



# Office/Specialty for Sale

1501 Cline Street  
Knoxville, TN 37921



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## Property Details

Name	Office for Sale ~ North Knoxville
Address	1501 Cline Street Knoxville, TN 37921
Building Size	3,800 +/- SF
Lot Size	0.52 +/- Acres
Price	\$199,900.00
**Note	Building SE diagonally across is also available for sale (5,800 SF +/-) ~ 1455 Cline Street **Please see agent for more details.

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	11,089	84,422	161,251
Average Household Income	\$43,815	\$42,125	\$52,855

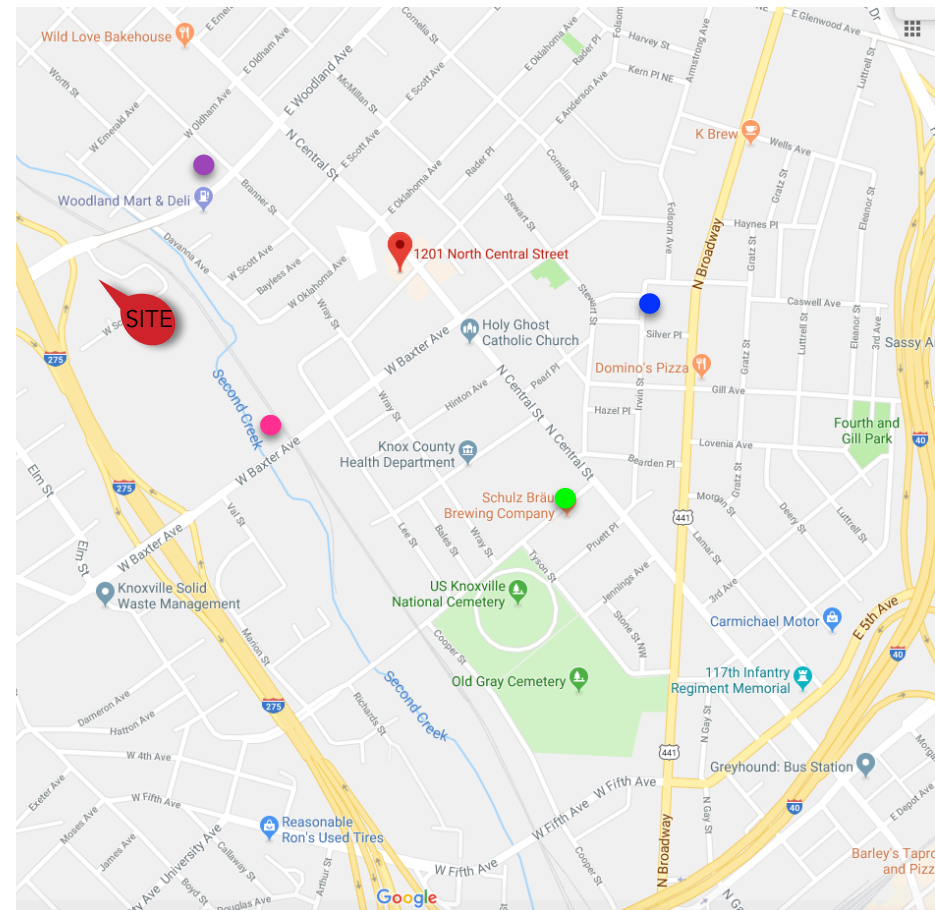
## Market Overview

- Multi-purpose bldg. for Sale located on Cline St. just off I-275 at Woodland Ave.
- Space offers a wide range of use opportunities
- Centrally located near historic neighborhoods of Old North Knoxville 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

