



# Lease Space Available

## *Chapman Ford Crossing*

6522 Chapman Highway

Knoxville, TN 37920



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## Property Details

Name	Lease Space Available - Chapman Ford Crossing
Address	6522 Chapman Highway Knoxville, TN 37920
Available Lease Space	Unit 4: 3,170 +/- SF Unit 8: 25,200 +/- SF Unit 12 -13 3,200 SF Unit 14: 1,600 +/- SF Unit 17a: 49,866 +/- SF
Lease Price	**See Agent

## Market Overview

- Property located on Chapman Highway in growing South Knoxville market
- Traffic light intersection allows for easy in and out access
- Current tenants include: Gold's Gym, Dollar General, Panasonic, SoKnox Studios, Trailside Bikes, etc...
- High growth area with traffic counts of 29,690 ADT on Chapman Highway
- Excellent parking opportunities

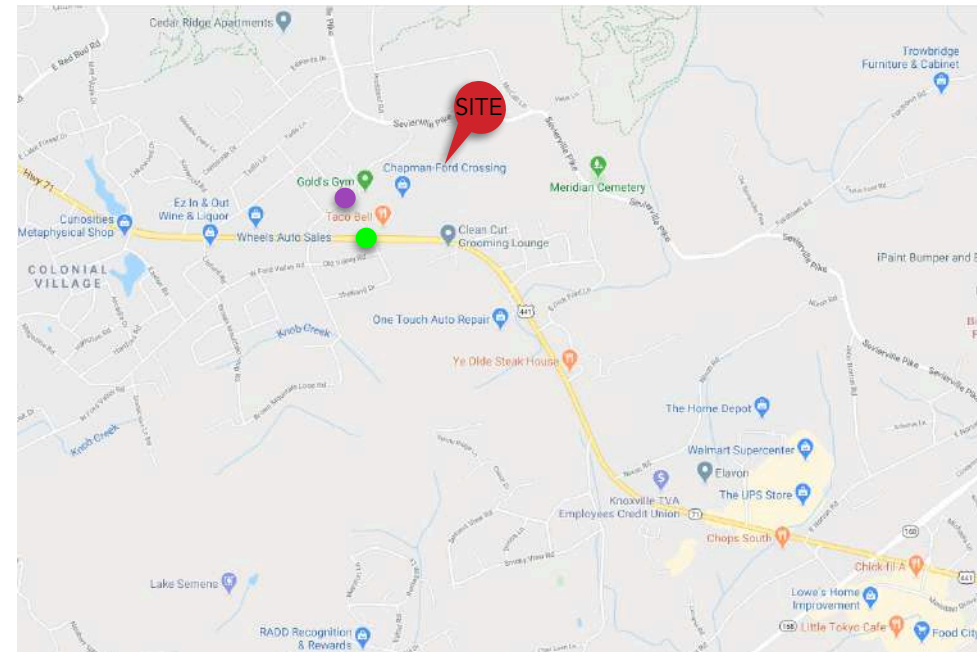
## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	2,685	22,931	75,779
Average Household Income	\$81,954	\$71,533	\$64,602

