



GREENBRIER
real estate advisors

Lease Space Available

(Former Jumbo Buffet - 3,200 SF)

7430 Chapman Highway

Knoxville, TN 37920



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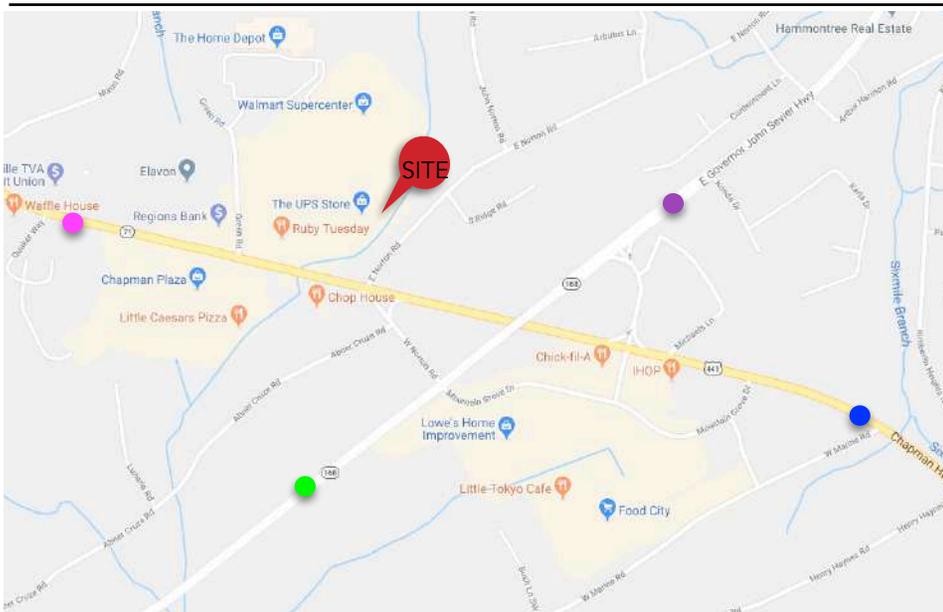
Property Details

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

Traffic Counts

Chapman Highway (East of Site)	35,656 ADT	●
Chapman Highway (West of Site)	26,198 ADT	●
E. Governer John Sevier	13,333 ADT	●
E. Governer John Sevier	14,950 ADT	●

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) Available in multi-tenant center on Wal-Mart outparcel
- 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



