

# Lease Space Available

Former Jumbo Buffet - 3,200 SF &  
Former R&Co Salon - 2,800 SF

7430 Chapman Highway  
Knoxville, TN 37920





**GREENBRIER**  
real estate advisors

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Knoxville, TN 37920**



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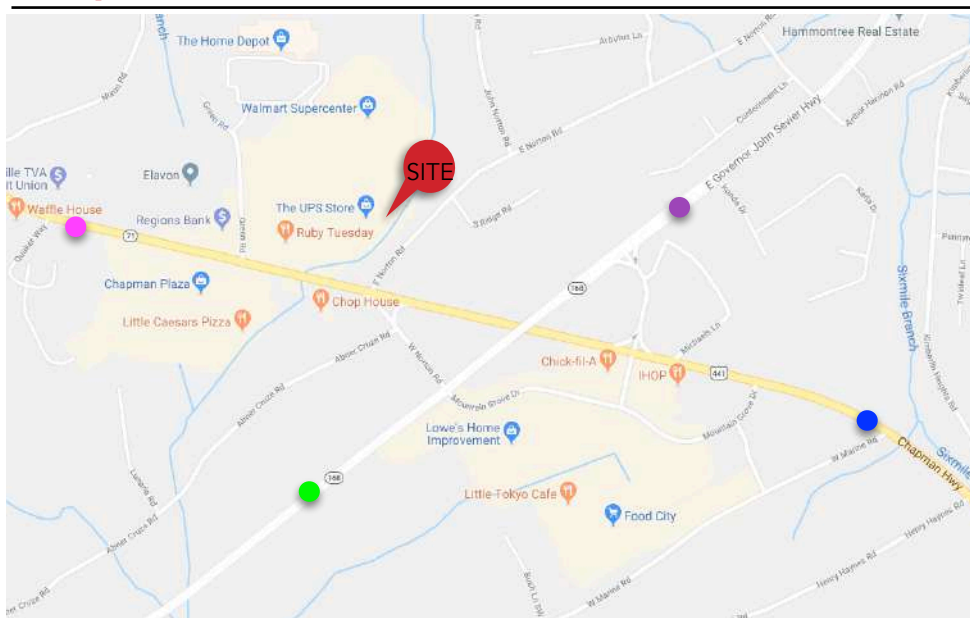
## Property Details

Name	Carson Pointe ~ Lease Space Available (Former Jumbo Buffet & Former R&Co Salon)
Address	7430 Chapman Highway Knoxville, TN 37920
Available Space	3,200 SF +/- & 2,800 SF +/-
Lease Price	**See Agent

## Traffic Counts

Chapman Highway (East of Site)	35,656 ADT	<span style="color: blue;">●</span>
Chapman Highway (West of Site)	26,198 ADT	<span style="color: magenta;">●</span>
E. Governer John Sevier	13,333 ADT	<span style="color: purple;">●</span>
E. Governer John Sevier	14,950 ADT	<span style="color: green;">●</span>

