



# 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 12 -13 3,200 SF Unit 15: 4,400 +/- 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, Panasonic, European Bakery, Trailside Bikes, etc...
- High growth area with traffic counts of 28,609 ADT on Chapman Highway
- Excellent parking opportunities

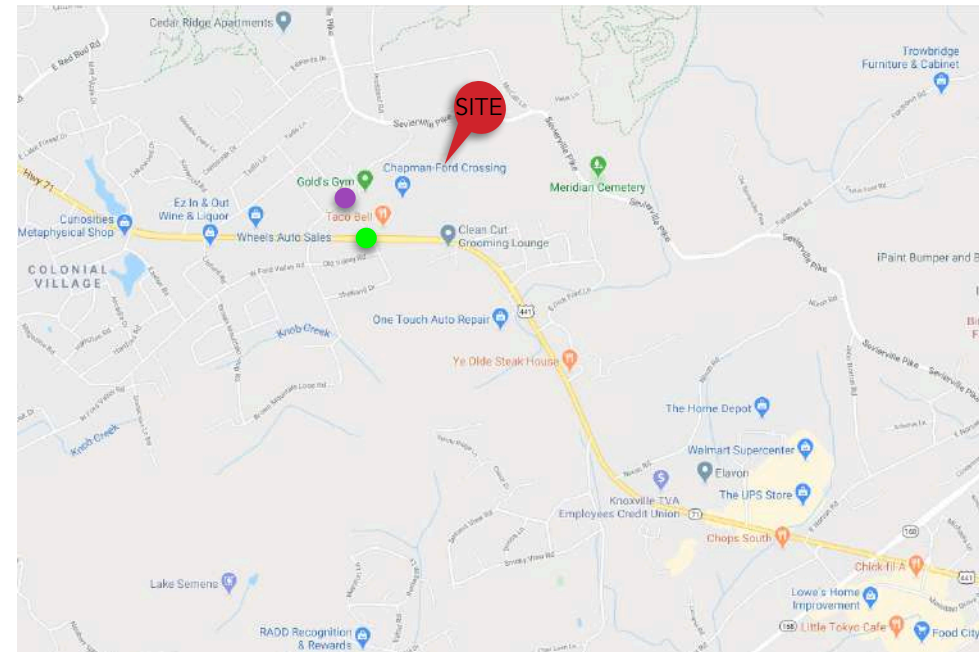
## Demographic Snapshot

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

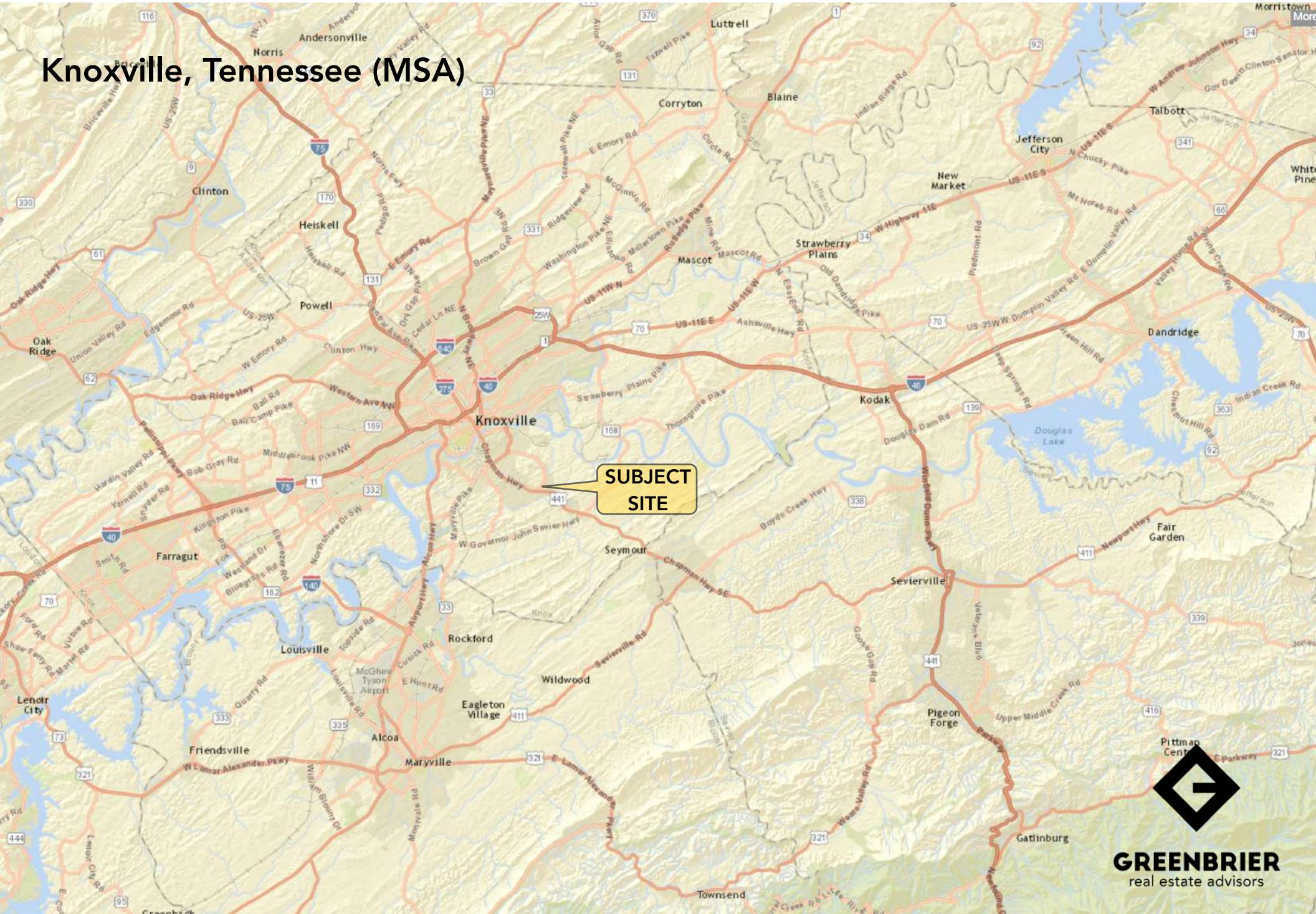
## Traffic Counts \*2023 Data

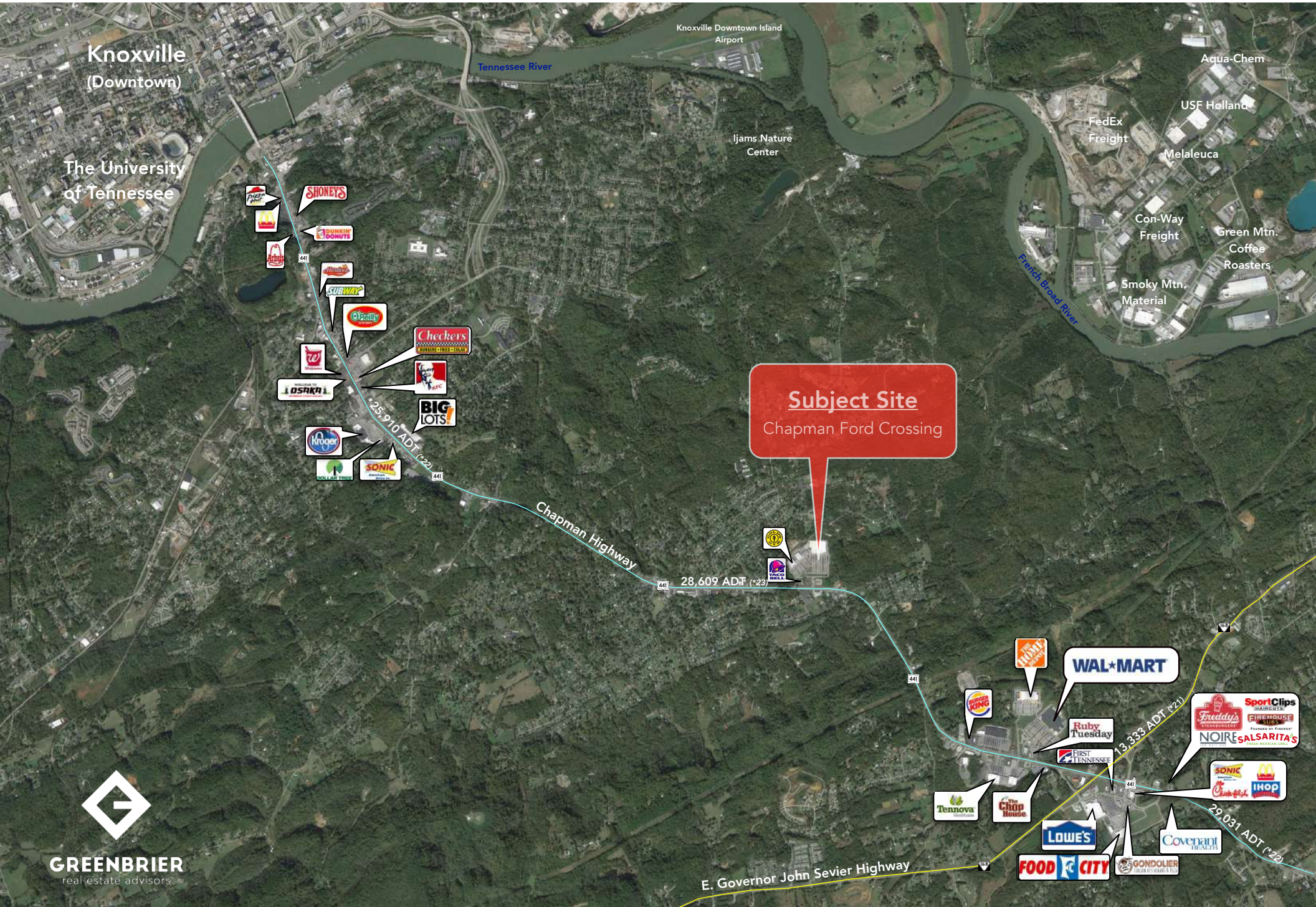
Chapman Highway	28,609 ADT	●
E Ford Valley Road	Unavailable	●

