



GREENBRIER
real estate advisors

North Cedar Bluff ~ Development Site

507 N. Cedar Bluff ~ Knoxville, TN 37923



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Property Details

Name	Cedar Bluff Development Site
Address	507 N. Cedar Bluff Knoxville, TN 37923
Lot Size	1.09 +/- Acres
Lease Price	See Agent

Demographic Snapshot *2024 Data

	1 Mile	3 Mile	5 Mile
Population	7,570	62,395	151,043
Average Household Income	\$84,110	\$110,677	\$122,954

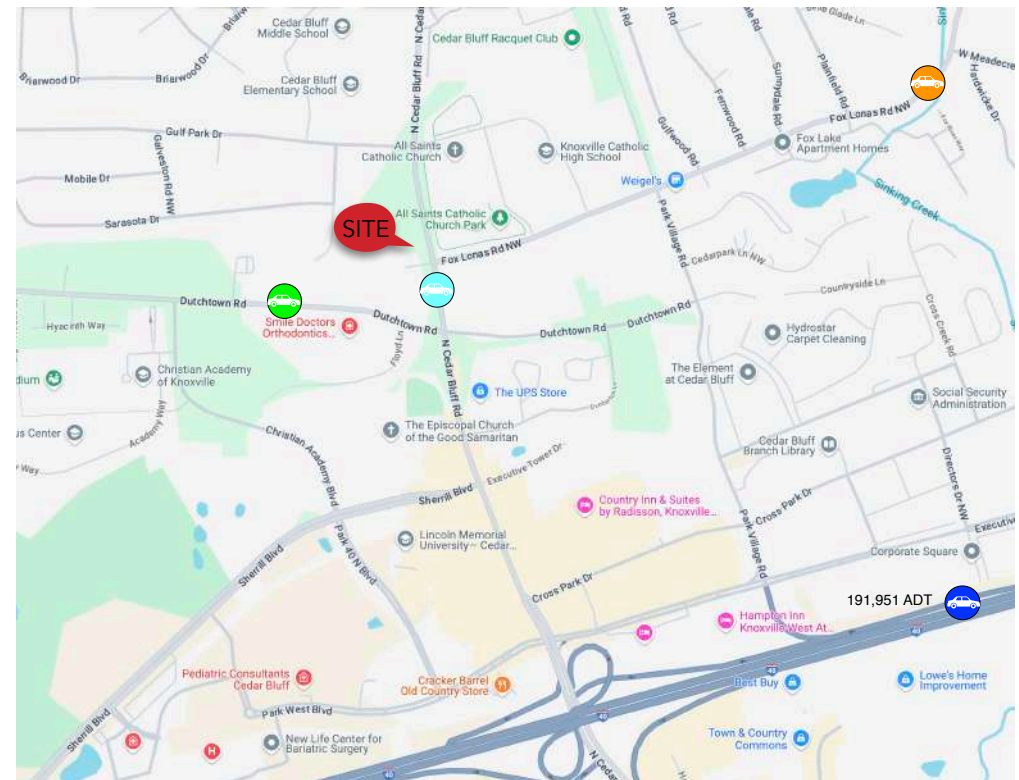
Market Overview

- Property located on N. Cedar Bluff Road in the Cedar Bluff sub-market of West Knoxville, TN
- High activity retail area
- Great visibility and daily traffic counts
- Daytime population of 151,043 within 5 mile radius
- Strong multi-family presence in the vicinity
- Close proximity to I-40 Interchange with 191,951 ADT

