



Lease Space Available

Chapman Ford Crossing

6518 Chapman Highway, Ste F & G
Knoxville, TN 37920



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Property Details

Name	Lease Space Available - Chapman Ford Crossing
Address	6518 (Suites F & G) Chapman Highway Knoxville, TN 37920
Available Lease Space	Unit 12 -13 3,200 SF
Lease Price	**See Agent

Market Overview

- Property located on Chapman Highway in growing South Knoxville market
- 3,200 SF Space Available for Sub-Lease (Former Hybrid Grading)
- Traffic light intersection allows for easy in and out access
- Current tenants include: Gold's Gym, Dollar General, Panasonic, SoKnox Studios, Trailside Bikes, etc...
- High growth area with traffic counts of 29,690 ADT on Chapman Highway

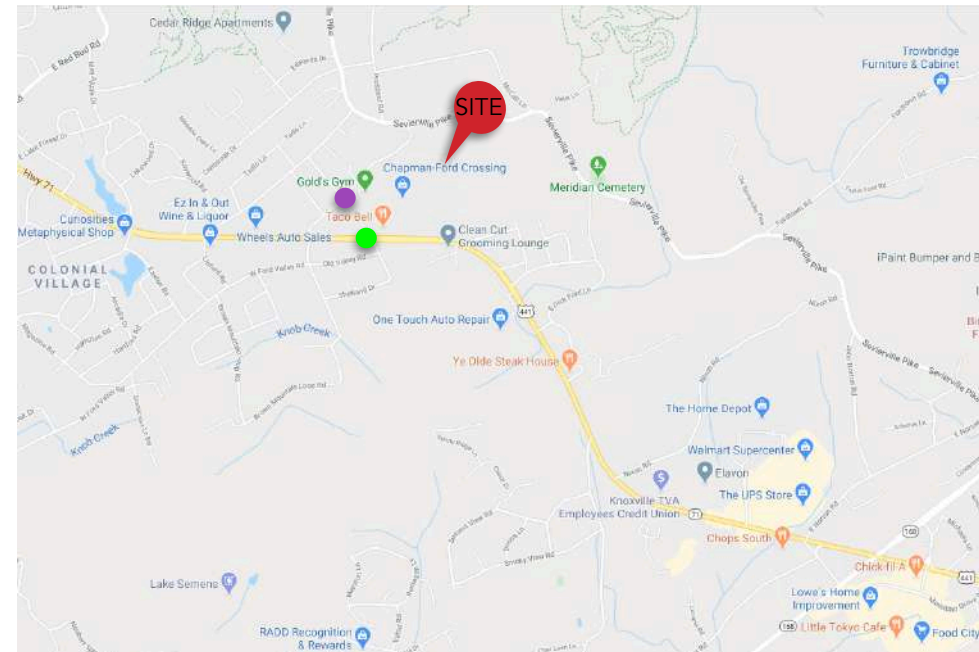
Demographic Snapshot

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

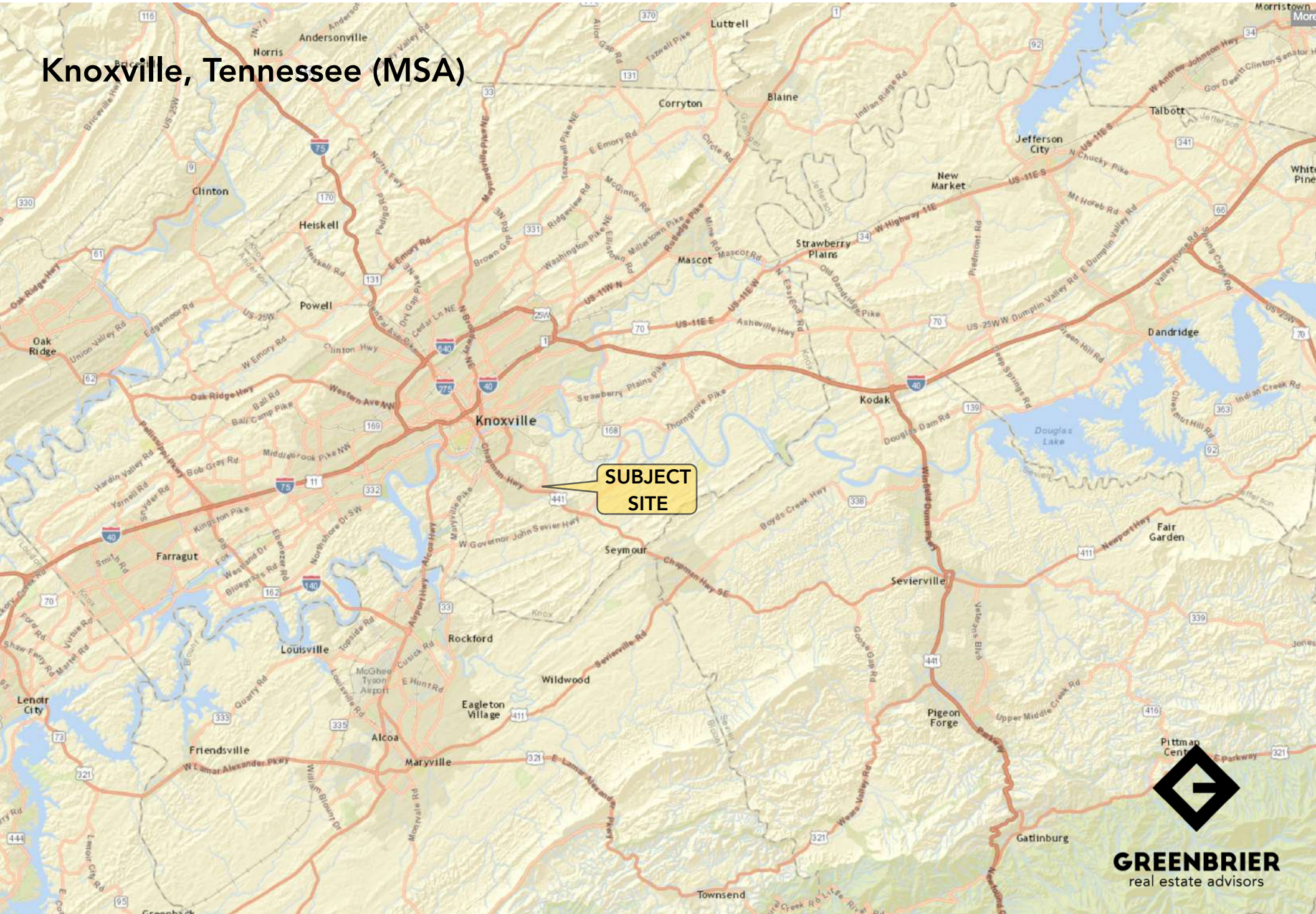
Traffic Counts

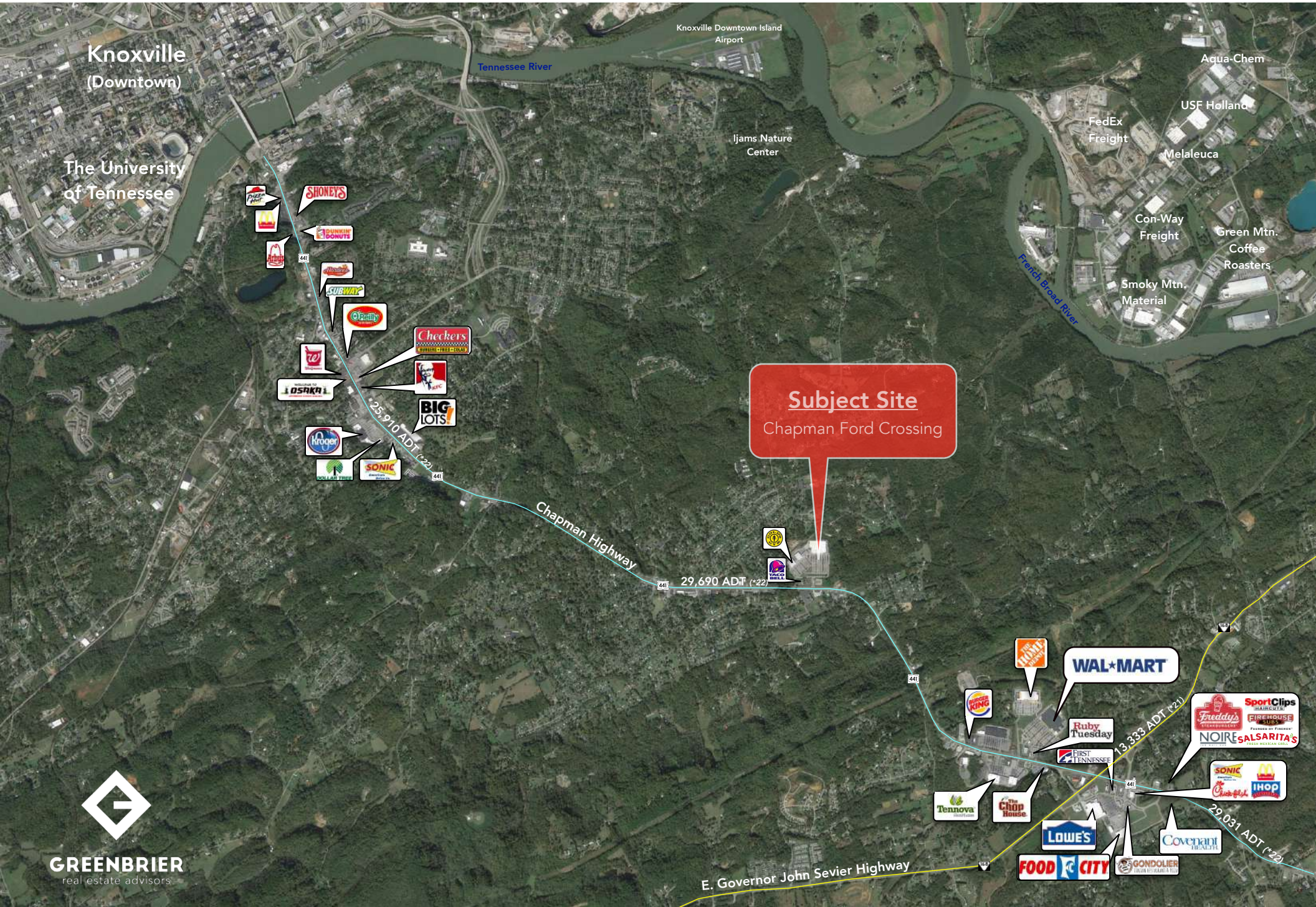
Chapman Highway	29,690 ADT ●
E Ford Valley Road	Unavailable ●

Map



Knoxville, Tennessee (MSA)





Knoxville
(Downtown)

The University
of Tennessee

Knoxville Downtown Island
Airport

Tennessee River

Ijams Nature
Center

Aqua-Chem

USF Holland

FedEx
Freight

Melaleuca

Con-Way
Freight

Green Mtn.
Coffee
Roasters

Smoky Mtn.
Material

Subject Site
Chapman Ford Crossing

25,910 ADT (*22)

29,690 ADT (*22)

Chapman Highway

WAL*MART

Ruby
Tuesday

FIRST
TENNESSEE

SportClips
FRANCHISE
FIRST HOUSE
SUBS
NOIRE'S
SALSARITA'S
FRESH MEXICAN GRILL

SONIC
IHOP

Tennova

The
Chop
House

LOWE'S

FOOD
CITY

Covenant
HEALTH

GONDOLIER

29,031 ADT (*22)

E. Governor John Sevier Highway





Panasonic

SoKnox STUDIOS

FIRST TENNESSEE

DOLLAR GENERAL

Available
(3,200 SF)

Subject Site
Chapman Ford Crossing

Cabinetz & Topz

CAR

Petty's Pub



Dental Office

Pristine Hospitality

jiffylube

TACO BELL

29,690 ADT (*22)

