



GREENBRIER
real estate advisors

Land For Sale ~ 4.02 +/- Acres

1210 & 1214 Pellissippi Parkway ~ Knoxville, TN 37932



Contacts:

Josiah Glafenhein

(865) 206-0180

josiah@greenbrier-rea.com

Caleb Glafenhein

(865) 356-5526

caleb@greenbrier-rea.com



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Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Land for Sale
Address	1210 & 1214 Pellissippi Parkway Knoxville, TN 37932
Parcel Size	4.02 +/- Acres
Sale Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	7,072	38,023	106,437
Average Household Income	\$105,869	\$120,331	\$116,417

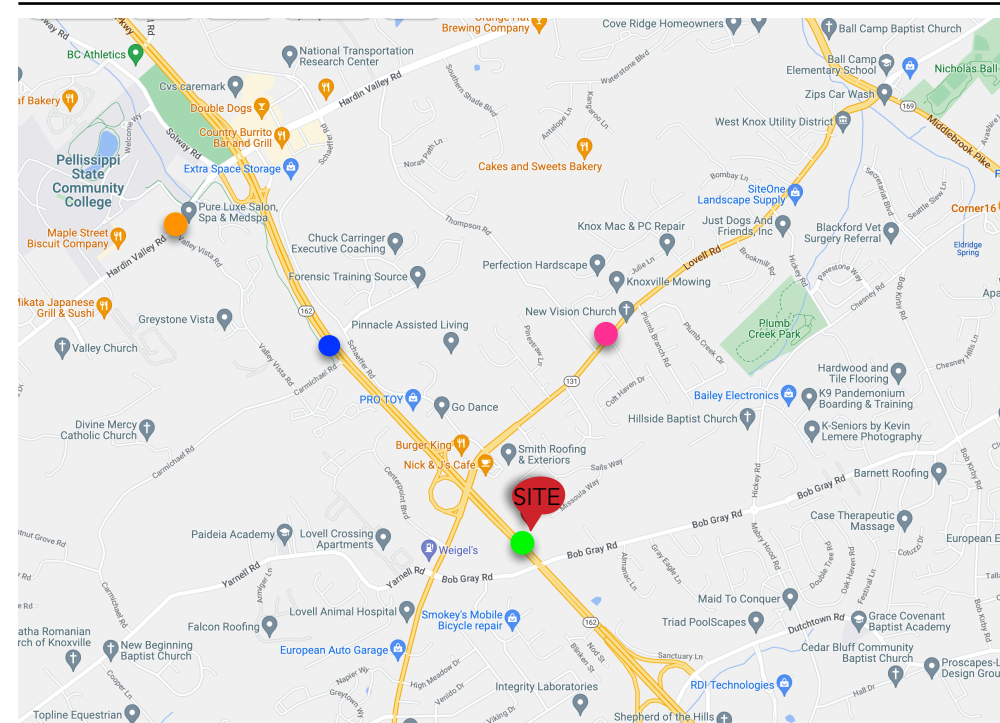
Market Overview

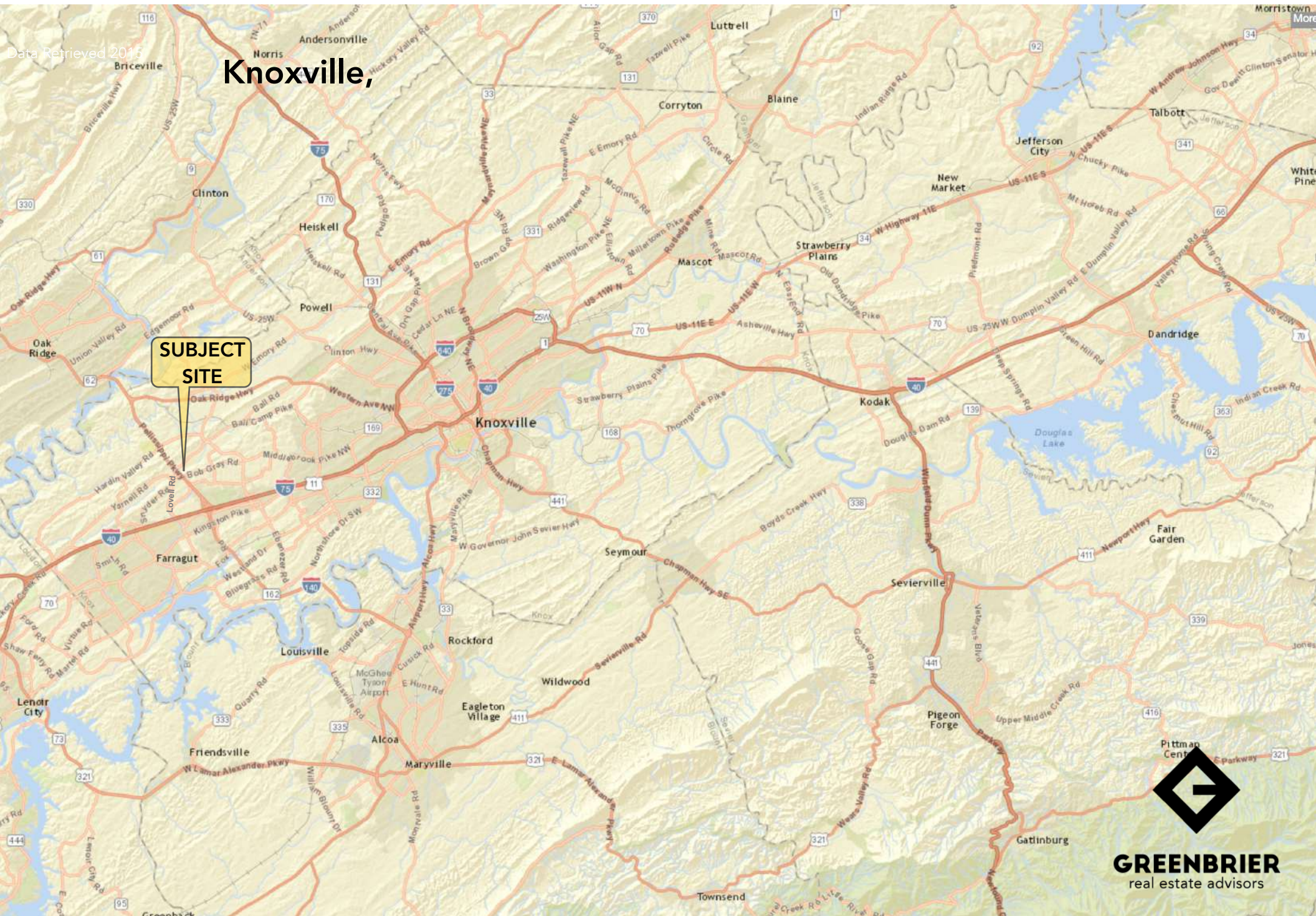
- Property located at 1210 & 1214 Pellissippi Parkway
- 4.02 +/- acre site (*could be subdivided*)
- Access and visibility off Pellissippi Parkway
- One of the fastest growing submarkets in the Knoxville MSA
- High income area of Knox County
- Zoning: Knox County BP/TO
- **Please do not disturb existing tenants**

Traffic Counts (*2022)

Pellissippi Pkwy (@ Site)	67,700 ADT	●
Pellissippi Pkwy (North of Site)	58,427 ADT	●
Lovell Road	15,462 ADT	●
Harden Valley	17,402 ADT	●