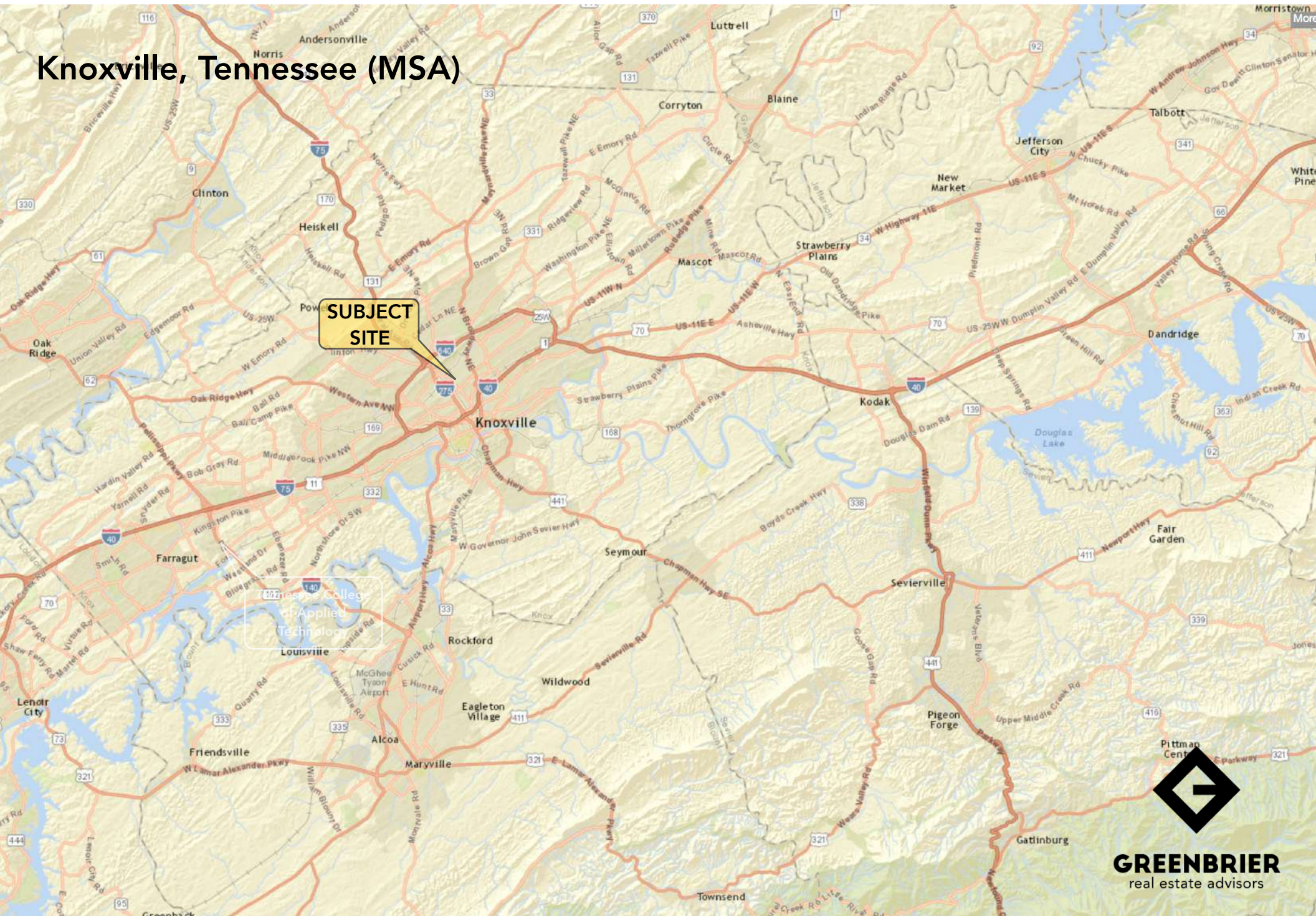
W Woodland Avenue	14,846 ADT
W Baxter Avenue	8,510 ADT
N Central Street	8,139 ADT
N Broadway Street	28,690 ADT