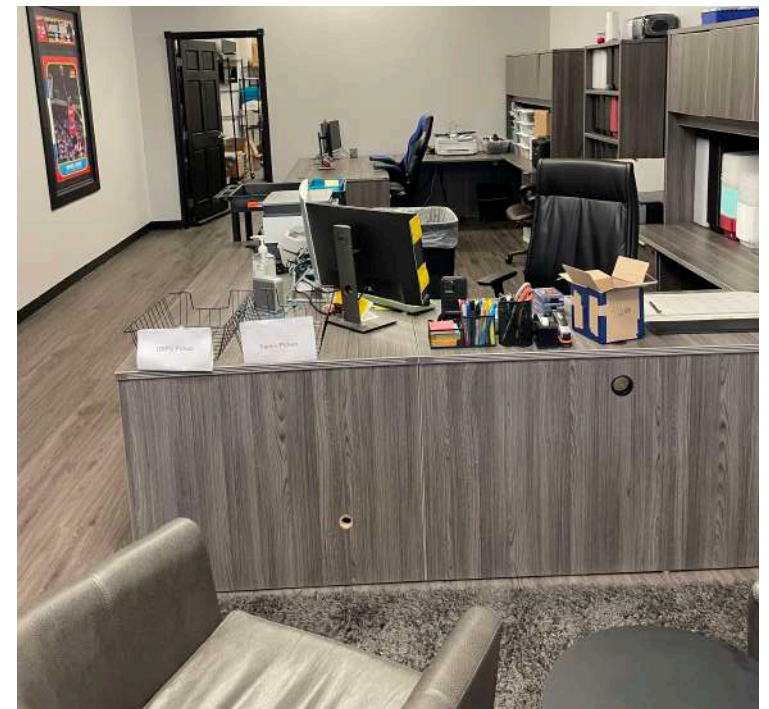
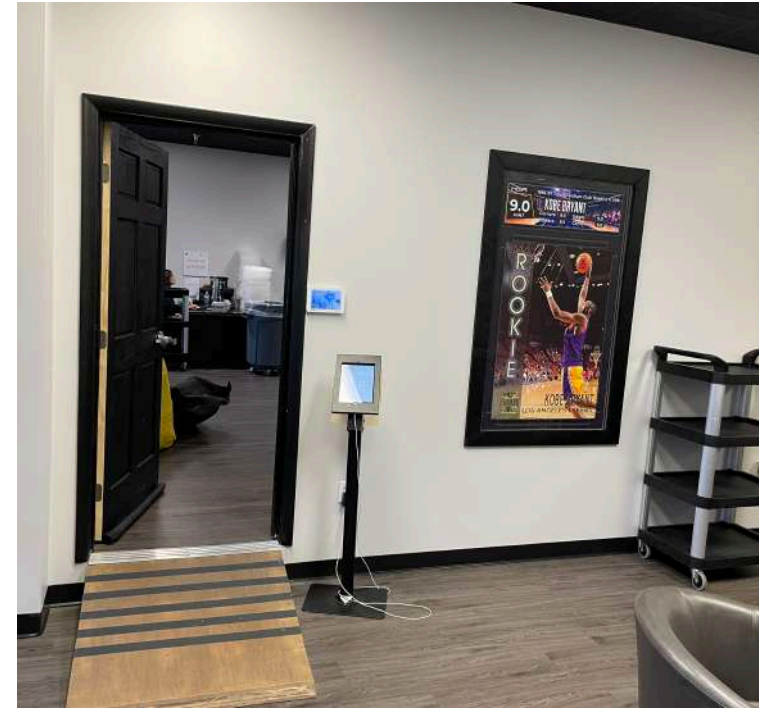
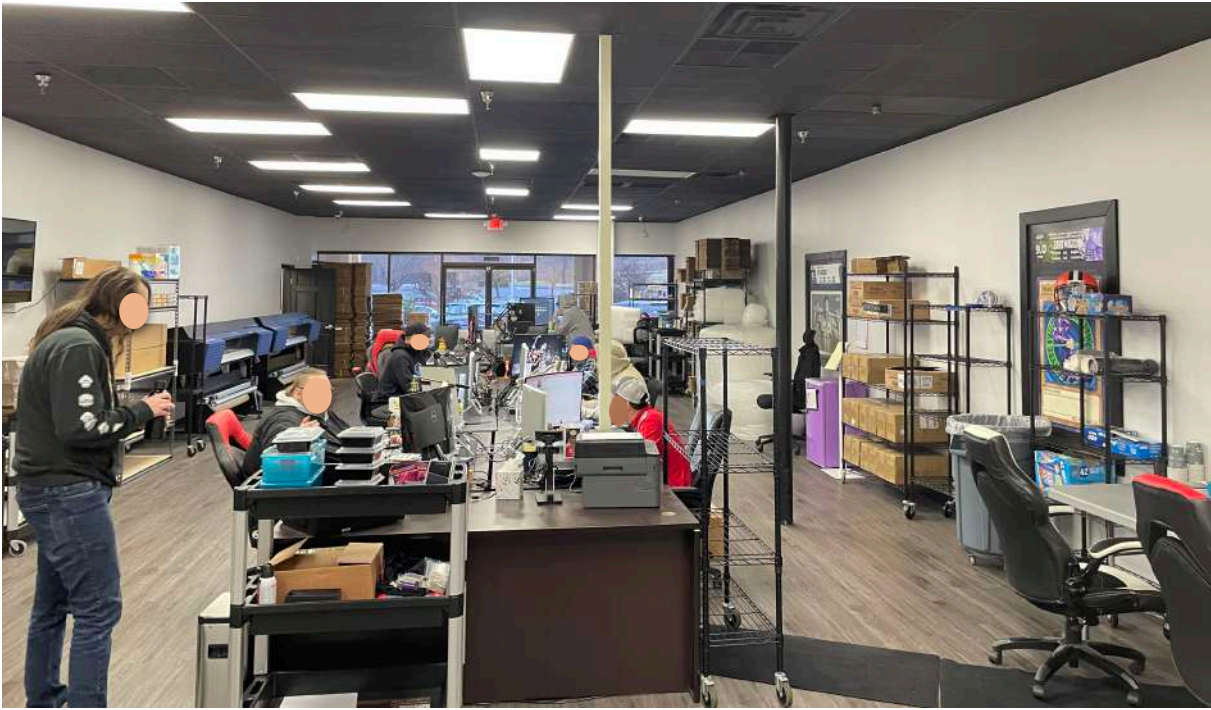
Chapman Highway

