



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 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, Hybird Grading, Panasonic, SoKnox Studios, Trailside Bikes, etc...
- High growth area with traffic counts of 29,690 ADT on Chapman Highway
- Excellent parking opportunities

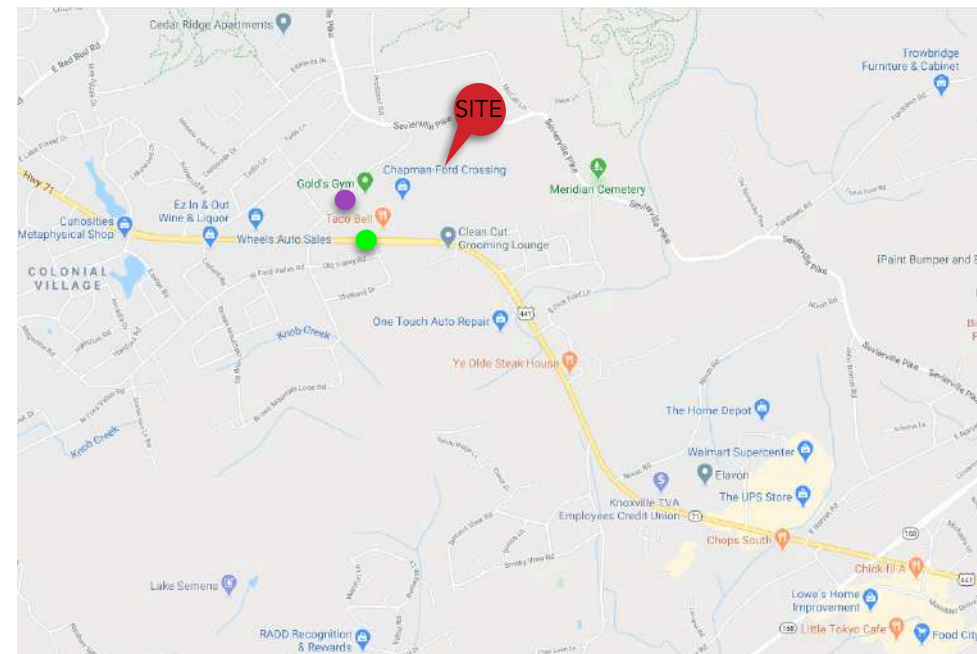
Demographic Snapshot