Map



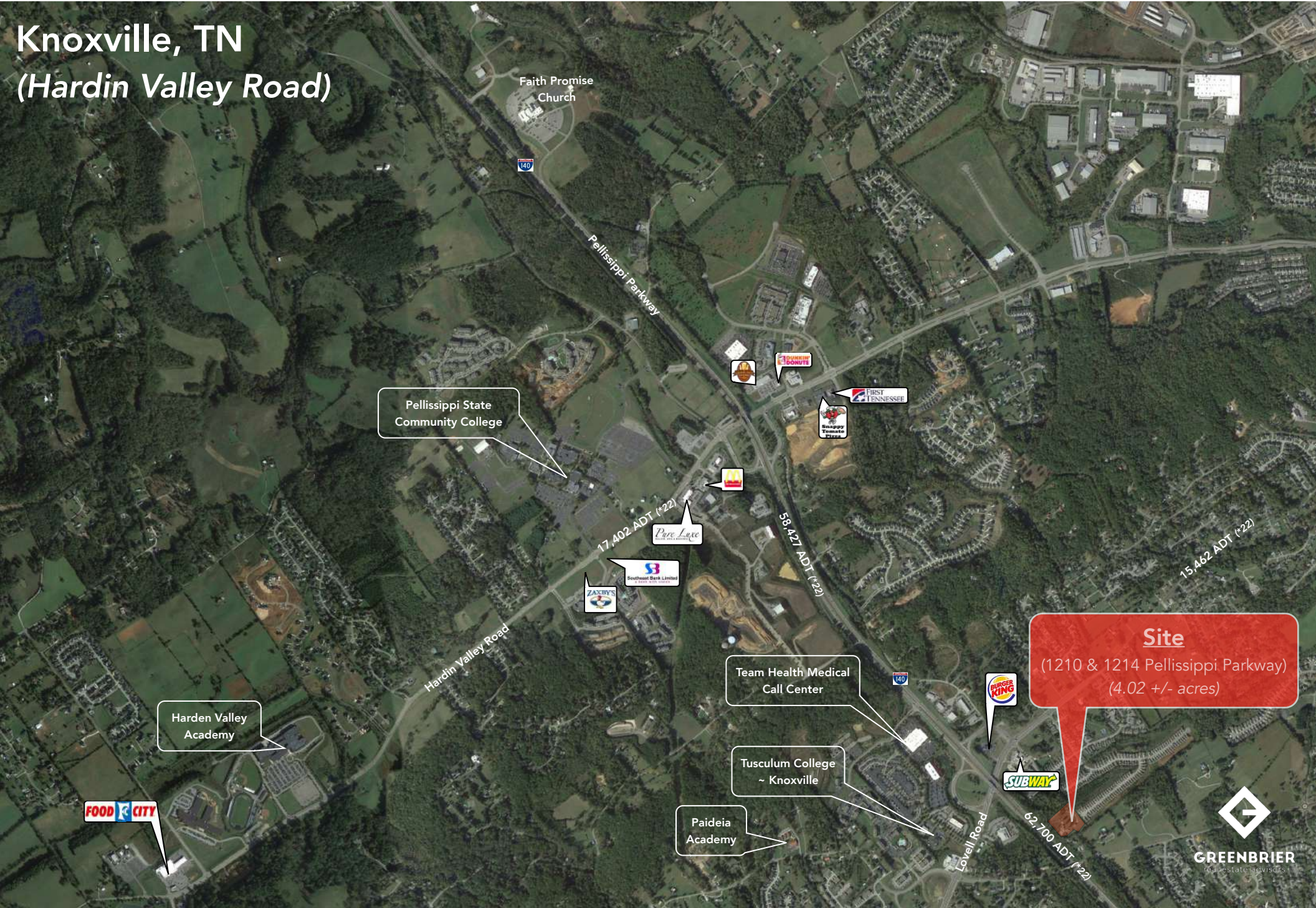


Knoxville,

**SUBJECT
SITE**



Knoxville, TN (Hardin Valley Road)



Faith Promise Church

140

Pellissippi Parkway

Pellissippi State Community College

10MINUTE LOBLOTT
FIRST TENNESSEE
Squigg Tomato Sauce

17,402 ADT (#22)
Pure Love

58,427 ADT (#22)

15,462 ADT (#22)