## Map



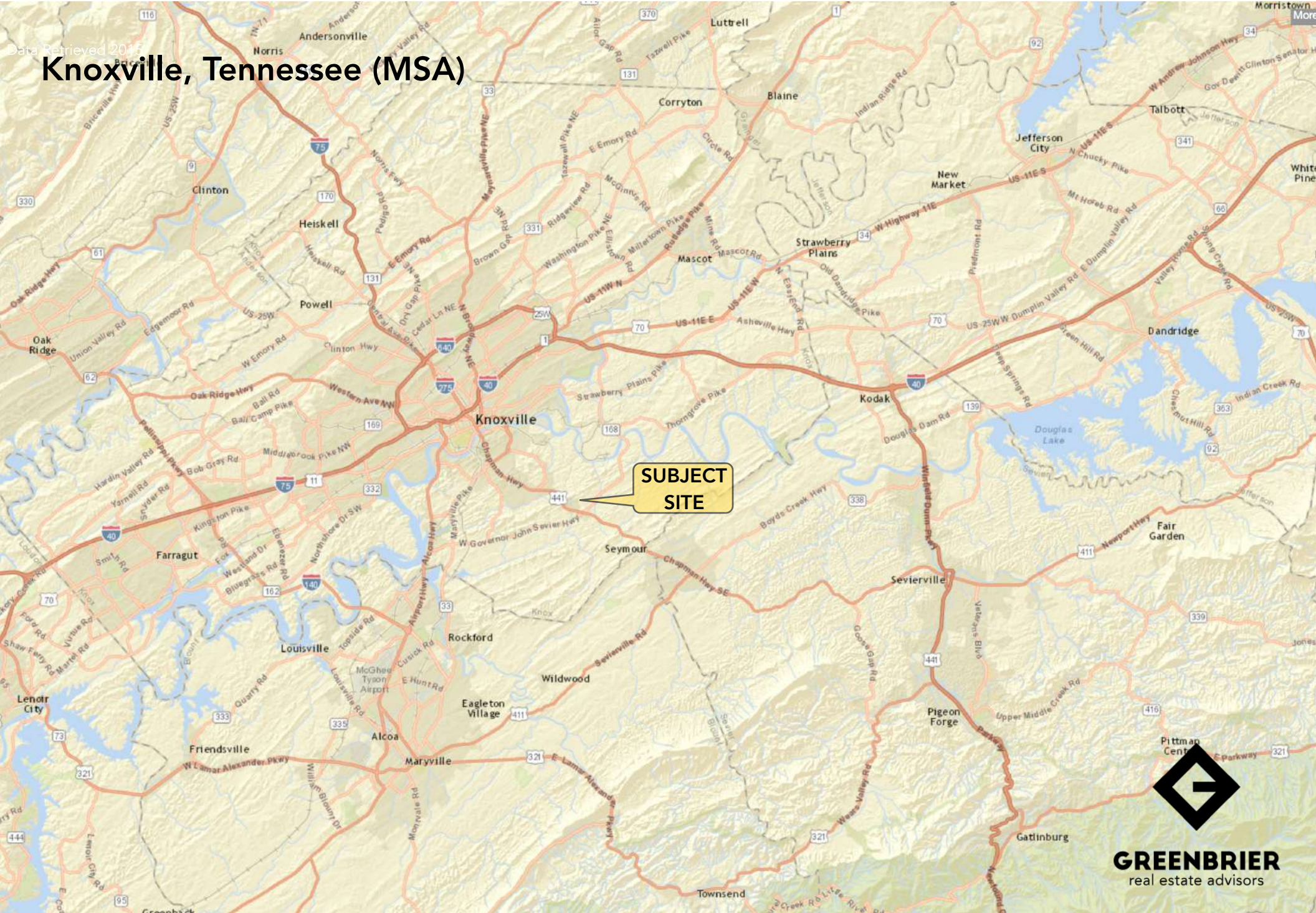
## Demographic Snapshot

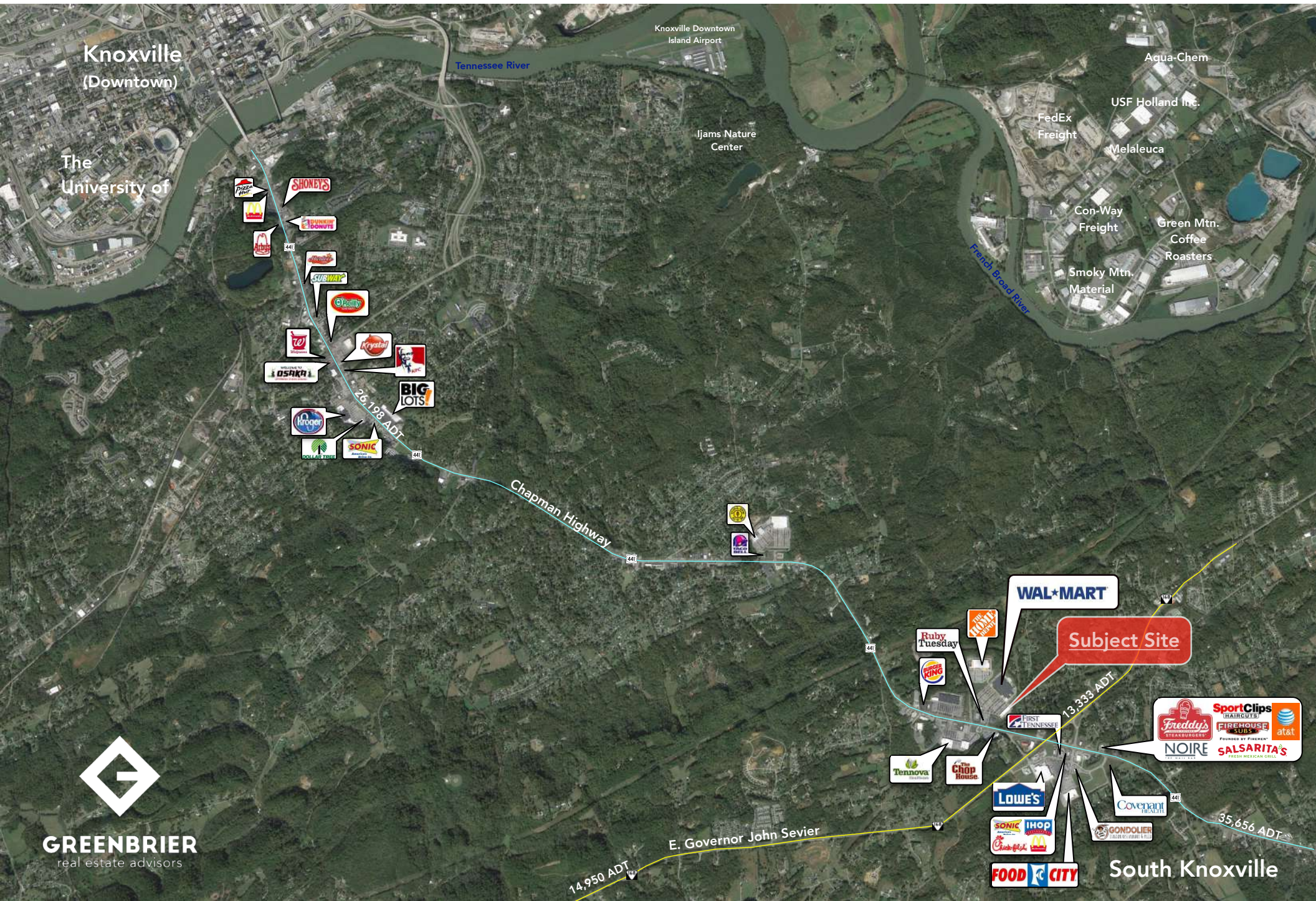
	1 Mile	3 Mile	5 Mile
Population	1,897	12,144	42,841
Average Household Income	\$77,567	\$76,359	\$71,859

## Market Overview

- Property located on Chapman Highway
- South end-cap (3,200 +/- SF) + In-line space (2,800 +/- SF)  
Available in multi-tenant center at Wal-Mart shadow retail
- South Knox trade area with retail synergy including Wal-Mart, The Home Depot, Lowe's, Food City, Etc...
- Recent retail expansion and growth with several new developments that include retailers such as Salsarita's, Firehouse Subs, Freddy's, Sport Clips, Noire, American Family Care, Starbucks, Aspen Dental, etc...
- New Covenant Health under construction just south of site
- High growth area with traffic counts of 26,198 - 35,565 ADT on Chapman Highway
- Regional trade area that is driven by the key intersection of two prominent corridors: Chapman Highway & E. Governor John Sevier Highway