## Map



# Knoxville, Tennessee (MSA)





**Subject Site**  
Chapman Ford Crossing



Available  
(49,866 SF)

Panasonic

Available  
(4,400 SF)

Available  
(3,200 SF)

DOLLAR  
GENERAL

Cabinetz & Topz

CAR

GOLD'S  
GYM

Dental Office

European Bakery

Available  
(25,200 SF)

Available  
(3,170 SF)

jiffylube

TACO  
BELL

Petty's Pub

FIRST  
TENNESSEE

Subject Site  
Chapman Ford Crossing

28,609 ADT (\*23)

Chapman Highway



STE #	TENANT	SQ FT
1	European Bakery	1,600
2	Pure Dental Brands	3,200
3	Gold's Gym	31,762
4	Available	3,200
5	Car Financial Services, Inc.	2,400
6-7	Cabinetz & Topz	2,916
8	Available	25,200
9-11	Dollar General	11,200
12-13	Available	3,200
14	E-commerce	1,600
15	Available	4,400
16	Petty's Pub	2,800
17	Panasonic Industrial Devices	21,117
17A	Available	49,866
17B	First Tennessee Bank N.A.	60,000



6522 Chapman Hwy, Knoxville, Tennessee, 37920

1 mile

3 miles

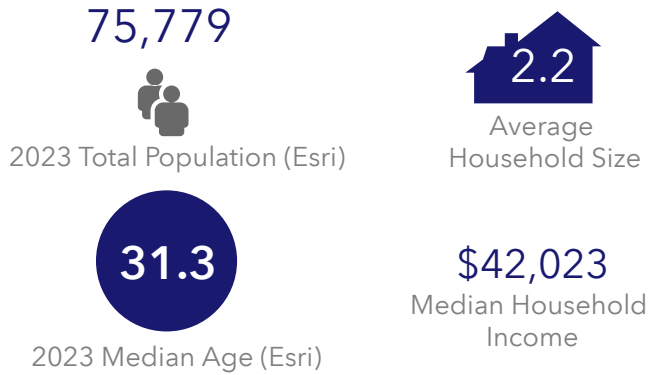
5 miles

2023 Average Household Income by Counties

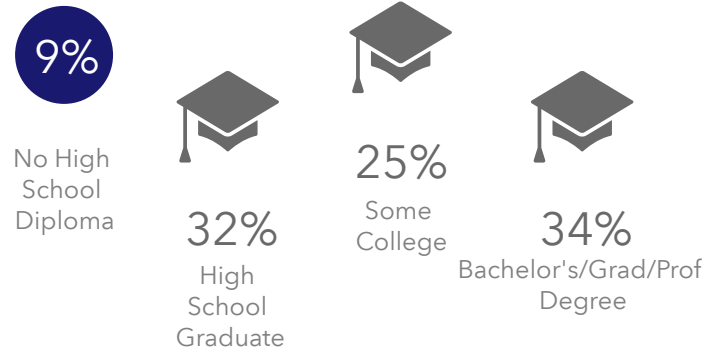
Dark Blue	\$138,550 to \$218,821
Medium Blue	\$105,116 to \$138,549
Light Blue	\$84,949 to \$105,115
Very Light Blue	\$69,583 to \$84,948
White	\$38,158 to \$69,582

(5 Mile Radius)