Hardin Valley Road

ZACHRY'S
Southern Bank & Trust

Harden Valley Academy

Team Health Medical Call Center

140

Tusculum College ~ Knoxville

Paideia Academy

CHURCH KING

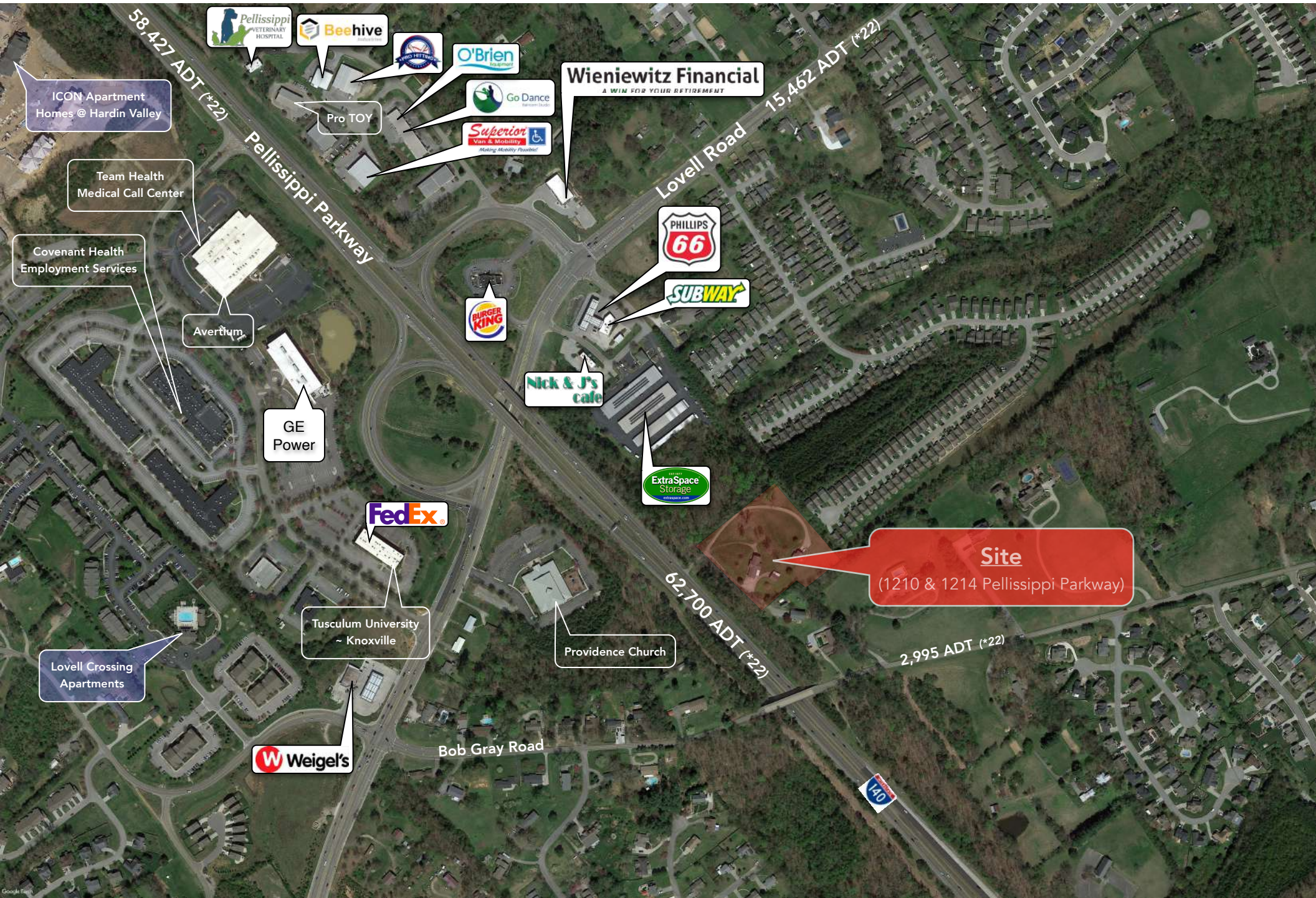
SUBWAY

Site
(1210 & 1214 Pellissippi Parkway)
(4.02 +/- acres)

62,700 ADT (#22)

Lovell Road

FOOD CITY



ICON Apartment Homes @ Hardin Valley

Pellissippi VETERINARY HOSPITAL

Beehive

PROFITABLE INVESTMENTS

O'Brien

Go Dance

Superior Van & Mobility

Wieniewitz Financial
A WIN FOR YOUR RETIREMENT

Pro TOY

15,462 ADT (*22)
Lovell Road

PHILLIPS 66

SUBWAY

BURGER KING

Nick & J's cafe

ExtraSpace Storage

Pellissippi Parkway

Avertium

GE Power

FedEx

Tusculum University ~ Knoxville

Providence Church

Site
(1210 & 1214 Pellissippi Parkway)

Lovell Crossing Apartments

Weigel's

Bob Gray Road

I-40

62,700 ADT (*22)

2,995 ADT (*22)



Site
(1210 & 1214 Pellissippi Parkway)