## Traffic Counts

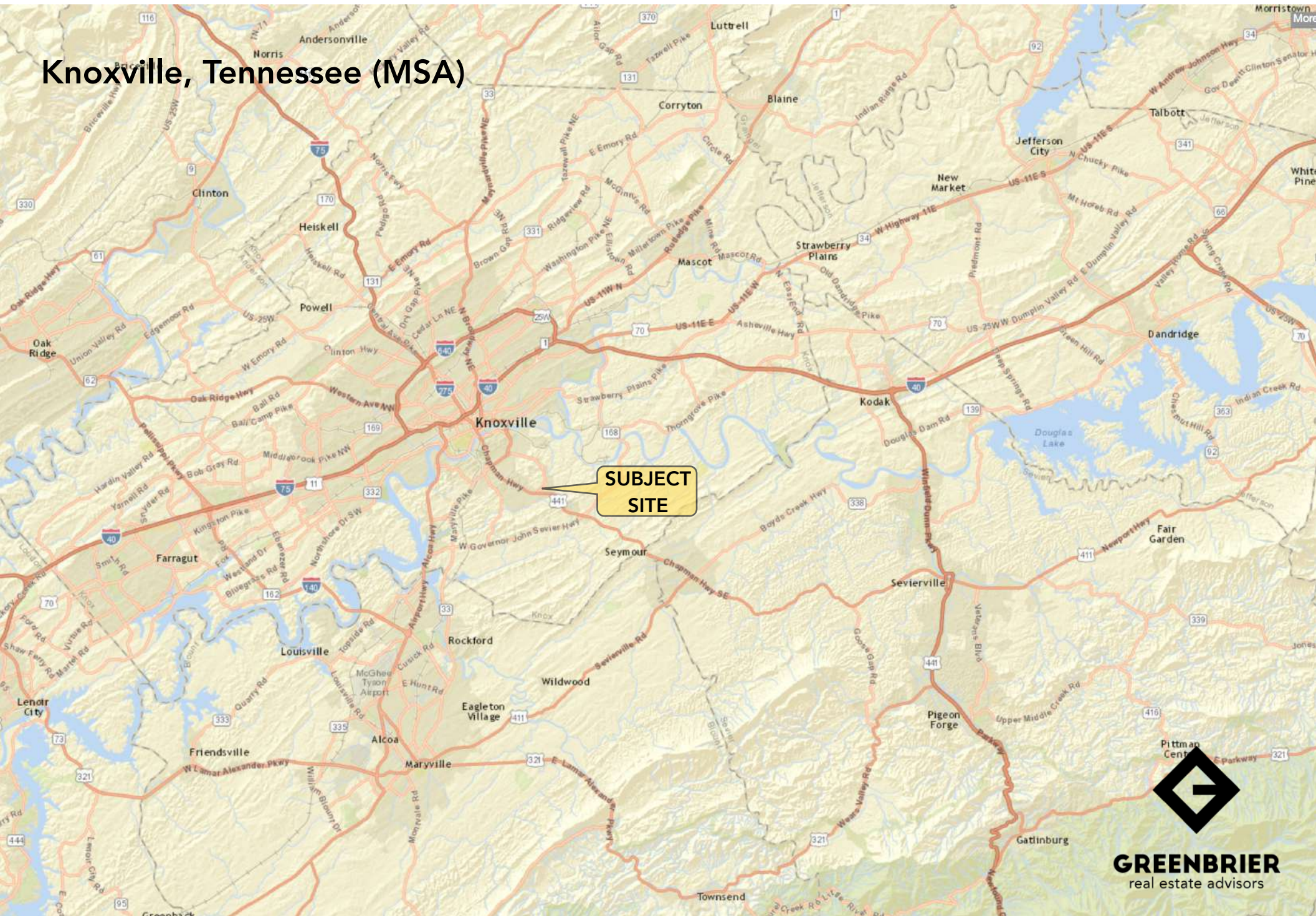
Chapman Highway	29,690 ADT <span style="color: green;">●</span>
E Ford Valley Road	Unavailable <span style="color: purple;">●</span>