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

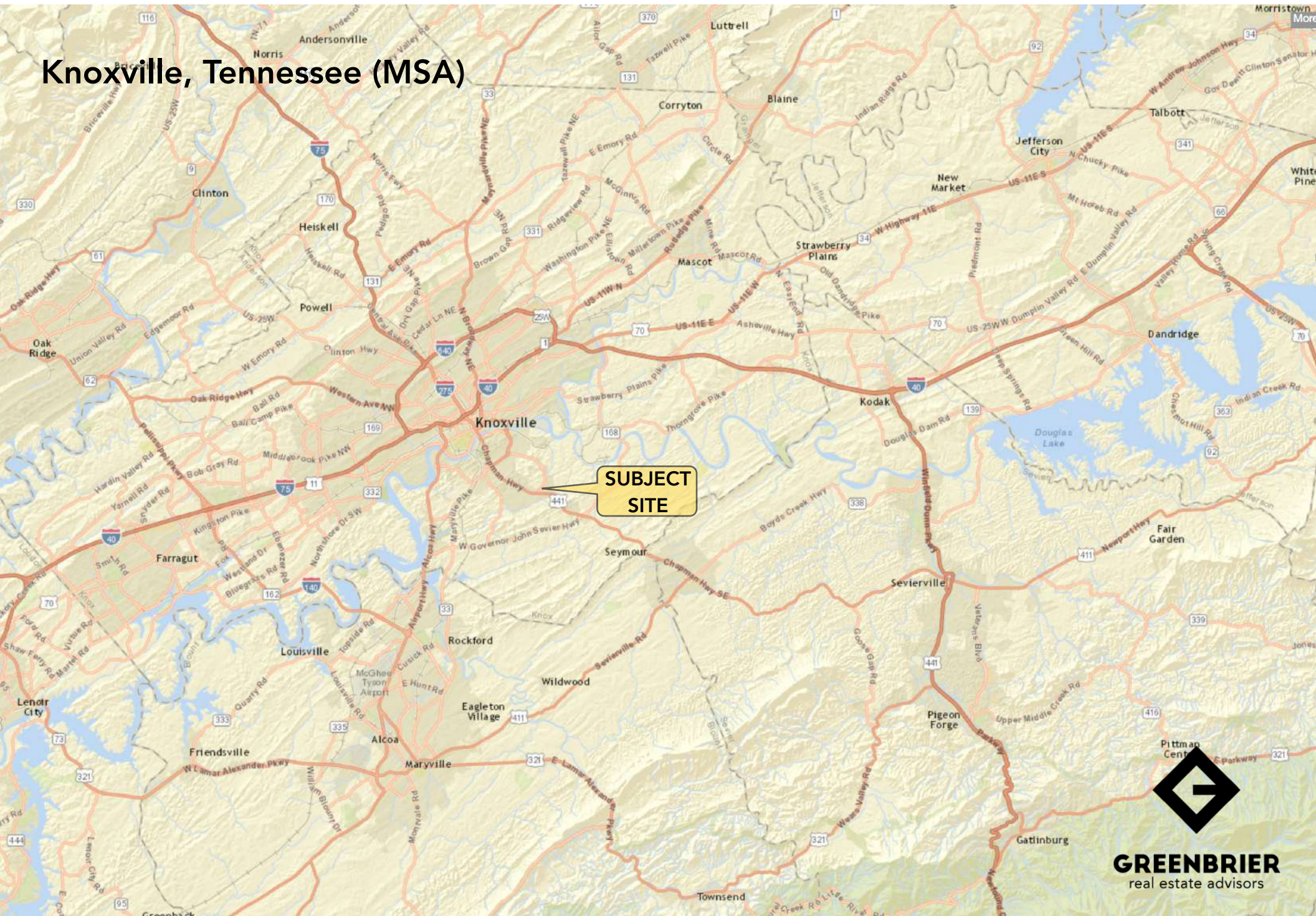
Traffic Counts

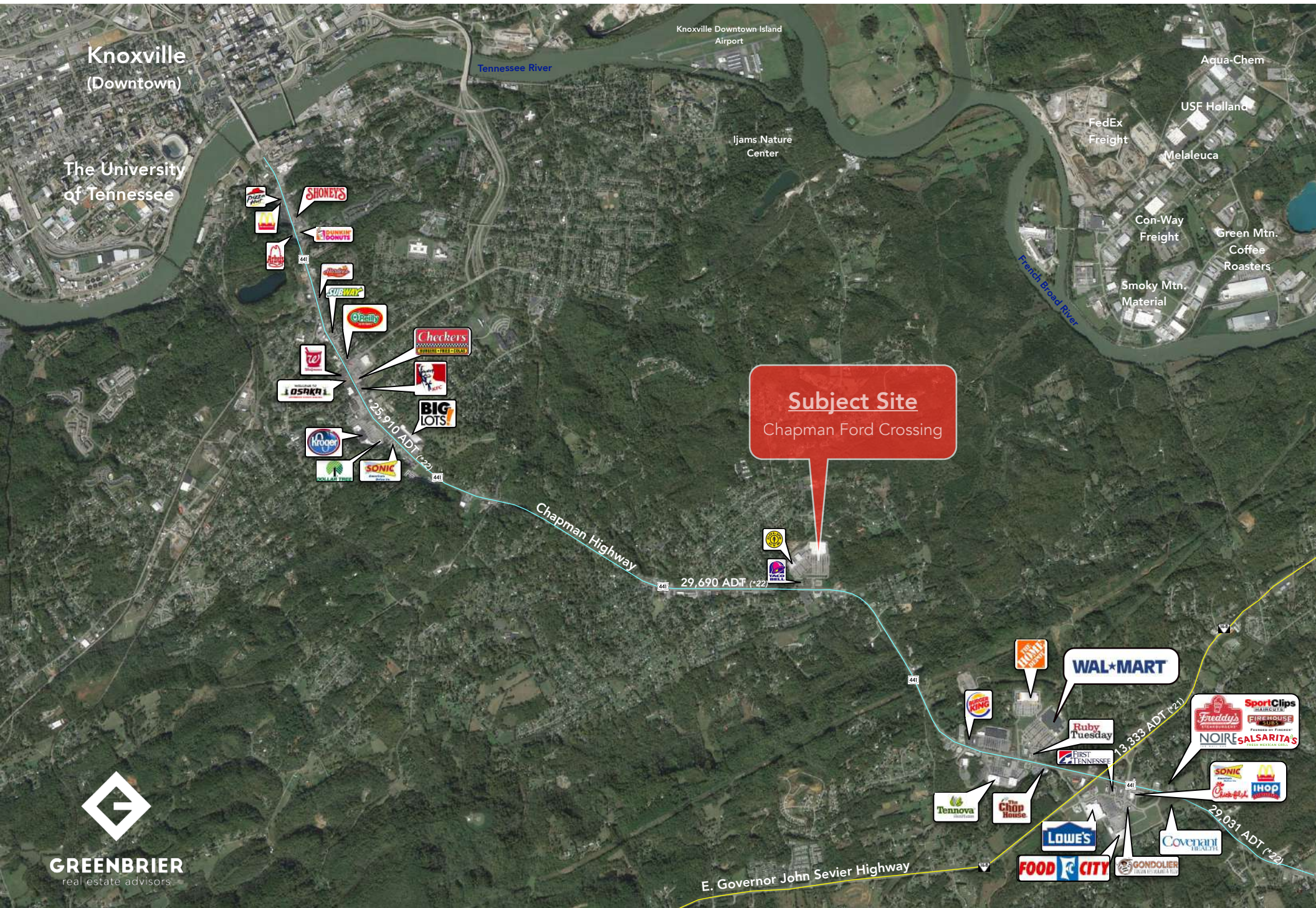
Chapman Highway	29,690 ADT ●
E Ford Valley Road	Unavailable ●