Providence Church





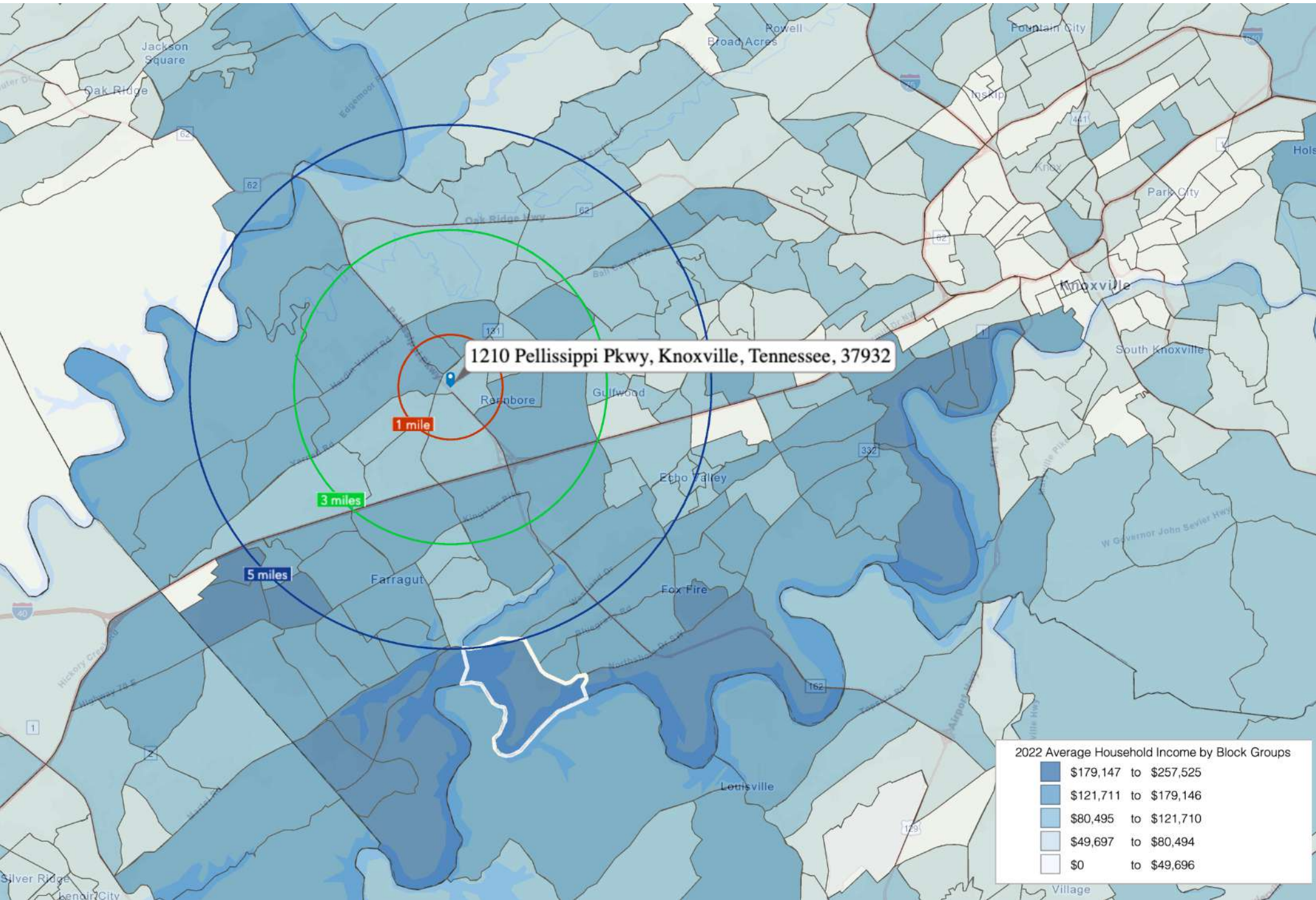
Site
(1210 & 1214 Pellissippi Parkway)

4.02 ac

62,700 ADT (*22)

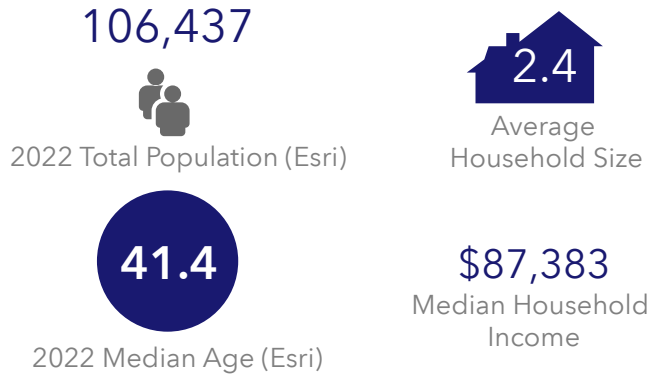
2,995 ADT (*22)