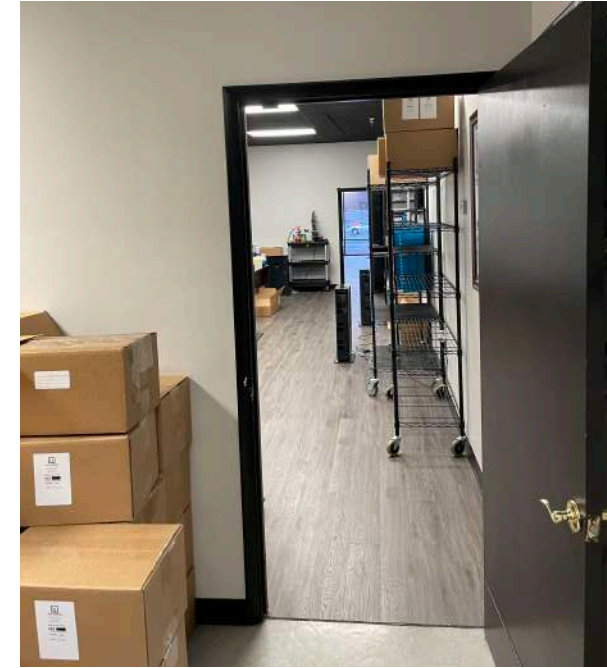
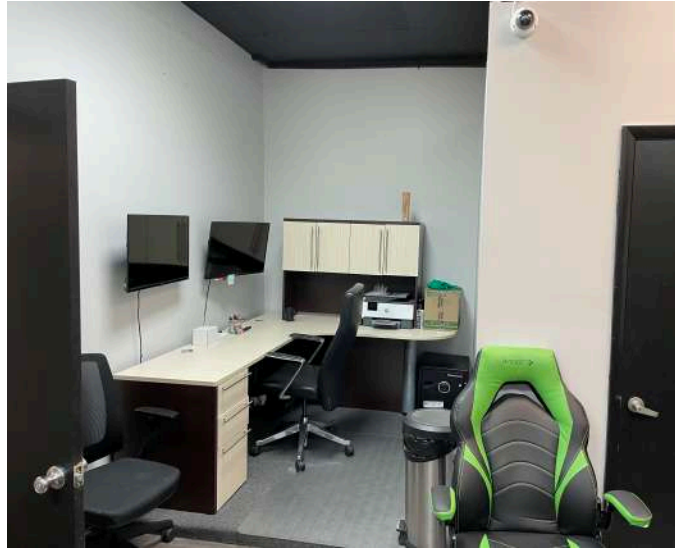