## Map



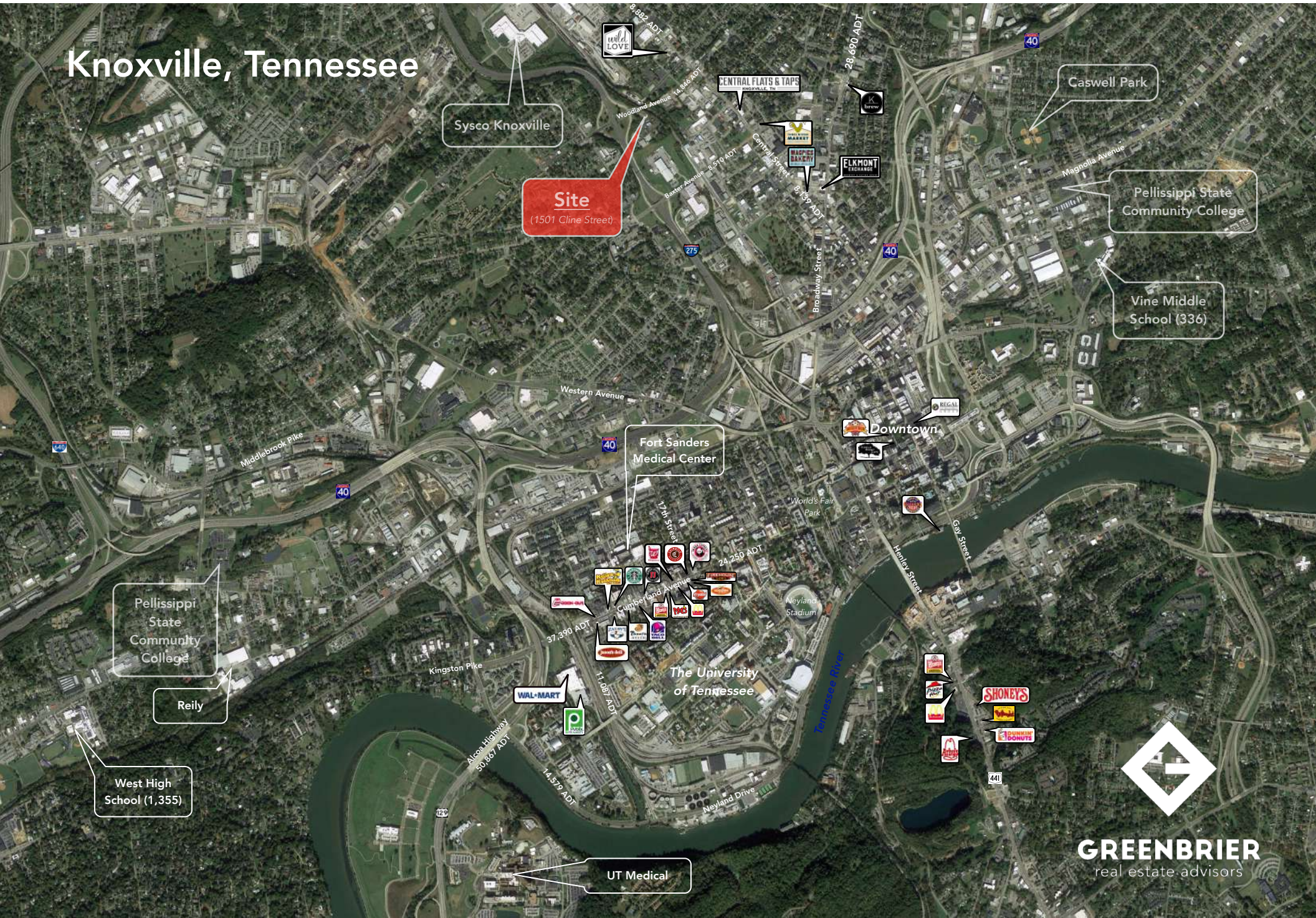


## Knoxville, Tennessee (MSA)

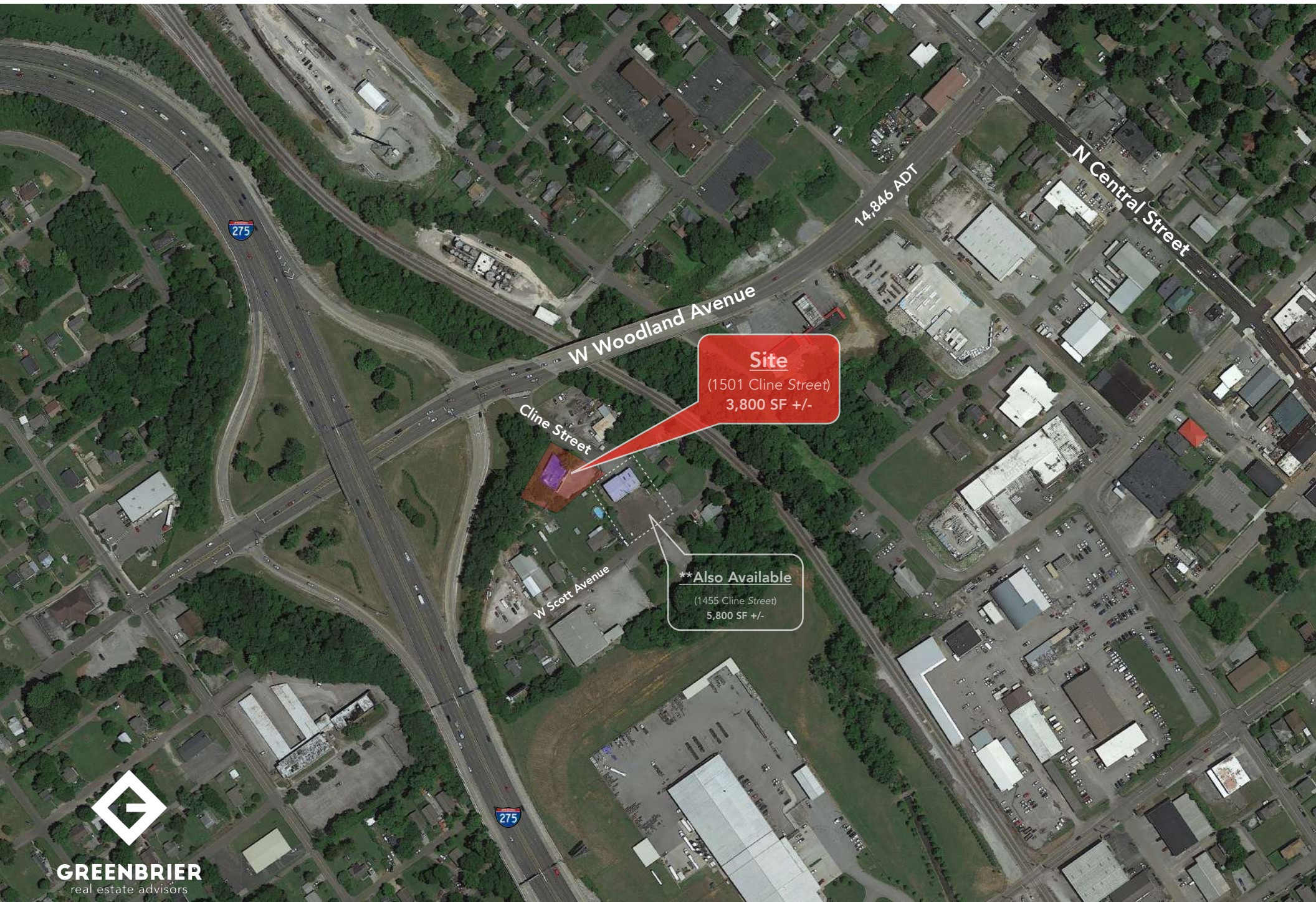




# Knoxville, Tennessee







**Site**

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

**\*\*Also Available**

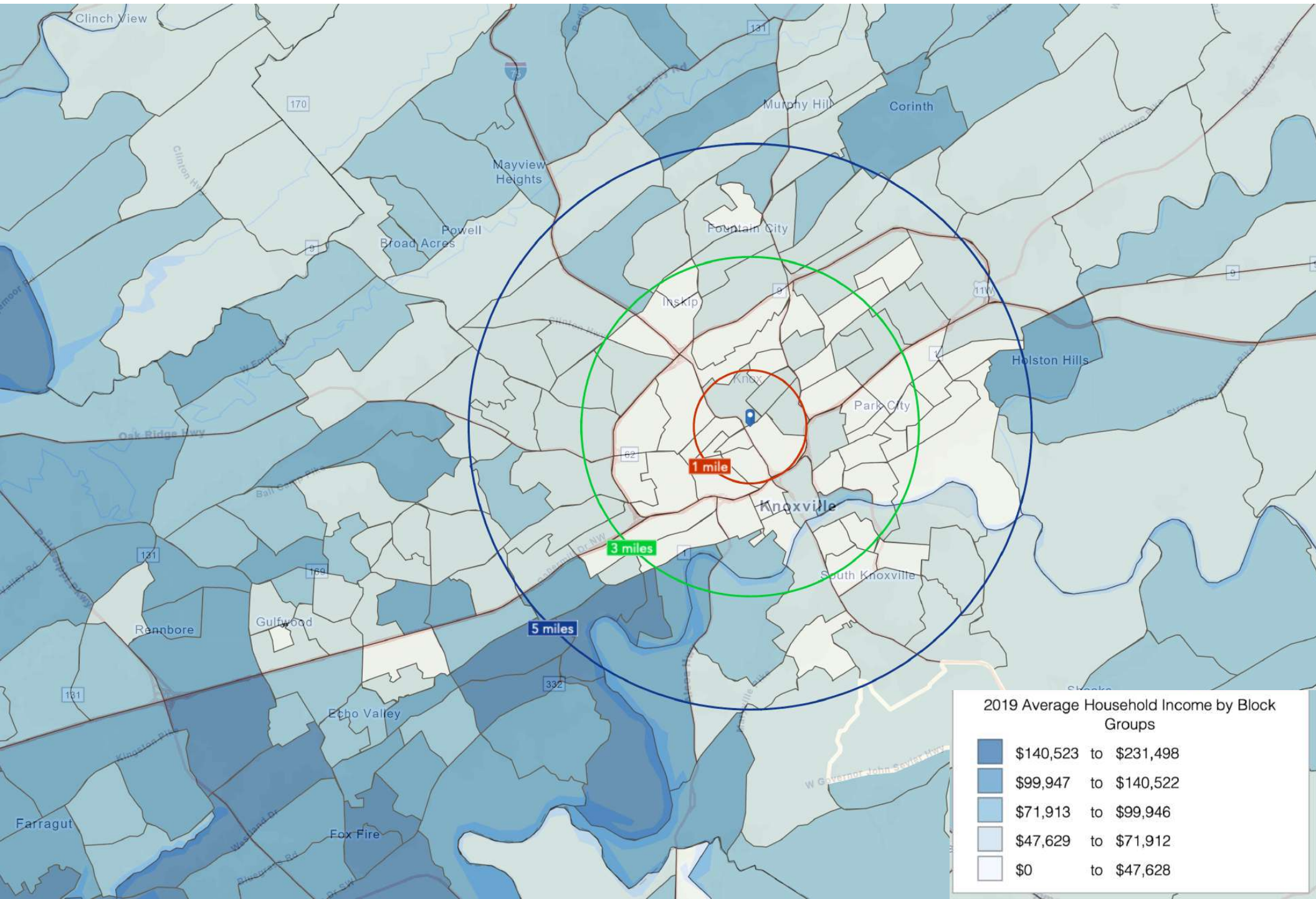
(1455 Cline Street)  
5,800 SF +/-











(5 Mile Radius)

## KEY FACTS

161,251

Population

34.4

Median Age

\$36,730

Median Household Income



Average Household Size

## EDUCATION

12%

No High School Diploma



29%

High School Graduate



30%

Some College



30%

Bachelor's/Grad/Prof Degree