## Map

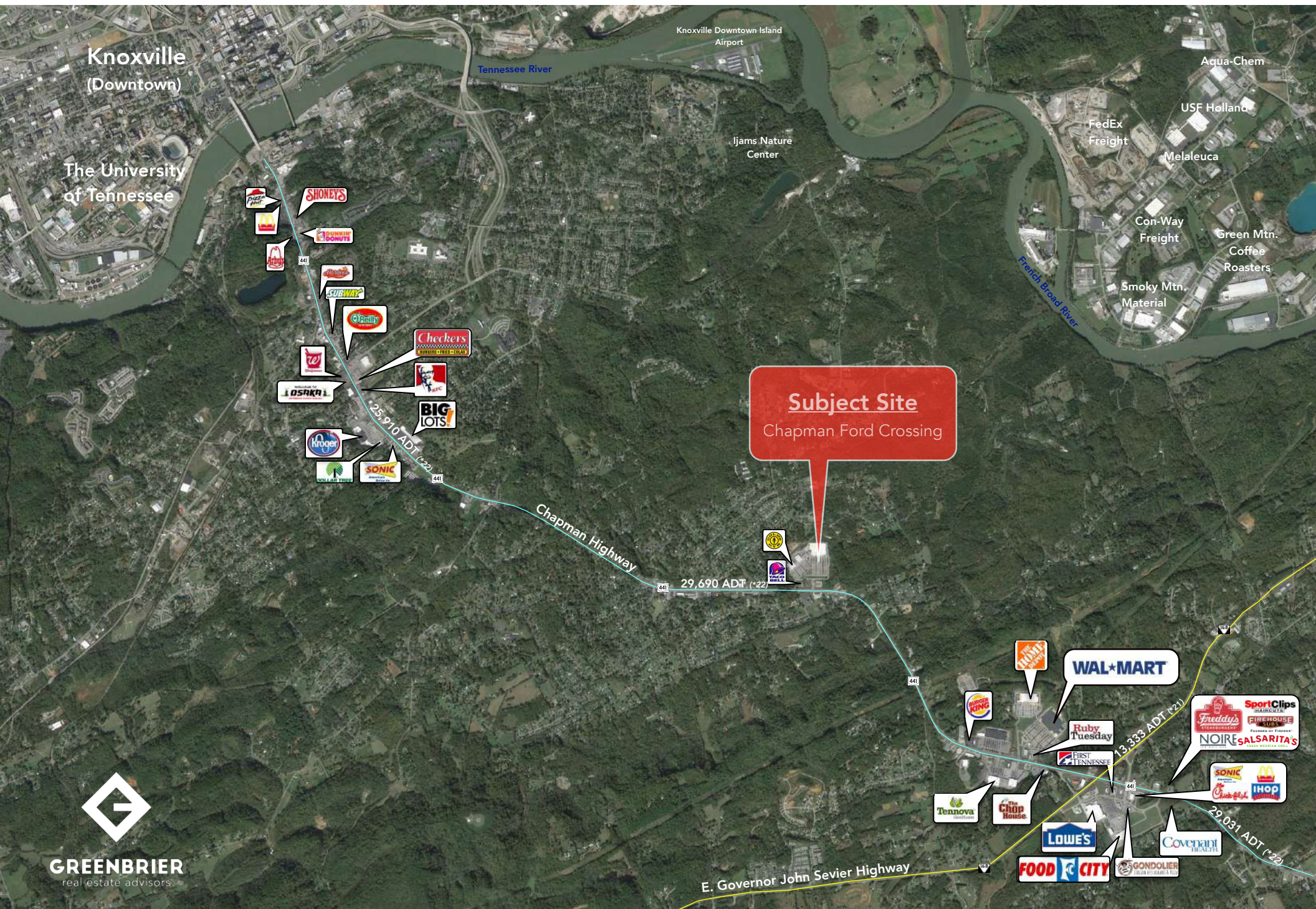