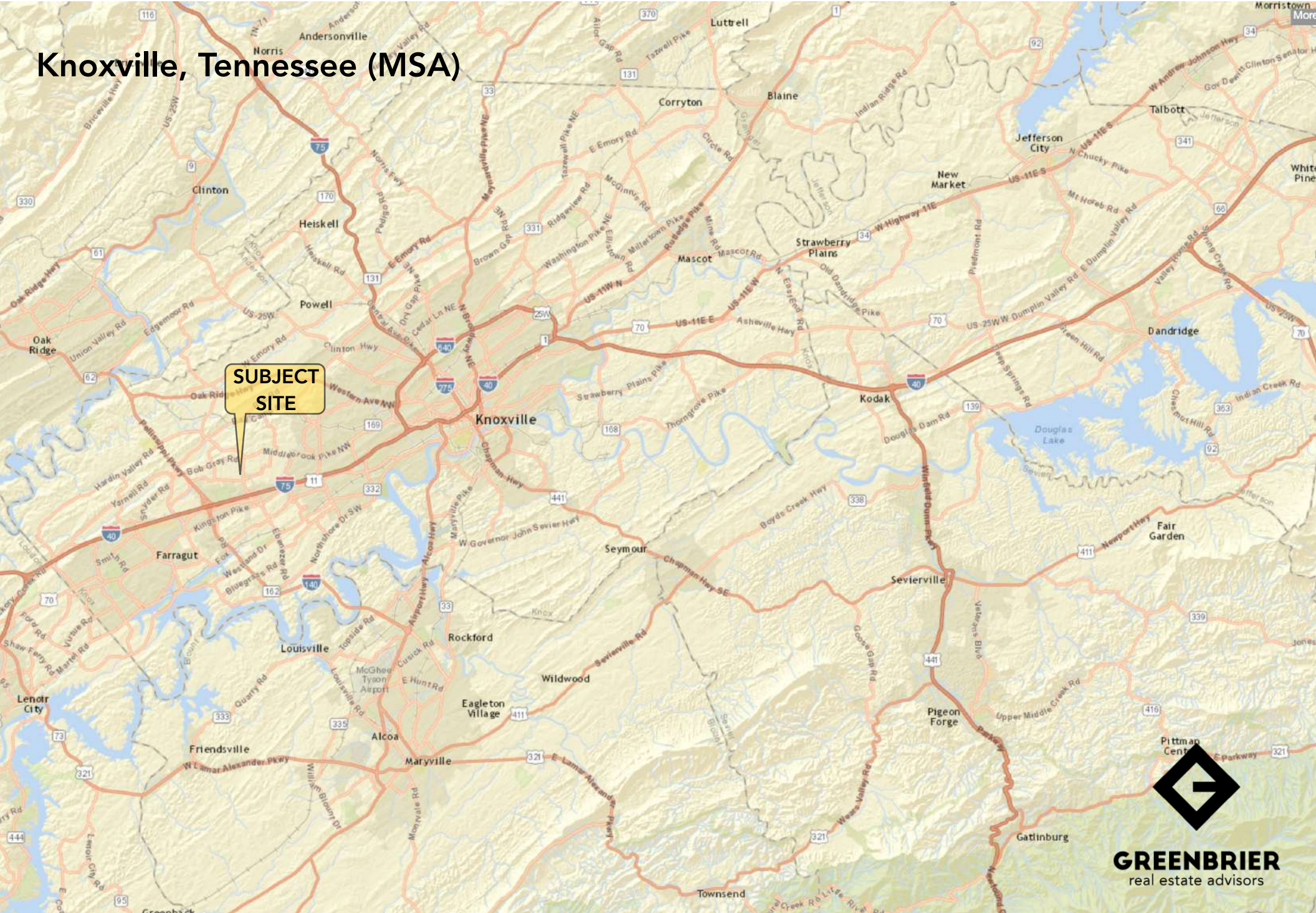
Traffic Counts *2023 Data

Cedar Bluff Road	20,108 ADT	●
Dutchtown Road	7,852 ADT	●
Fox Lonas Road	3,746 ADT	●
Interstate 40	191,951 ADT	●

