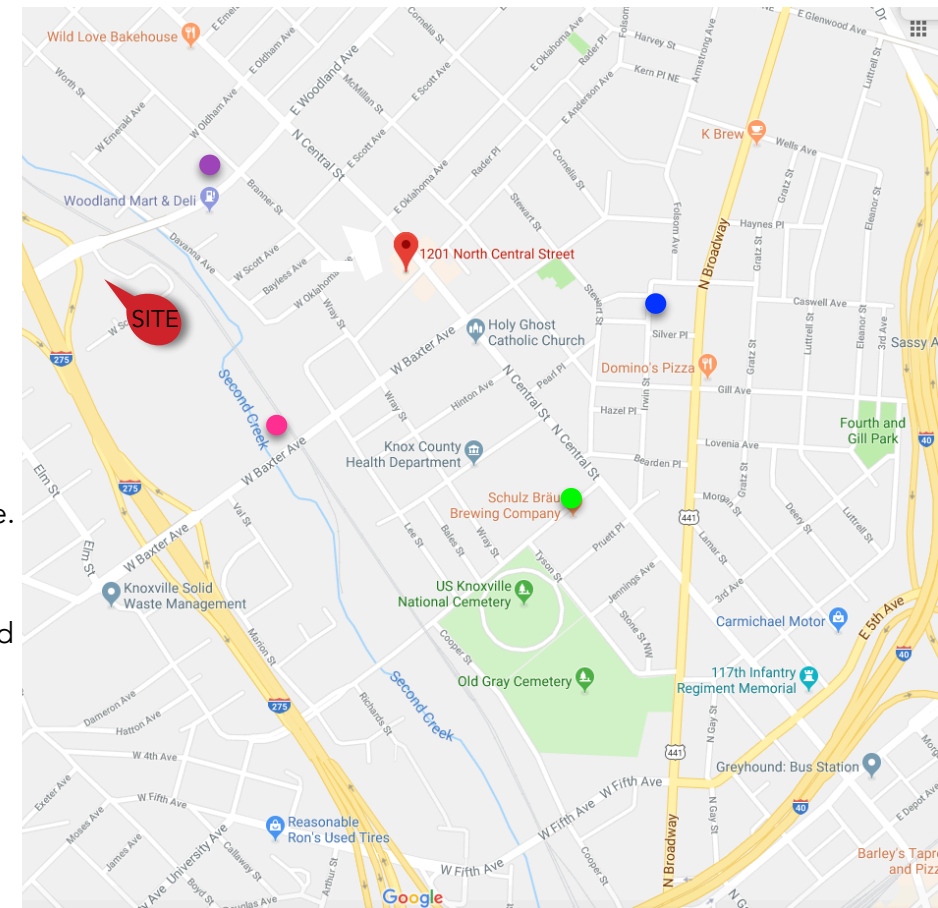
Market Overview

- Multi-purpose bldg. for Sale located on Cline Street just off I-275 At Woodland Ave.
- 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...
- Service parking lot with ample spaces