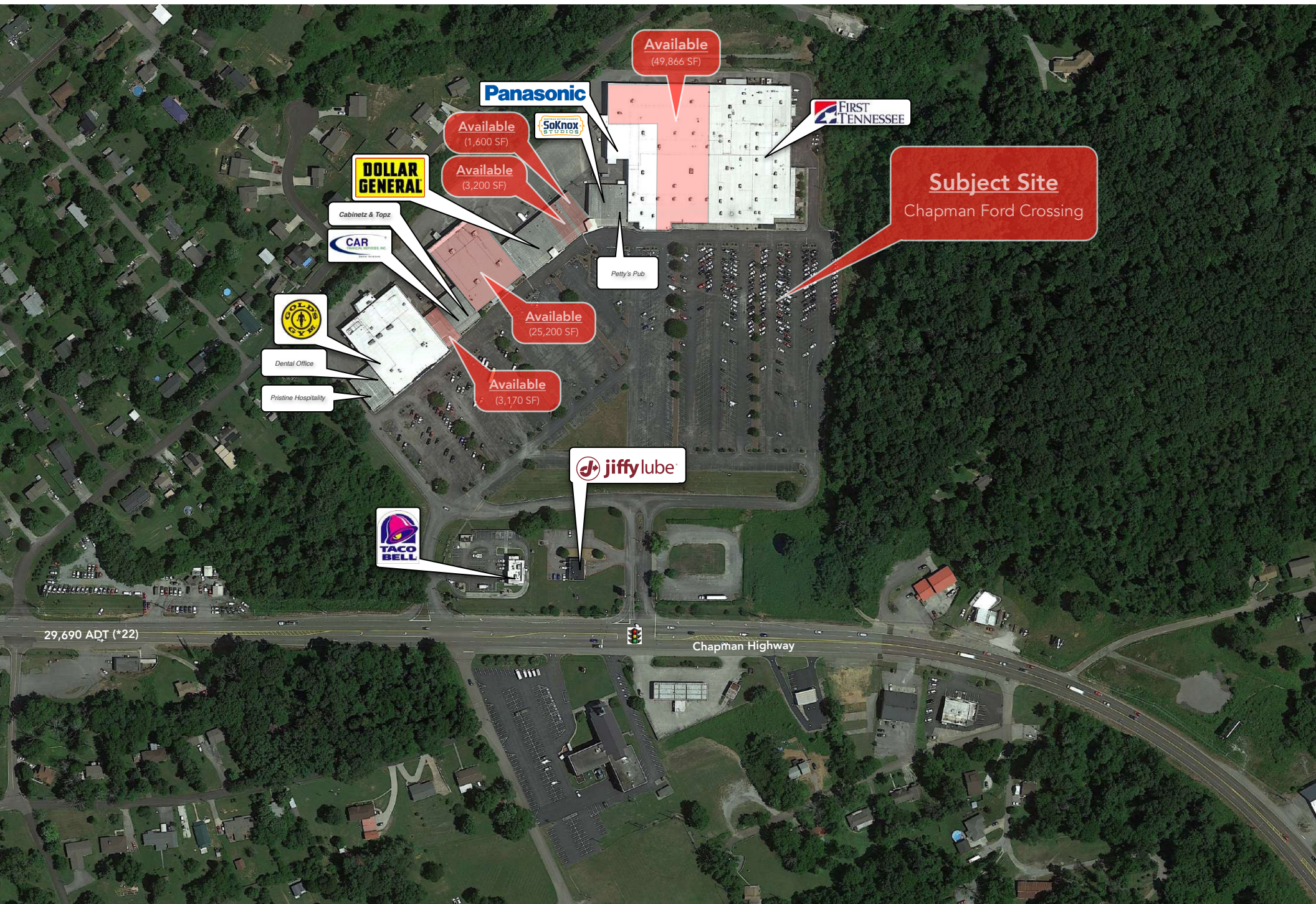
# Knoxville, Tennessee (MSA)