## KEY FACTS

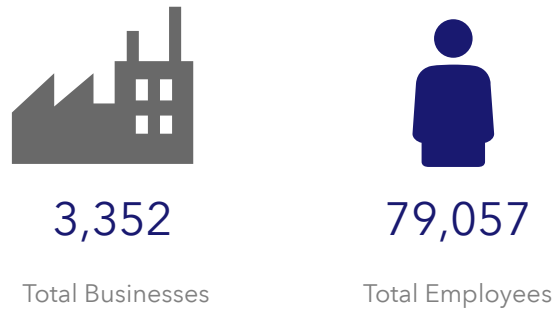


## EDUCATION

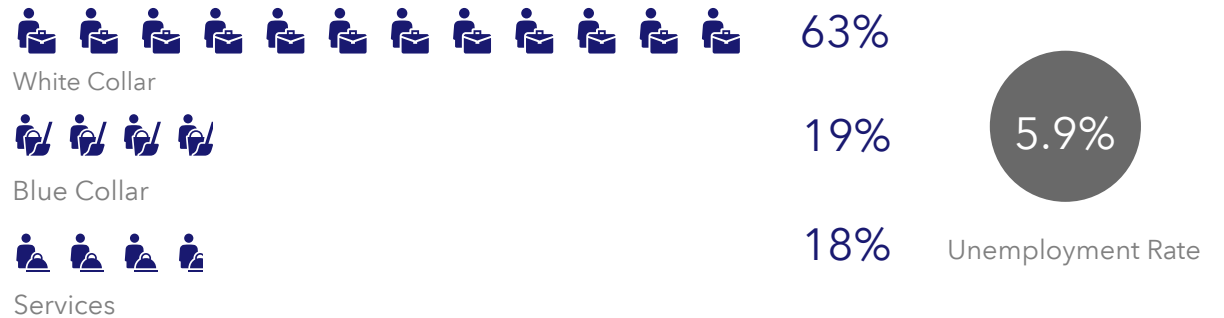


2023 Daytime Population	
2023 Total Daytime Population	118,279
2023 Daytime Population: Workers	76,843
2023 Daytime Population: Residents	41,436

## BUSINESS



## EMPLOYMENT



6522 Chapman Hwy, Knoxville, Tennessee, 37920

## Average Household Income



\$64,602

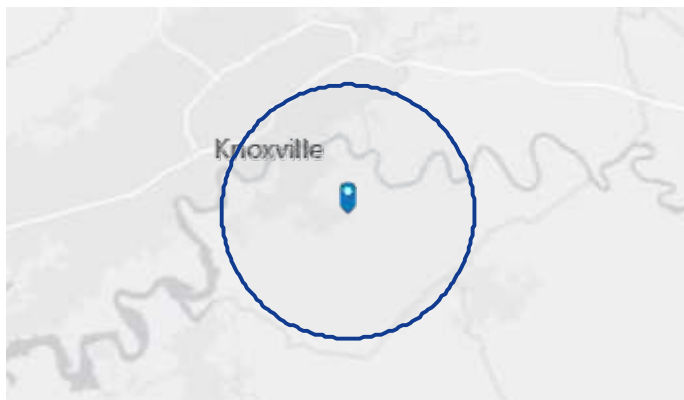
2023 Average Household Income

## Total Retail Sales



\$8,725,046,634

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





## MARKET ECONOMIC INFORMATION (\*2023)

### POPULATION FIGURES

Knoxville, TN DMA	1,443,661
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	903,964
City of Knoxville Population	195,343
Knox County Population	494,293

### TOP EMPLOYERS

Company	Employees
1. U.S. Department of Energy – Oak Ridge	16,175
2. Covenant Health	11,913
3. Knox County Schools	10,047
4. University of Tennessee	9,299
5. Wal-Mart Stores	6,863
6. University Health Systems	5,387
7. Clayton Homes	5,047
8. Denso Manufacturing	5,000
9. Dollywood	4,500
10. K-VA-T Food Stores (Food City)	4,302
11. Roark Capital Group	3,873
12. State of Tennessee	3,122
13. Sevier County Schools	3,000
14. Knox County Government	2,941
15. Tennova Healthcare	2,927
16. Blount Memorial Hospital	2,688

### MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry (by SIC Codes *2023)	Employees
Construction	19,424
Finance, Insurance, Real Estate	24,705
Government	20,377
Manufacturing	34,819
Services	194,269
Wholesale Trade	18,711
Retail Trade	89,129
Transportation, Communications, & Public Utilities	15,804

### UNIVERSITIES & COLLEGES

Institution	Enrollment
The University of Tennessee	36,304
Pellissippi State Community College	8,710
Roane State Comm. College (Harriman)	4,457
Walters State Community College	5,379
Tusculum University (Greenville)	1,111
Carson Newman	2,735
Bryan College (Dayton)	1,587
Maryville College	1,147
Tennessee Wesleyan College	1,052
South College	4,175

### AREA HOSPITALS

Hospital	# of Beds
University of Tennessee Medical Center	710
Fort Sanders Regional Medical Center	541
Parkwest Medical Center	492
Blount Memorial Hospital	304
Methodist Medical Center of Oak Ridge	283
Tennova Healthcare – North Knoxville	219
East Tennessee Children's Hospital	152
Turkey Creek Medical Center	107

## KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

### LEGEND:

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

Trade area boundaries are approximate in concept and intended for general reference