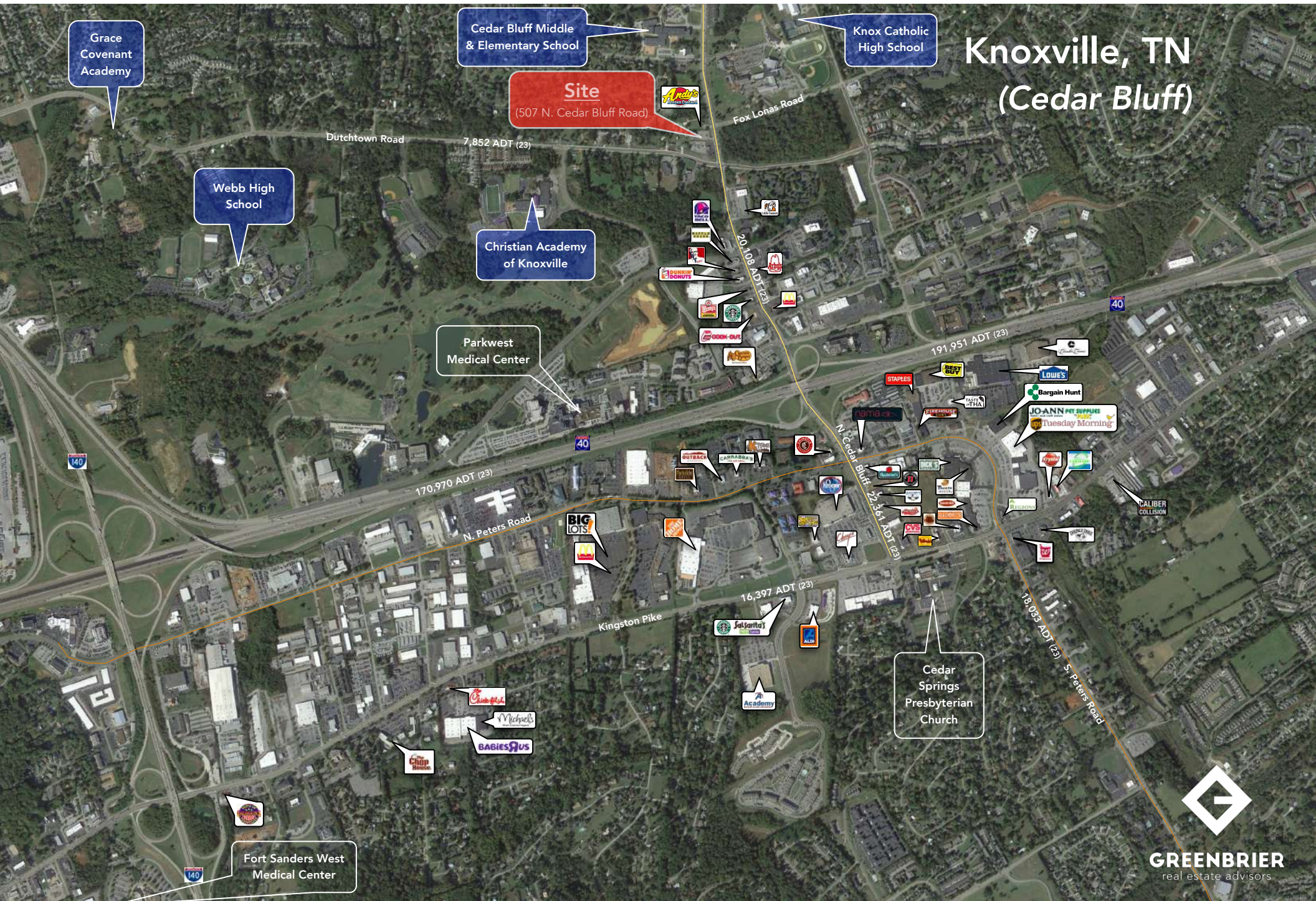
Map



Knoxville, Tennessee (MSA)



Knoxville, TN (Cedar Bluff)



North Cedar Bluff Knoxville, TN



Cedar Bluff Middle & Elementary School

Knox Catholic High School

SUBJECT SITE
(507 N. Cedar Bluff Rd.)

Christian Academy of Knoxville

Lincoln Memorial University — Cedar Bluff

Parkwest Medical Center

Andy's
Frozen Custard

DOLLAR TREE

Little Caesars

Pokeworks

PAPA JOHN'S

COUNTRY

PHO99

DOLLAR GENERAL

WALMART

KFC

DUNKIN' DONUTS

7-ELEVEN

STARBUCKS

McDonald's

McDonald's

McDonald's

McDonald's

McDonald's

McDonald's

McDonald's

McDonald's

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McDonald's

McDonald's

Hampton Inn

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LOWE'S

BEST BUY

STAPLES

FIREHOUSE SUBS

TASTE OF THAI

507 N Cedar Bluff Road ~ Knoxville, TN 37923

Cedar Bluff Middle
& Elementary
School



SUBJECT SITE
(507 N. Cedar Bluff Rd.)