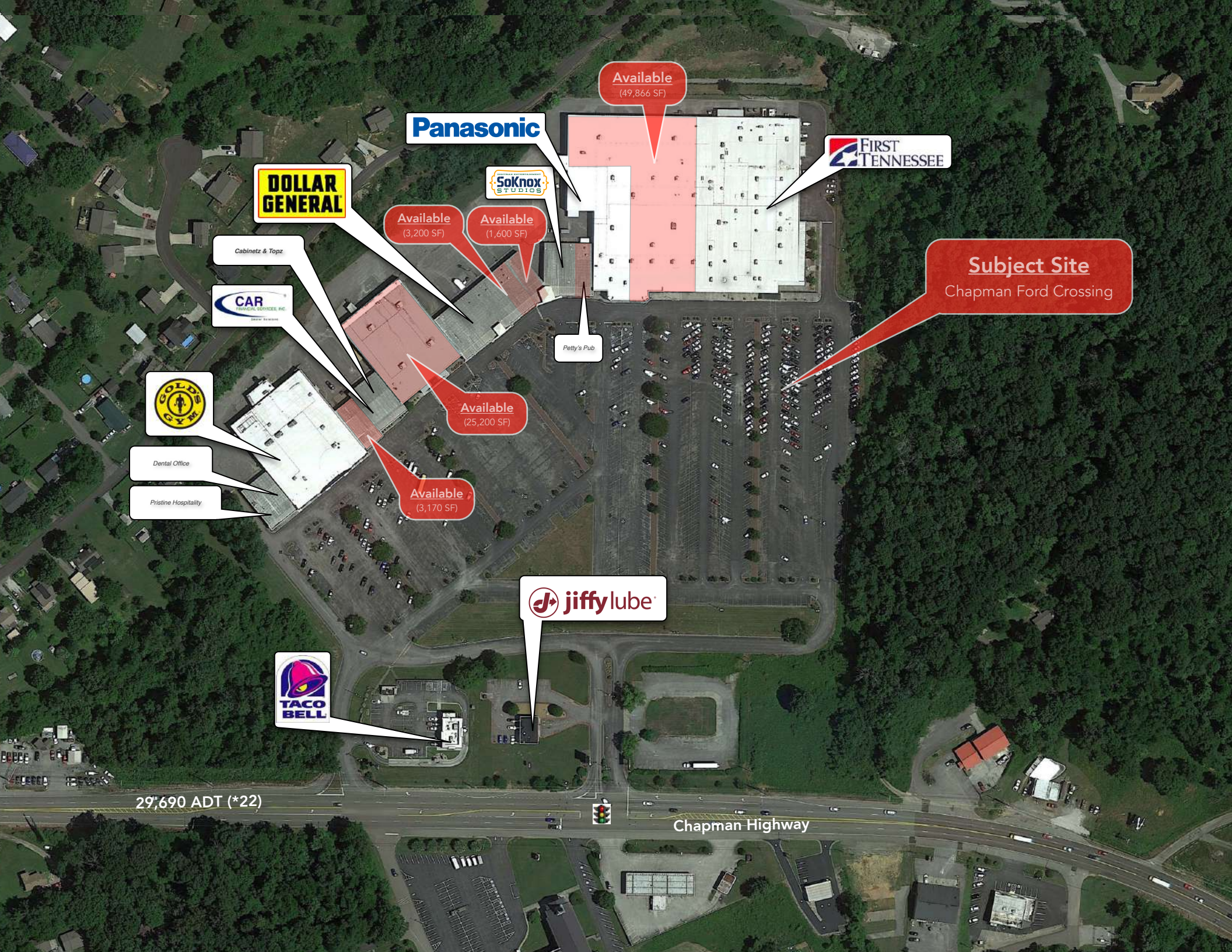












Panasonic

DOLLAR  
GENERAL

Cabinetz & Topz

CAR  
COMMERCIAL SERVICES, INC.  
General Services

GOLD'S  
GYM

Dental Office

Pristine Hospitality

SoKnox  
STUDIOS

Available  
(3,200 SF)

Available  
(1,600 SF)

Available  
(49,866 SF)

FIRST  
TENNESSEE

Subject Site  
Chapman Ford Crossing

Available  
(25,200 SF)

Available  
(3,170 SF)