Available for Lease

Suites F & G (3,200 SF)







6522 Chapman Hwy, Knoxville, Tennessee, 37920

1 mile

3 miles

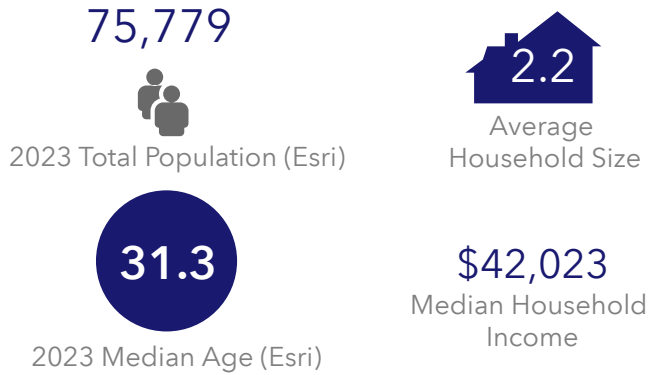
5 miles

2023 Average Household Income by Counties

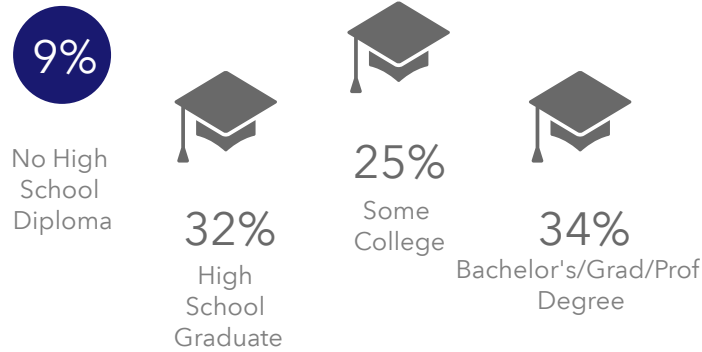
Dark Blue	\$138,550 to \$218,821
Medium Blue	\$105,116 to \$138,549
Light Blue	\$84,949 to \$105,115
Very Light Blue	\$69,583 to \$84,948
White	\$38,158 to \$69,582

(5 Mile Radius)