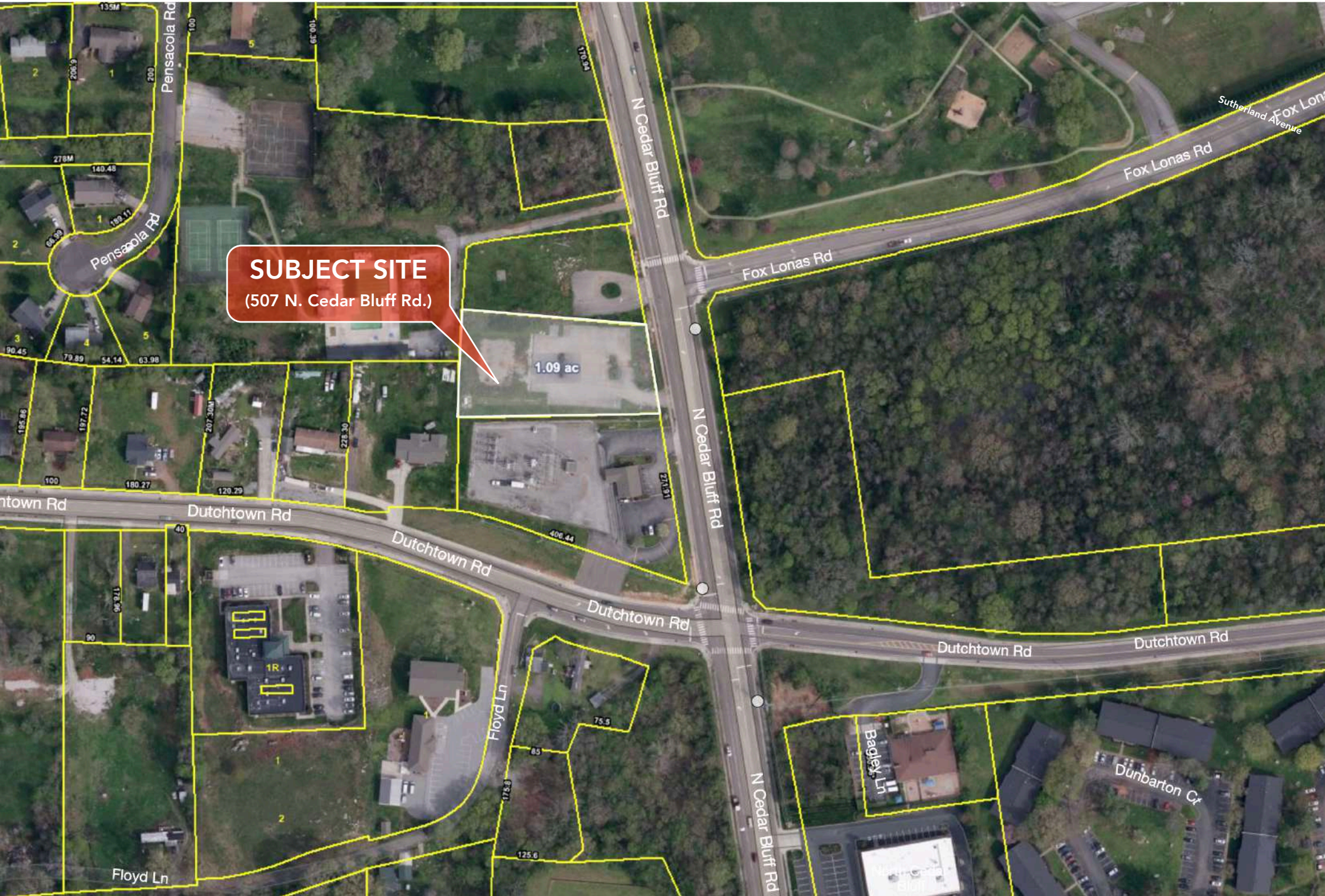
Knox Catholic
High School

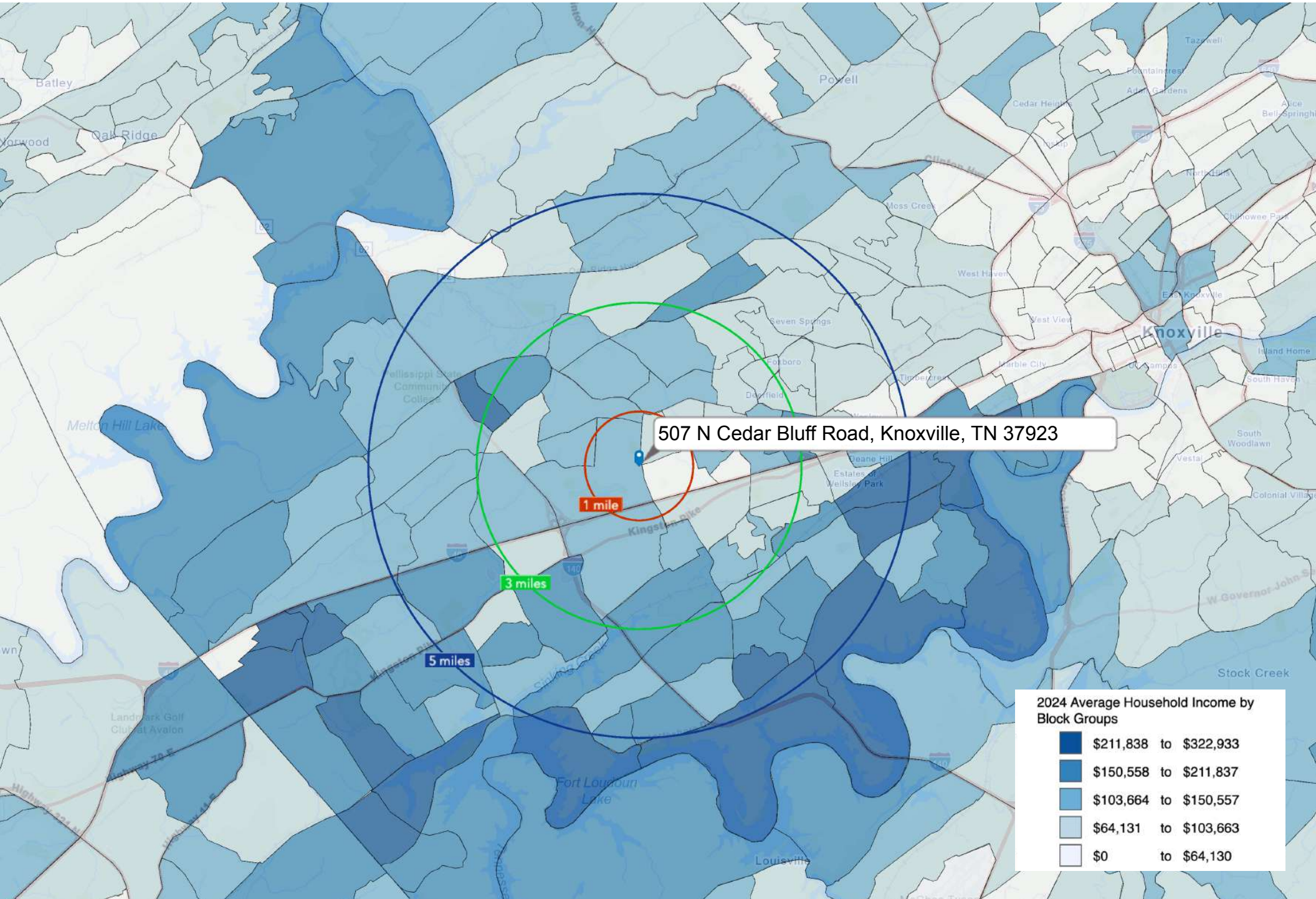
Dutchtown Road 7.852 ADT (23)

Fox Lomas



507 N Cedar Bluff Road ~ Knoxville, TN 37923





(5 Mile Radius)

KEY FACTS

151,043



2024 Total Population (Esri)



Average Household Size

38.7

2024 Median Age (Esri)

\$93,443

Median Household Income

EDUCATION

3%

No High School Diploma



17%
High School Graduate



25%
Some College



54%
Bachelor's/Grad/Prof Degree

2024 Daytime Population