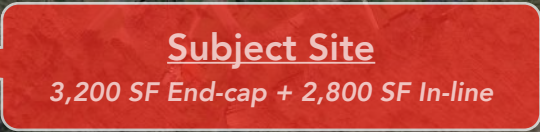
Data Retrieved 2015  
**Knoxville, Tennessee (MSA)**







South Knoxville

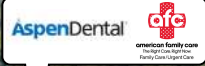


*Former Jumbo Buffet (3,200 SF) & Former R&Co Salon (2,800 SF) For Lease*





**Site**  
(7430 Chapman Highway)



Chapman Highway

E. Governor John Sevier Highway

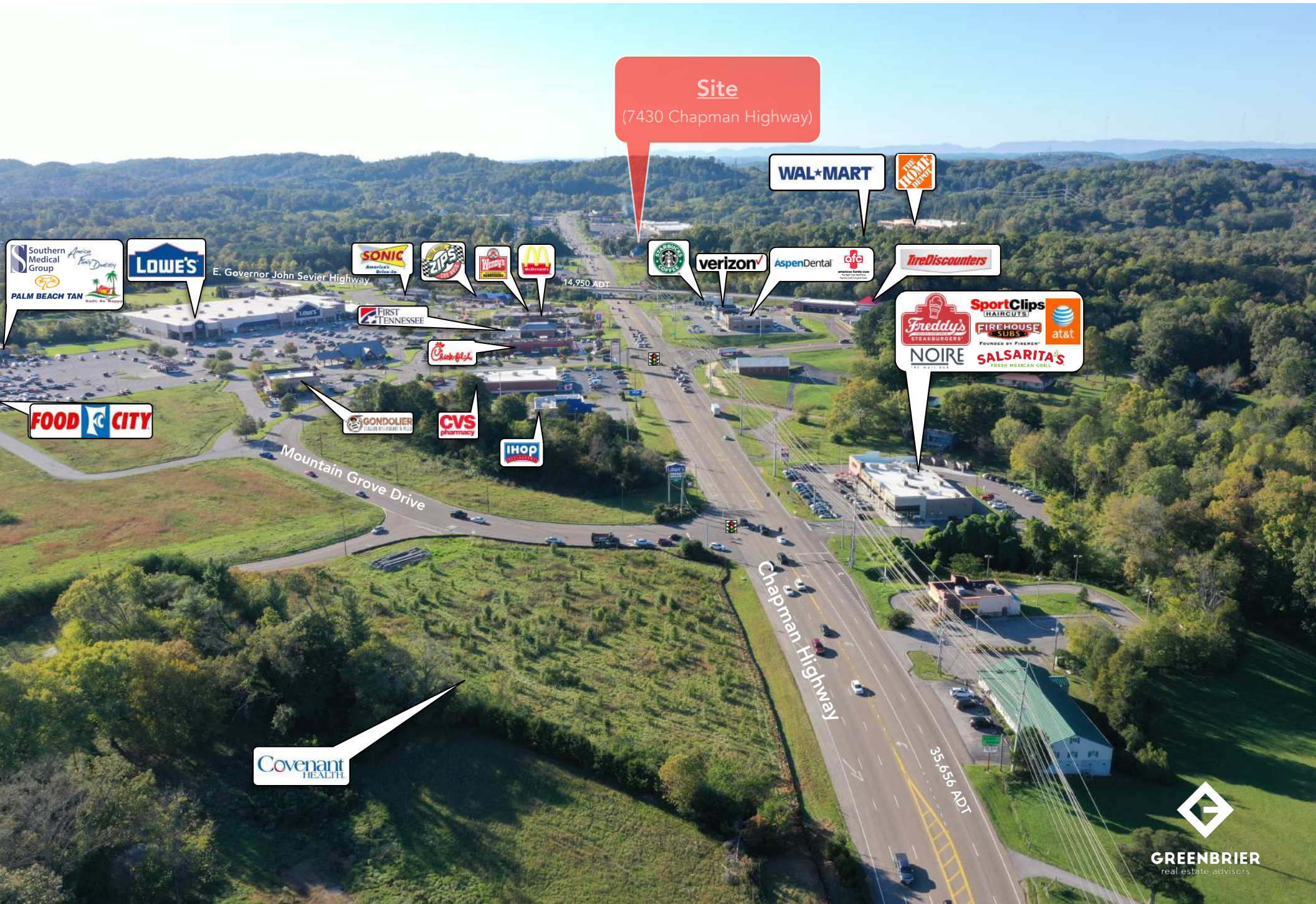


35,656 ADT



Mountain Grove Drive





**Site**  
(7430 Chapman Highway)