Subject Site

WAL*MART

BURGER KING

Ruby Tuesday

verizon

AspenDental

TireDiscounters

SportClips
Fred's
NOIRE

Chop House

Bed Bath & Beyond

SONIC

LOWE'S

PALM BEACH TAN

FOOD CITY

GONDOLIER

PET SUPPLIES PLUS

Southern Medical Group

AMERICAN Family Dentistry

FIRST TENNESSEE

Chick-fil-A

CVS pharmacy

INNOVATION

Covenant

SALSARITA'S
at&t

Chapman Church of Christ

STARBUCKS

at&t

Wendy's

Pizza Papa

ZIP

McDonald's

Wendy's

AMERICAN Family Dentistry

Southern Medical Group

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FOOD CITY

South Knoxville



Chapman Highway

29,690 ADT



White Oak Crossing



441

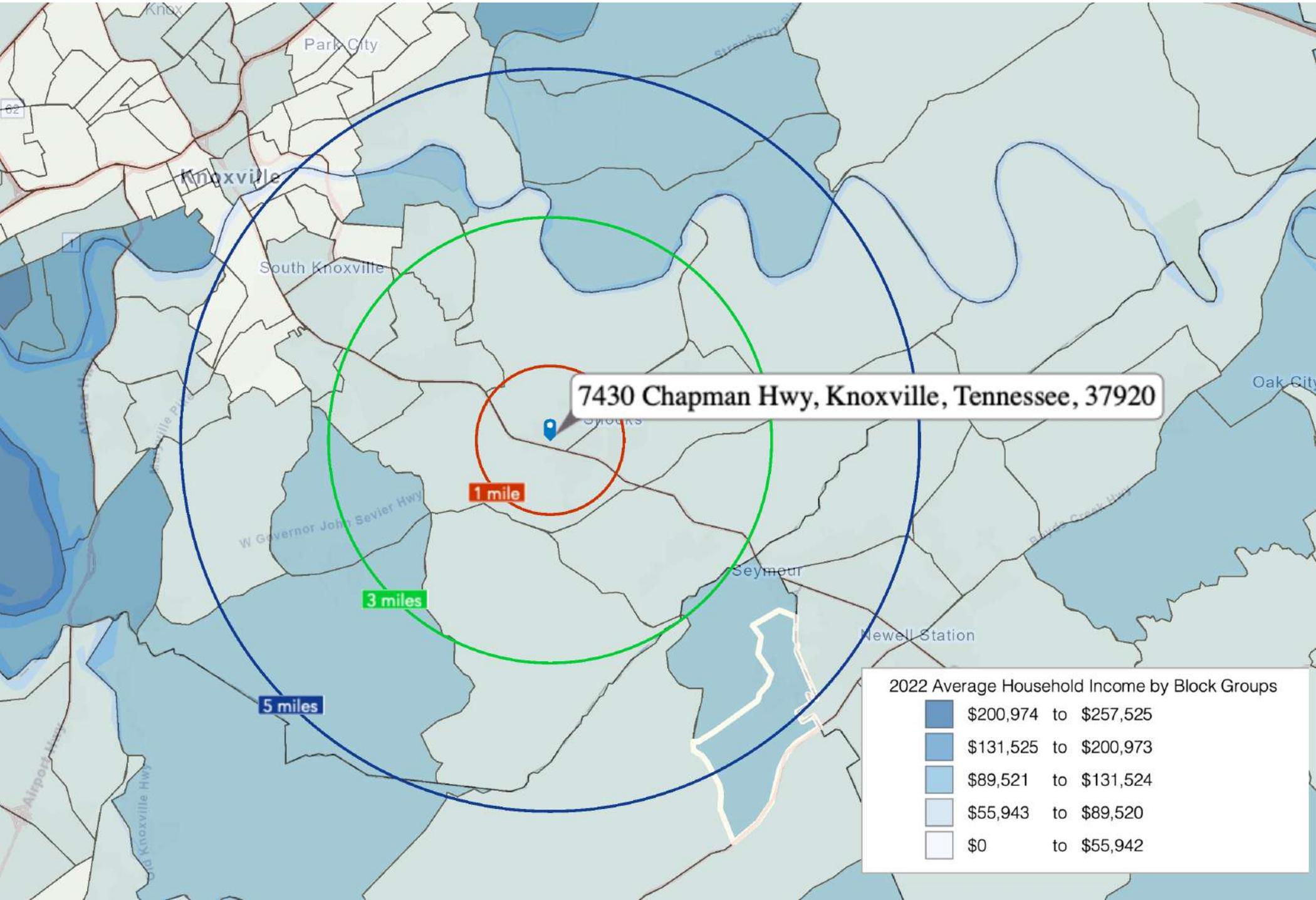
E. Governor John Sevier Highway



Mountain Grove Dr.







(5 Mile Radius)

KEY FACTS

42,841



2022 Total Population (Esri)



Average Household Size

40.7

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

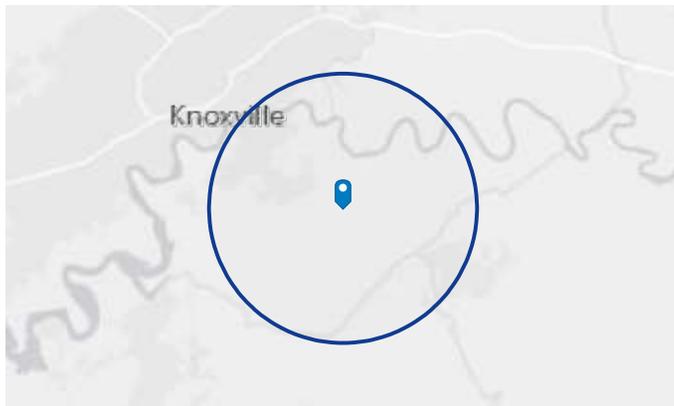
Total Businesses



13,502

Total Employees

7430 Chapman Hwy, Knoxville, Tennessee, 37920



EMPLOYMENT



White Collar

62%



Blue Collar

25%



Services

13%

4.0%

Unemployment Rate

Average Household Income



\$71,859

2022 Average Household Income

Total Retail Sales



\$2,641,780

2022 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