Petty's Pub

jiffylube

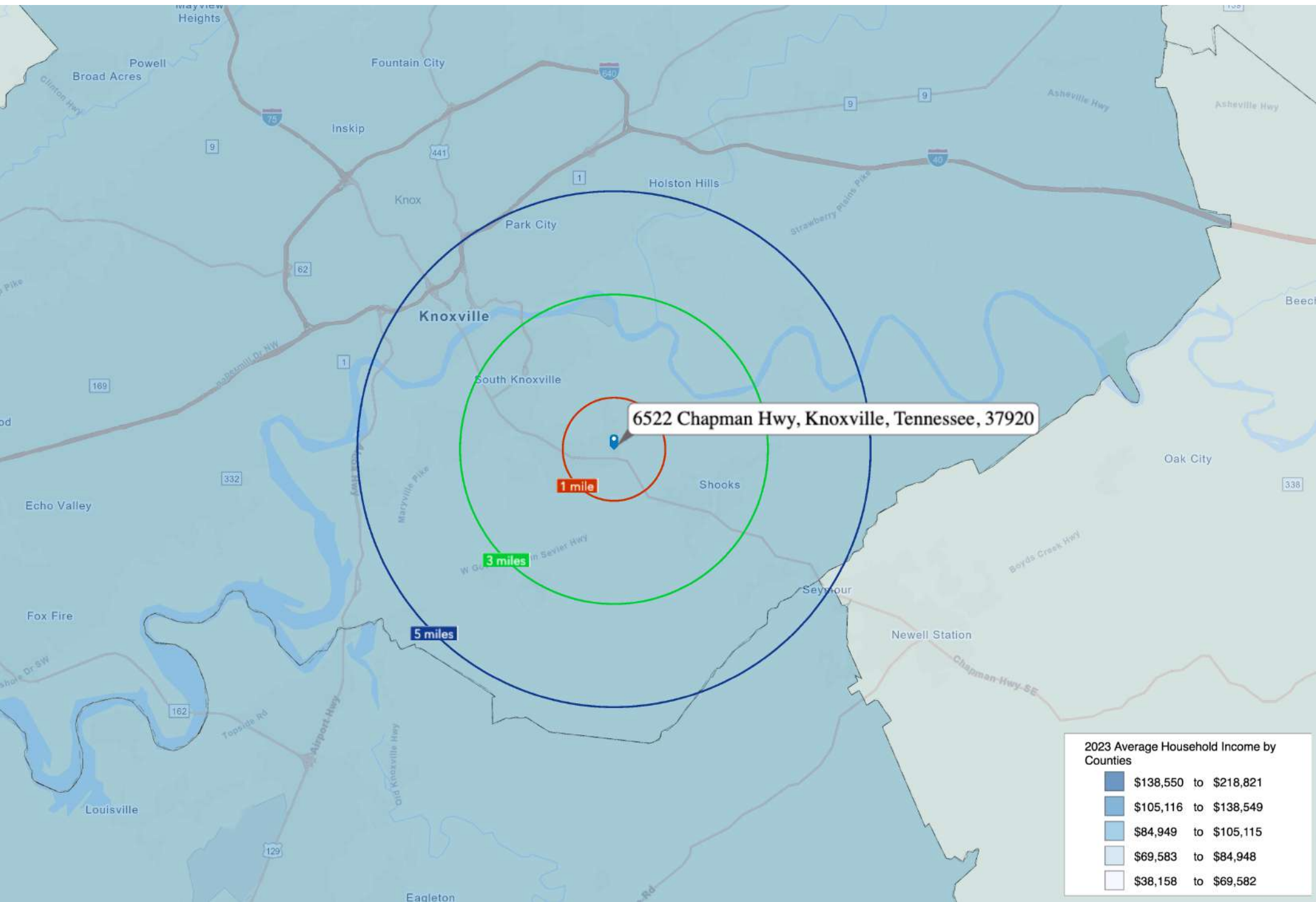
TACO  
BELL

29,690 ADT (\*22)

Chapman Highway









(5 Mile Radius)

## KEY FACTS

75,779



2023 Total Population (Esri)



Average Household Size

31.3

2023 Median Age (Esri)

\$42,023

Median Household Income

## EDUCATION



No High School Diploma



32%

High School Graduate



25%

Some College



34%

Bachelor's/Grad/Prof Degree

2023 Daytime Population

2023 Total Daytime Population 118,279

2023 Daytime Population: Workers 76,843

2023 Daytime Population: Residents 41,436

## BUSINESS



3,352

Total Businesses



79,057

Total Employees

## EMPLOYMENT



63%

White Collar



19%

Blue Collar



Services

5.9%

18%

Unemployment Rate

6522 Chapman Hwy, Knoxville, Tennessee, 37920

## Average Household Income



\$64,602

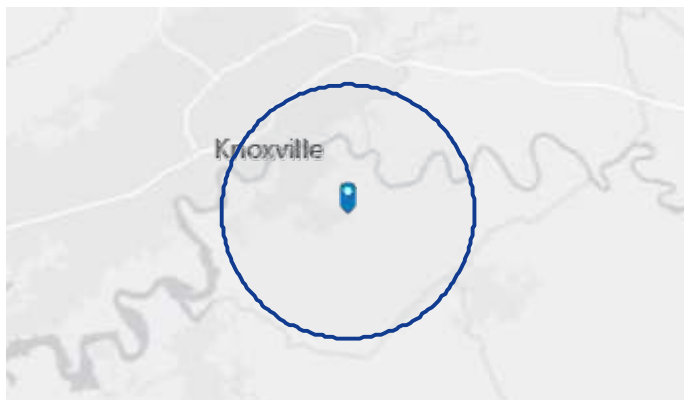
2023 Average Household Income

## Total Retail Sales



\$8,725,046,634

2023 Total (SIC01-99) Sales (\$000)





## MARKET ECONOMIC INFORMATION (\*2021)

### POPULATION FIGURES

Knoxville, TN DMA	1,441,496
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	888,103
City of Knoxville Population	193,888
Knox County Population	477,710

### 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. Knoxville County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180

### MSA SECTOR BREAKDOWN ON EMPLOYMENT Industry (by SIC Codes \*2021)

	Employees
Construction	21,936
Finance, Insurance, Real Estate	24,920
Government	18,875
Manufacturing – Total	33,607
– Durable Goods	-
– Nondurable Goods	-
Services	189,300
Wholesale Trade	18,920
Retail Trade	90,989

### UNIVERSITIES & COLLEGES

	Enrollment
The University of Tennessee	30,559
Pellissippi State Community College	10,894
Roane State Comm. College (Harriman)	5,688
Walters State Community College	6,144
Tusculum College (Greeneville)	1,664
Carson Newman	2,911
Bryan College (Dayton)	1,480
Maryville College	1,046
Tennessee Wesleyan College	1,168
South College	2,843

### AREA HOSPITALS

	# of Beds
University of Tennessee Medical Center	839
Fort Sanders Regional Medical Center	541
Blount Memorial Hospital	312
Parkwest Medical Center	307
Methodist Medical Center of Oak Ridge	301
Tennova Healthcare – North Knoxville	267
East Tennessee Children's Hospital	179
Turkey Creek Medical Center	107

## KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

### LEGEND:

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

Trade area boundaries are approximate in concept and intended for general reference