**WAL\*MART**

**THE HOME DEPOT**

**STARBUCKS**

**verizon**

**AspenDental**

**afc**

**TireDiscounters**

**Freddy's STEAKBURGERS**

**SportClips HAIRCUTS**

**at&t**

**FIREHOUSE SLUBS**

**NOIRE**

**SALSARITA'S FRESH MEXICAN GRILL**

**LOWE'S**

E. Governor John Sevier Highway

**SONIC**

**ZIP'S**

**Wendy's**

**McDonald's**

14,950 ADT

**FIRST TENNESSEE**

**Chick-fil-A**

**GONDOLIER**

**CVS pharmacy**

**IHOP**

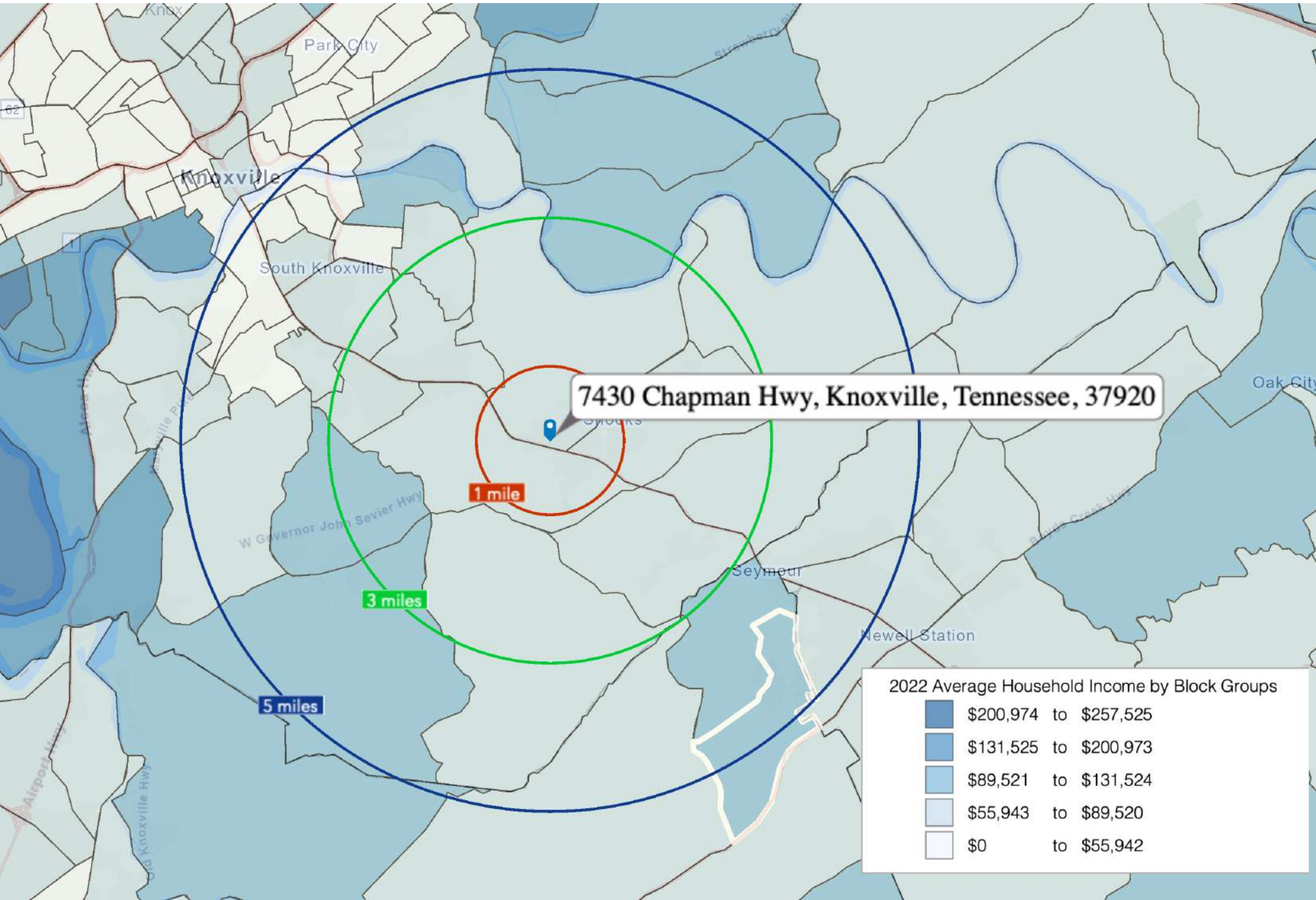
Mountain Grove Drive

Chapman Highway

35,656 ADT

**Covenant HEALTH**





(5 Mile Radius)

## KEY FACTS

42,841



2022 Total Population (Esri)



Average Household Size



2022 Median Age (Esri)

\$53,244  
Median Household Income

## EDUCATION

9%

No High School Diploma



34%  
High School Graduate



28%  
Some College



28%  
Bachelor's/Grad/Prof Degree

2022 Daytime Population	
2022 Total Daytime Population	35,106
2022 Daytime Population: Workers	13,550
2022 Daytime Population: Residents	21,556