Providence Church

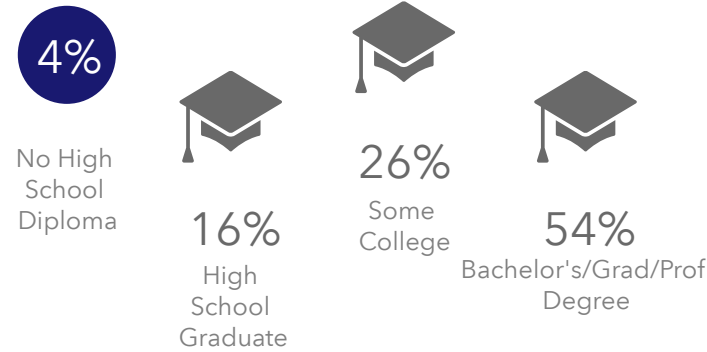


(5 Mile Radius)

KEY FACTS

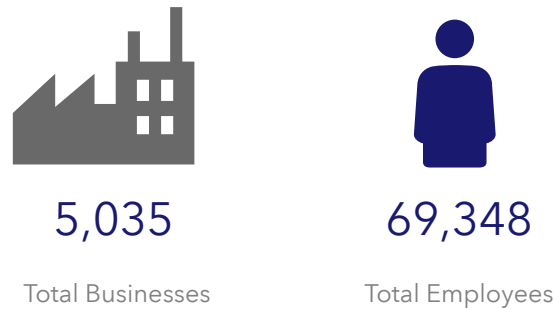


EDUCATION

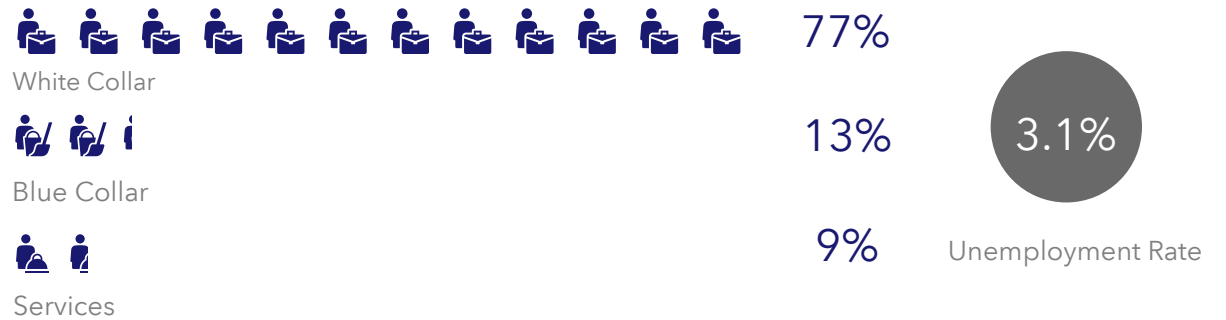


2022 Daytime Population	
2022 Total Daytime Population	121,852
2022 Daytime Population: Workers	71,369
2022 Daytime Population: Residents	50,483

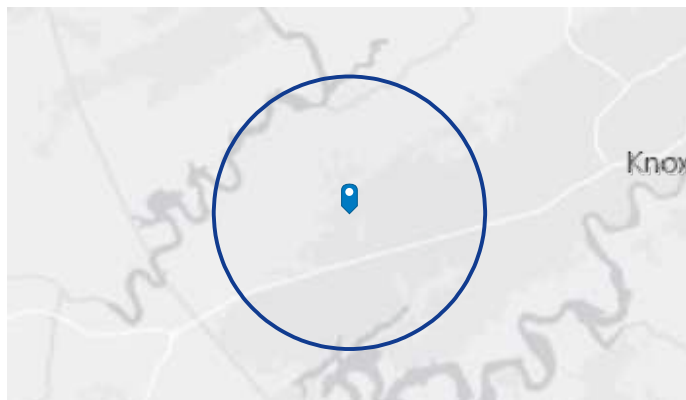
BUSINESS



EMPLOYMENT



1210 Pellissippi Pkwy, Knoxville, Tennessee, 37932



Average Household Income



Total Retail Sales



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	
	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