2024 Total Daytime Population 170,015

2024 Daytime Population: Workers 98,219

2024 Daytime Population: Residents 71,796

BUSINESS



6,969

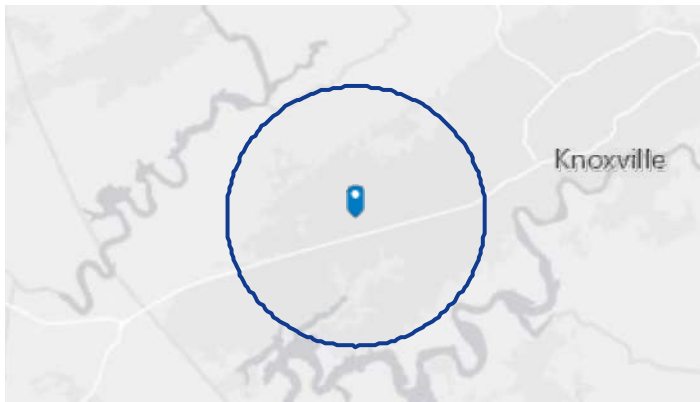
Total Businesses



98,278

Total Employees

507 N Cedar Bluff Rd, Knoxville, Tennessee, 37923



EMPLOYMENT



White Collar

77%



Blue Collar

12%



Services

10%

2.9%

Unemployment Rate

Average Household Income



\$122,954

2024 Average Household Income

Total Retail Sales



\$16,822,843,779

2024 Total (SIC01-99) Sales (\$000)