## BUSINESS



1,182

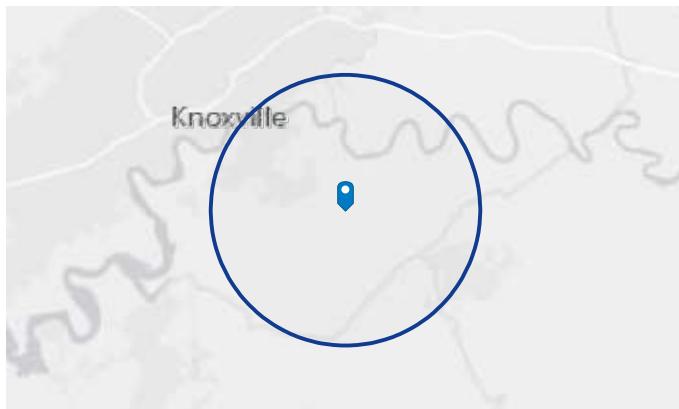
Total Businesses



13,502

Total Employees

7430 Chapman Hwy, Knoxville, Tennessee, 37920



## EMPLOYMENT



62%

White Collar



25%

Blue Collar



Services

4.0%

13%

Unemployment Rate

## Average Household Income



\$71,859

2022 Average Household Income

## Total Retail Sales



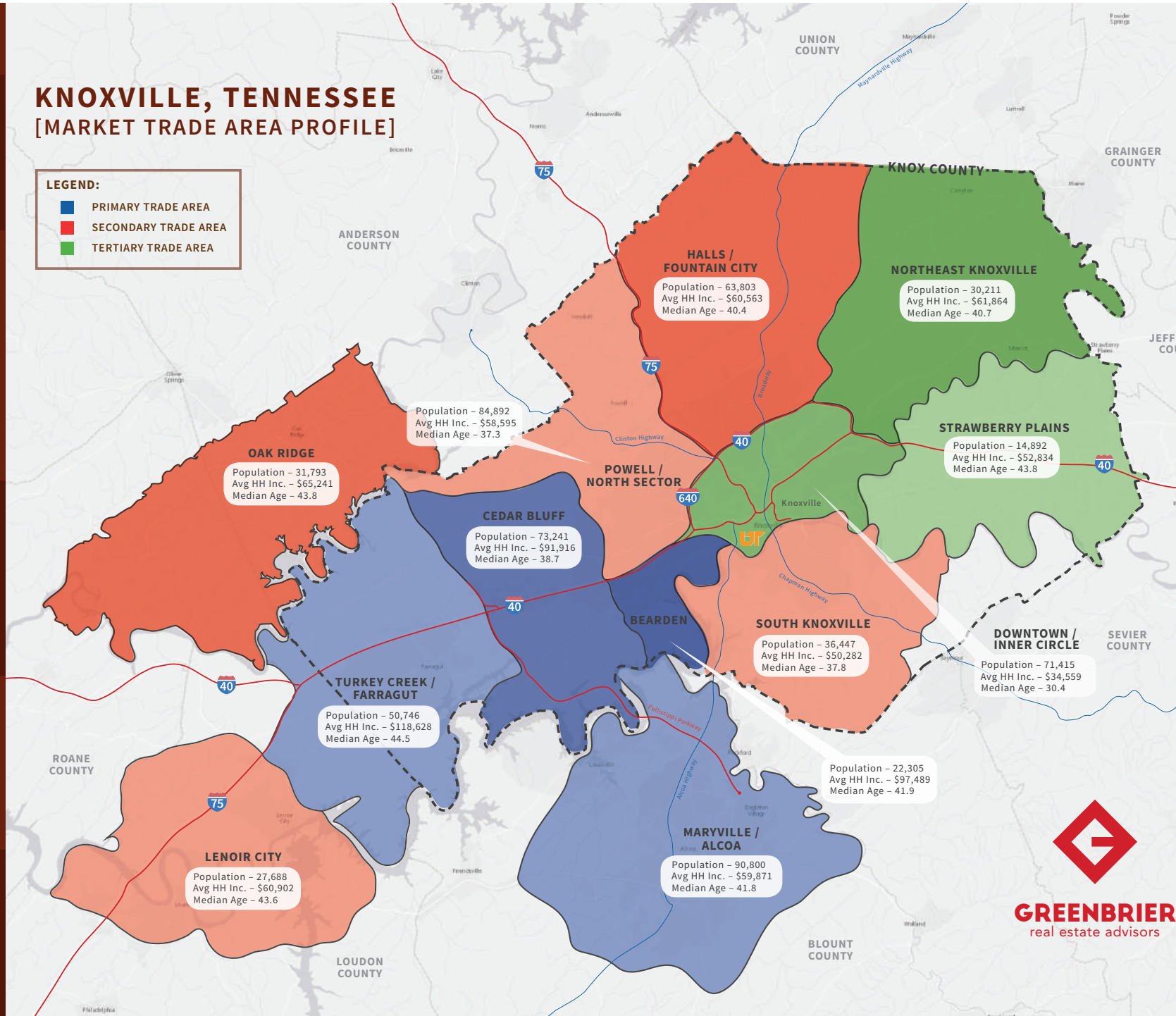
\$2,641,780

2022 Total (SIC01-99) Sales (\$000)

## KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

### LEGEND:

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



### MARKET ECONOMIC INFORMATION

<b>POPULATION FIGURES</b>	
Knoxville, TN DMA	1,346,917
Ranked 62nd out of 210 DMA markets in U.S.	
<b>KNOXVILLE, TN MSA</b>	837,571
<b>CITY OF KNOXVILLE POPULATION</b>	178,874
<b>KNOX COUNTY POPULATION</b>	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