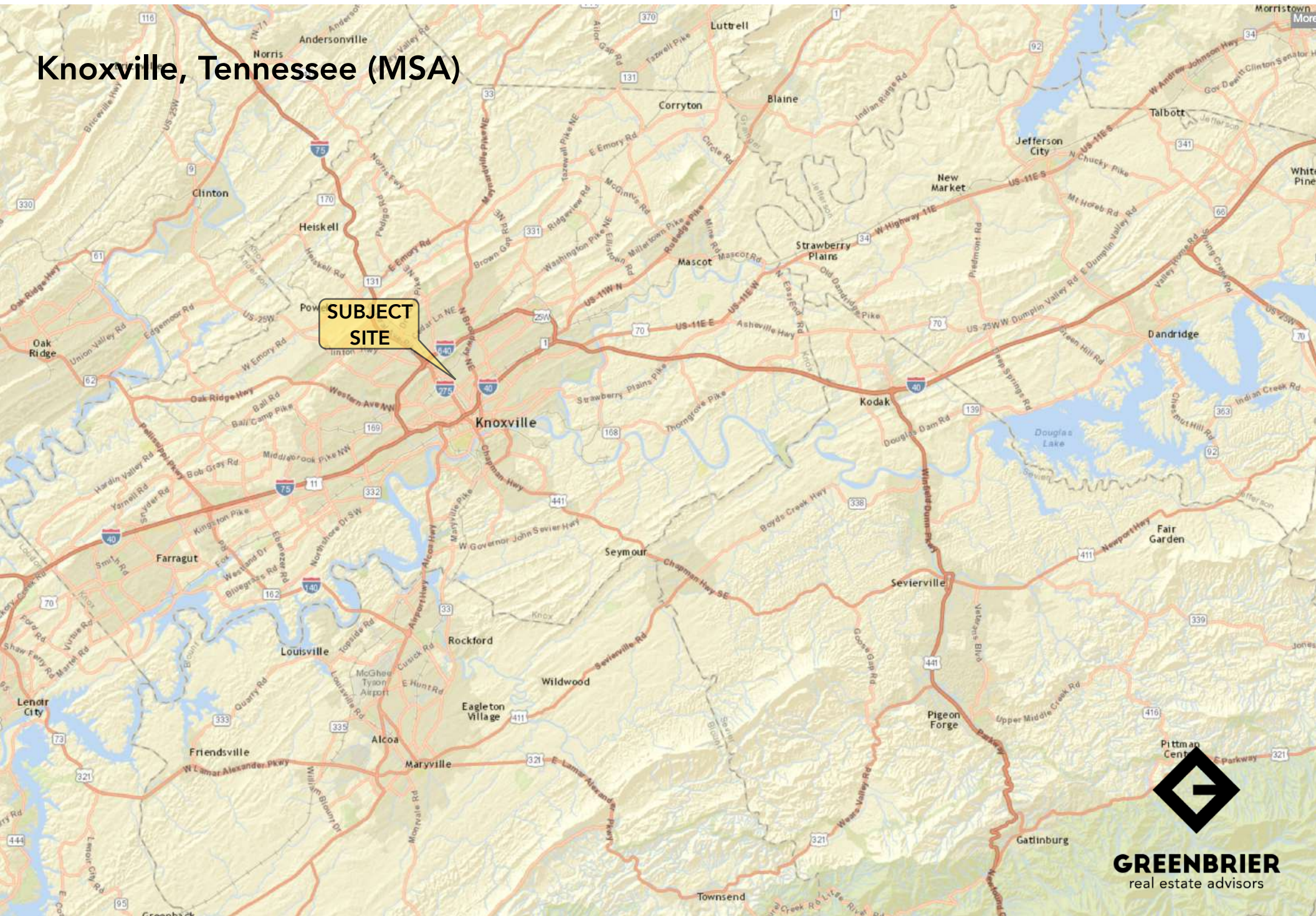
Traffic Counts

W Woodland Avenue	14,846 ADT	●
W Baxter Avenue	8,510 ADT	●
N Central Street	8,139 ADT	●
N Broadway Street	28,690 ADT	●