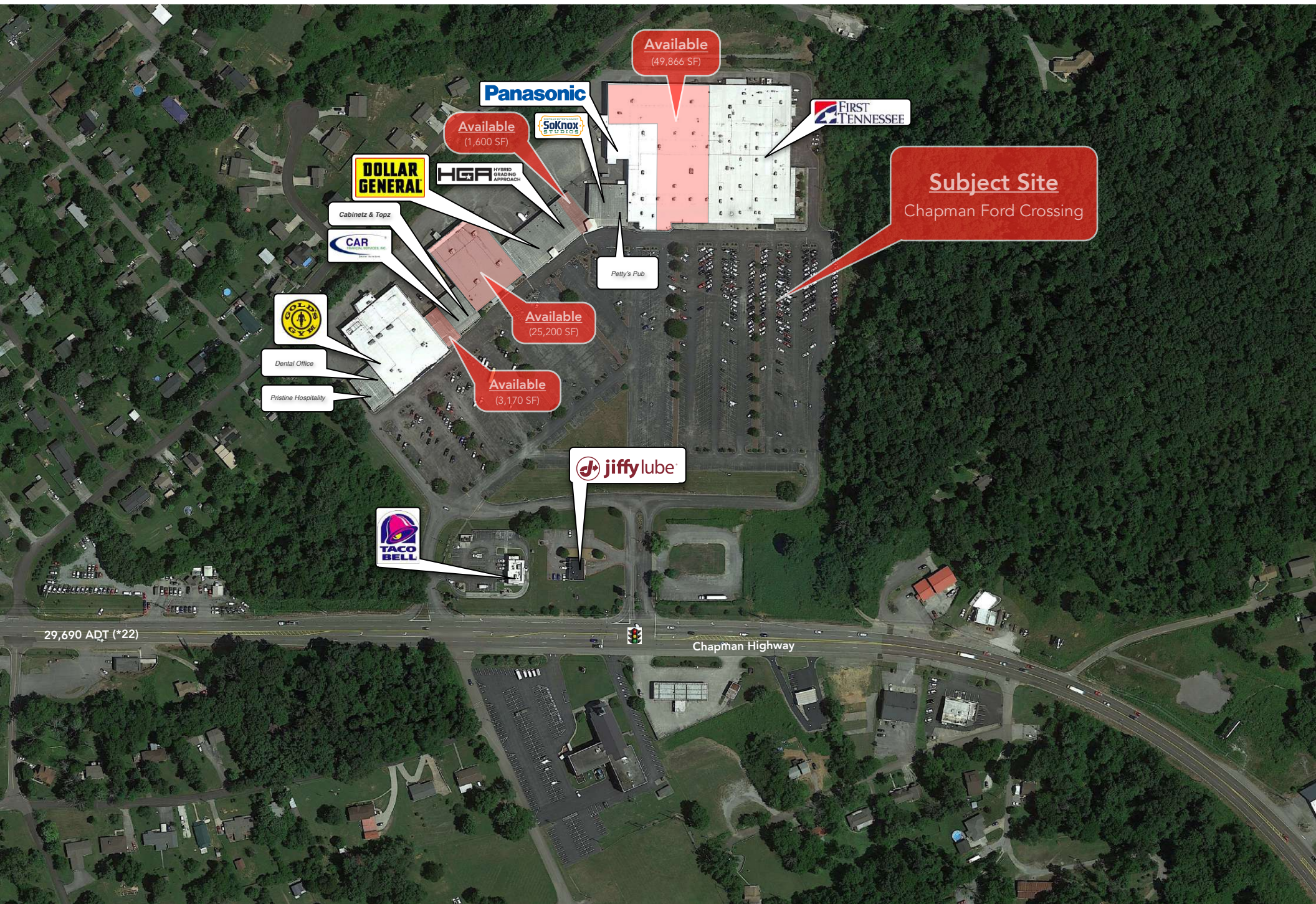
Map



Knoxville, Tennessee (MSA)









Panasonic

HGA
HYBRID GRADING
APPROACH

SoKnox
STUDIOS

FIRST
TENNESSEE

DOLLAR
GENERAL

Cabinetz & Topz

CAR
COMMERCIAL SERVICES, INC.

GOLD'S
GYM

Dental Office

Pristine Hospitality

Petty's Pub

jiffylube

TACO
BELL

Available
(49,866 SF)

Available
(1,600 SF)

Available
(25,200 SF)

Available
(3,170 SF)

Subject Site
Chapman Ford Crossing

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

9%

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



White Collar

63%



Blue Collar

19%



Services

18%

5.9%

Unemployment Rate

6522 Chapman Hwy, Knoxville, Tennessee, 37920

Average Household Income



\$64,602

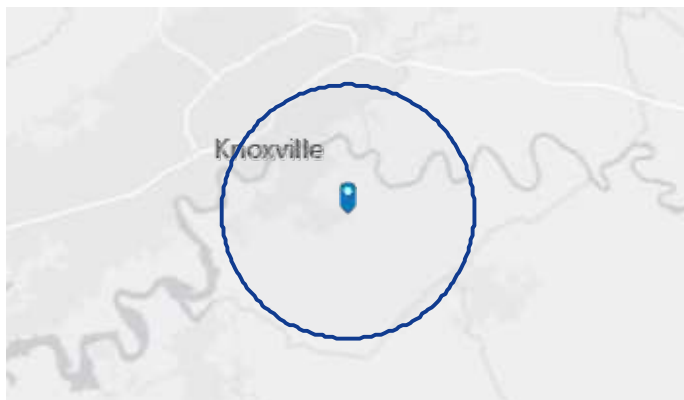
2023 Average Household Income

Total Retail Sales



\$8,725,046,634

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



MARKET ECONOMIC INFORMATION

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