KEY FACTS

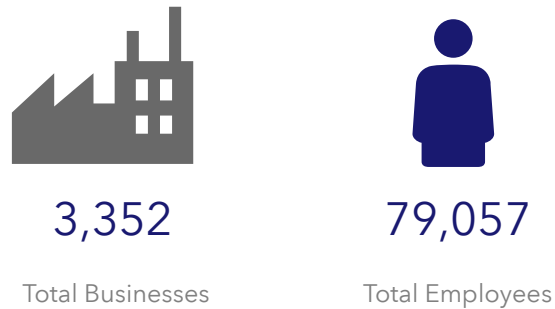


EDUCATION

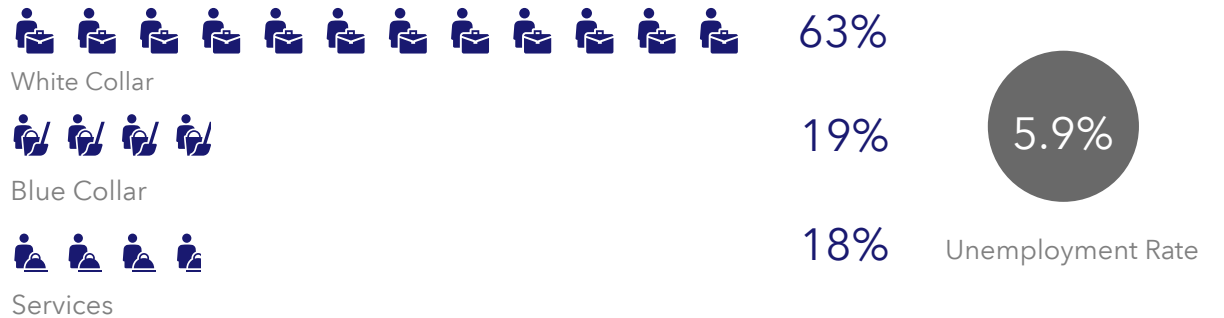


2023 Daytime Population	
2023 Total Daytime Population	118,279
2023 Daytime Population: Workers	76,843
2023 Daytime Population: Residents	41,436

BUSINESS



EMPLOYMENT



6522 Chapman Hwy, Knoxville, Tennessee, 37920

Average Household Income



\$64,602

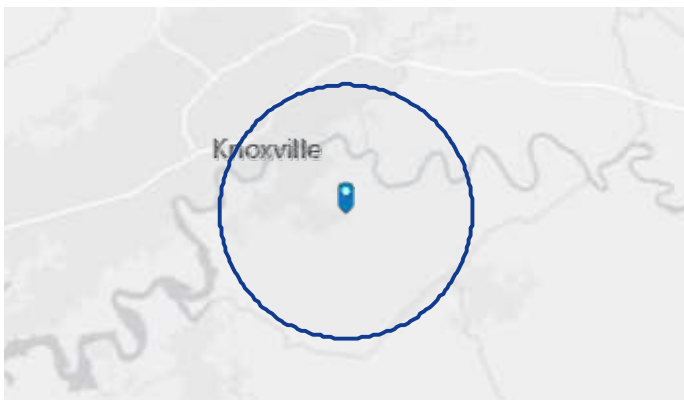
2023 Average Household Income

Total Retail Sales



\$8,725,046,634

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



MARKET ECONOMIC INFORMATION (*2021)

POPULATION FIGURES	
Knoxville, TN DMA	1,441,496
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	
City of Knoxville Population	888,103
Knox County Population	193,888
	477,710

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

MSA SECTOR BREAKDOWN ON EMPLOYMENT Industry (by SIC Codes *2021)	
	Employees
Construction	21,936
Finance, Insurance, Real Estate	24,920
Government	18,875
Manufacturing – Total	33,607
– Durable Goods	-
– Nondurable Goods	-
Services	189,300
Wholesale Trade	18,920
Retail Trade	90,989

UNIVERSITIES & COLLEGES	
	Enrollment
The University of Tennessee	30,559
Pellissippi State Community College	10,894
Roane State Comm. College (Harriman)	5,688
Walters State Community College	6,144
Tusculum College (Greeneville)	1,664
Carson Newman	2,911
Bryan College (Dayton)	1,480
Maryville College	1,046
Tennessee Wesleyan College	1,168
South College	2,843

AREA HOSPITALS	
	# of Beds
University of Tennessee Medical Center	839
Fort Sanders Regional Medical Center	541
Blount Memorial Hospital	312
Parkwest Medical Center	307
Methodist Medical Center of Oak Ridge	301
Tennova Healthcare – North Knoxville	267
East Tennessee Children's Hospital	179
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