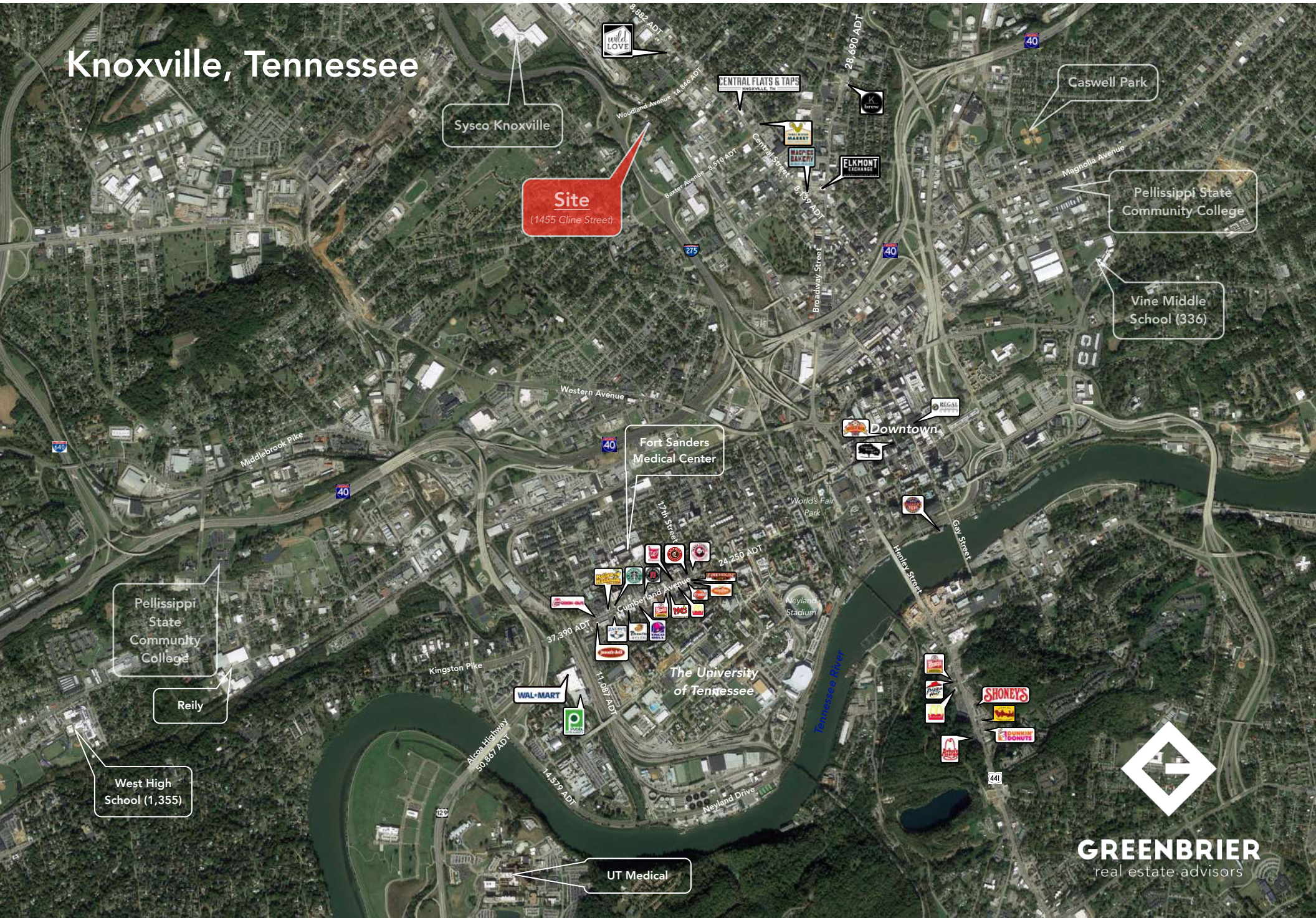
Map



Knoxville, Tennessee (MSA)



Knoxville, Tennessee



Sysco Knoxville

Site
(1455 Cline Street)

WILD LOVE

CENTRAL FLATS & TAPS
KNOXVILLE, TN

ELKMONT
KNOXVILLE, TN

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)