2019 Daytime Population

2019 Total Daytime Population

222,166

2019 Daytime Population: Workers

139,860

2019 Daytime Population: Residents

82,306

## BUSINESS



7,587

Total Businesses



136,629

Total Employees

## Total Retail Sales



\$2,789,614,439

Total Retail Sales

## EMPLOYMENT



White Collar

61%



Blue Collar

18%



Services

21%

4.6%

Unemployment Rate

1501 Cline St, Knoxville, Tennessee, 37921

## Average Household Income



\$52,855

2019 Average Household Income

## ANNUAL HOUSEHOLD SPENDING



\$1,350

Apparel & Services



\$107

Computers & Hardware



\$2,321

Eating Out



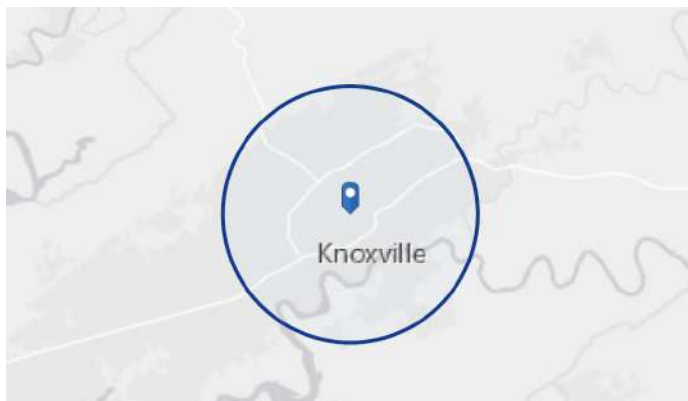
\$3,299

Groceries



\$3,698

Health Care







## Knoxville MSA Overview

## MARKET ECONOMIC INFORMATION

## POPULATION FIGURES

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

<b>KNOXVILLE, TN MSA</b>	<b>837,571</b>
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CITY OF KNOXVILLE POPULATION 178,874

**KNOX COUNTY POPULATION** 432,226

## TOP EMPLOYERS

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

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

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