The University
of Tennessee

UT Medical



Subject Site
(1455 Cline Street)
5,800 SF +/-

****Also Available**
(1501 Cline Street)
3,800 SF +/-

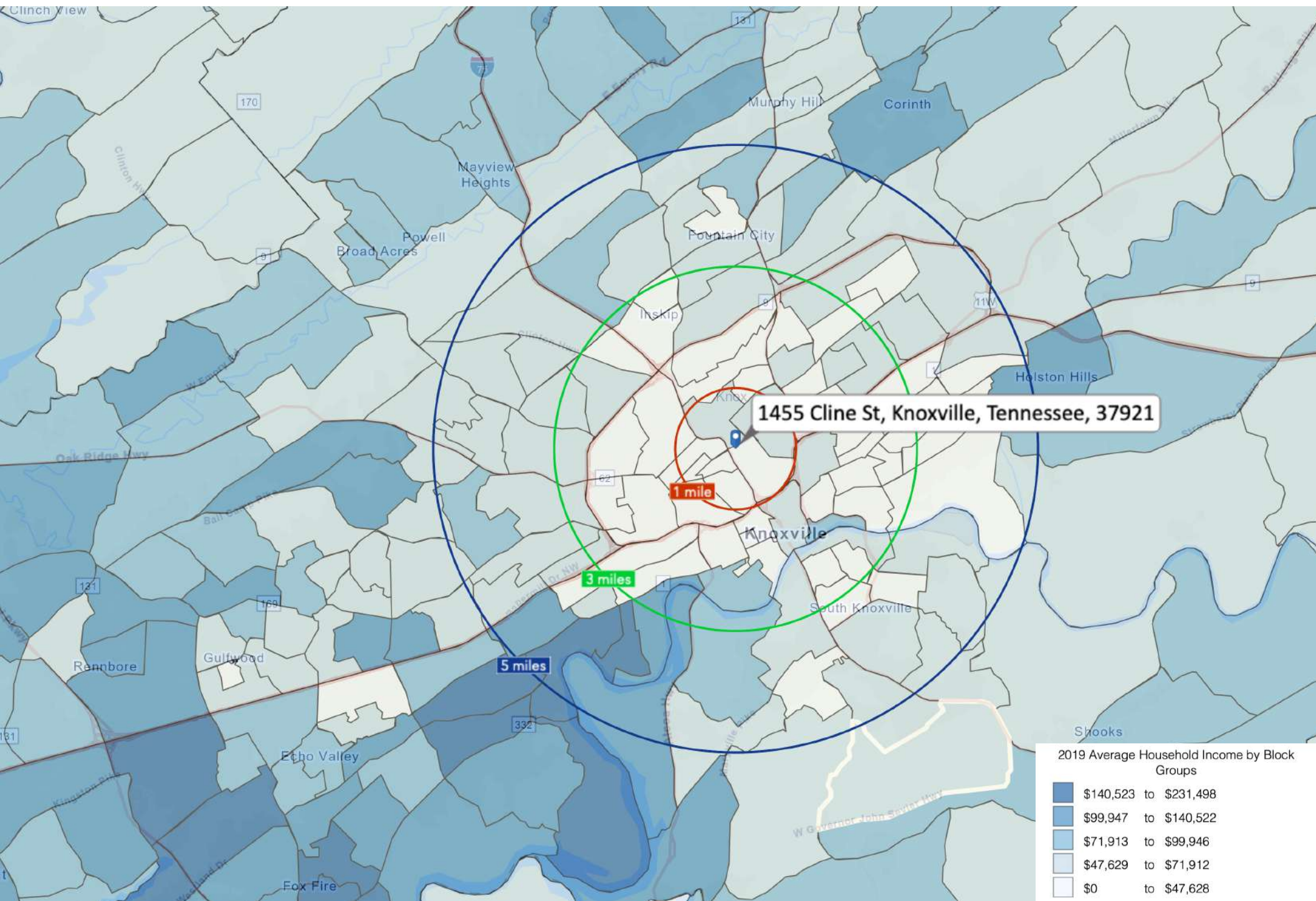




Front Elevation



Back Elevation



(5 Mile Radius)

KEY FACTS

160,993

Population



Average
Household Size

34.4

Median Age

\$36,704

Median Household
Income

EDUCATION

12%

No High
School
Diploma



29%

High School
Graduate



30%

Some
College



29%

Bachelor's/Grad/Prof
Degree

2019 Daytime Population

2019 Total Daytime
Population

219,972

2019 Daytime Population:
Workers

137,758

2019 Daytime Population:
Residents

82,214

BUSINESS



7,509

Total Businesses



135,621

Total Employees

Total Retail Sales



\$2,753,653,287

Total Retail Sales

EMPLOYMENT



White Collar

61%



Blue Collar

18%



Services

21%

4.6%

Unemployment
Rate

ANNUAL HOUSEHOLD SPENDING

1455 Cline St, Knoxville, Tennessee, 37921

Average Household Income



\$52,847

2019 Average Household
Income



\$1,350

Apparel &
Services



\$107

Computers &
Hardware



\$2,321

Eating Out



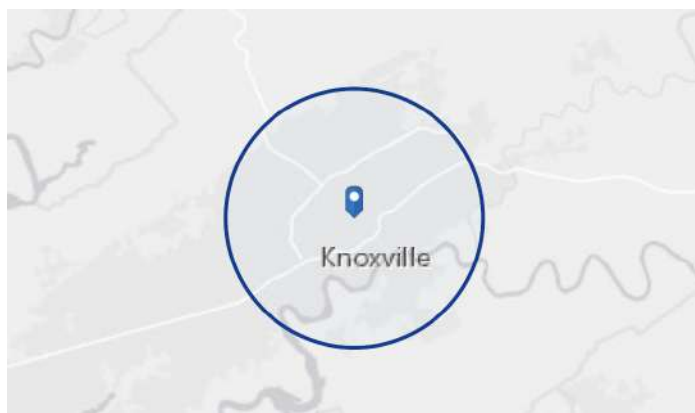
\$3,298

Groceries



\$3,697

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

