



GREENBRIER
real estate advisors

Former Naf Naf for Lease

West End Cap on Bearden Hill

6485 Kingston Pike ~ Knoxville, TN 37919



Contacts:

Ryan Matthews
(865) 320-0646

ryan@greenbrier-rea.com



GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
419 N Forest Park Boulevard
Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Former Naf Naf for Lease
Address	6485 Kingston Pike, Knoxville, TN 37919
Space	2,500 SF
Lease Price	See Agent

Demographic Snapshot **2023 Data*

	1 Mile	3 Mile	5 Mile
Population	5,361	55,324	150,688
Average Household Income	\$125,135	\$110,289	\$96,955

Market Overview

- Property located on Kingston Pike in the Bearden sub-market of Knoxville, TN
- West endcap with patio seating
- Newly constructed multi-tenant building (*2021)
- Co-Tenants include: Tropical Smoothie Cafe, uBREAKiFix, My Pet Wellness, Stat Care & Castle Dental
- High activity retail area
- Great visibility and daily traffic counts

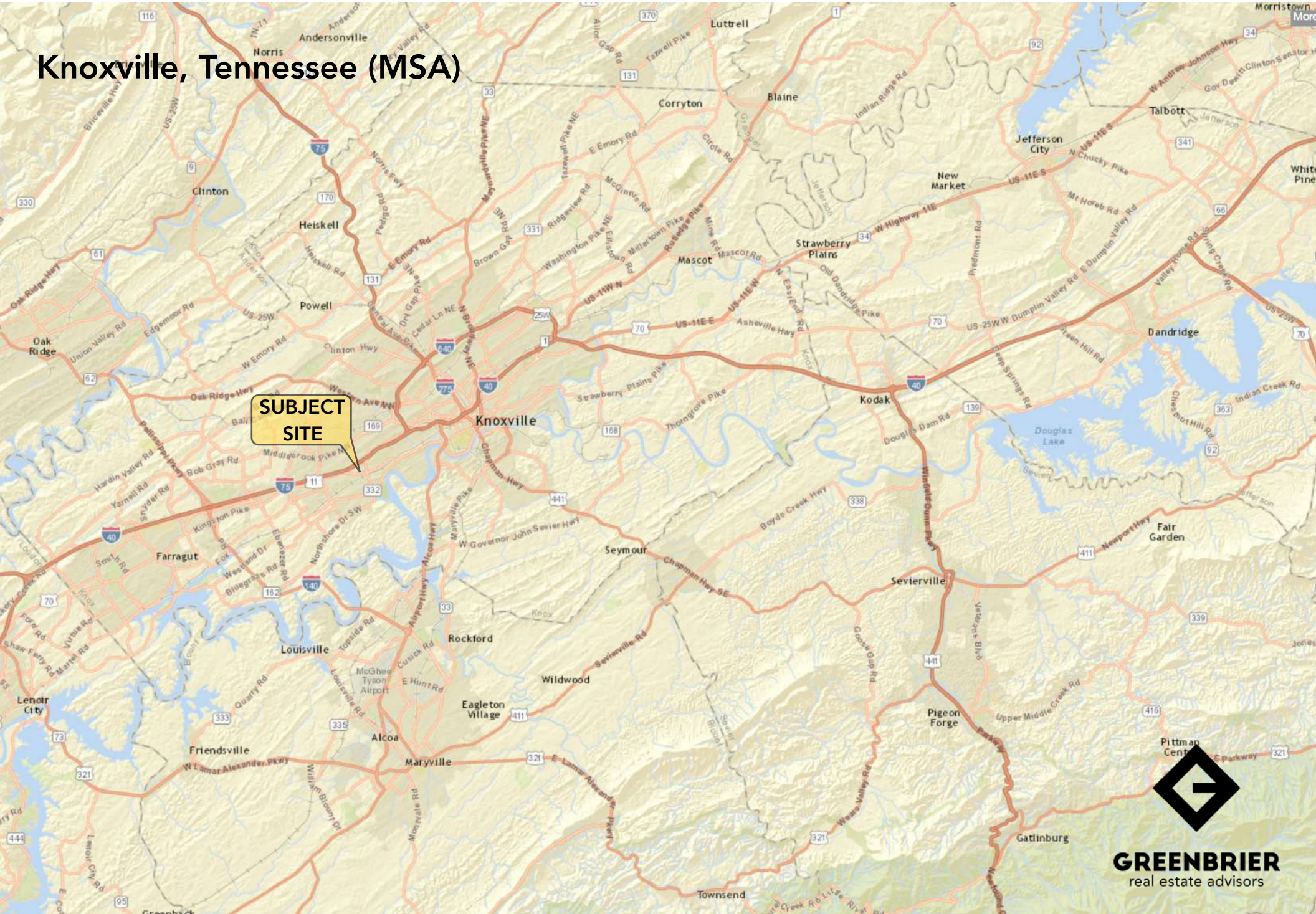
Traffic Counts **2022 Data*

Kingston Pike	26,001 ADT	●
Papermill Drive	15,545 ADT	●
Northshore Drive	24,445 ADT	●
Interstate 40	218,583 ADT	●

Map



Knoxville, Tennessee (MSA)



**SUBJECT
SITE**



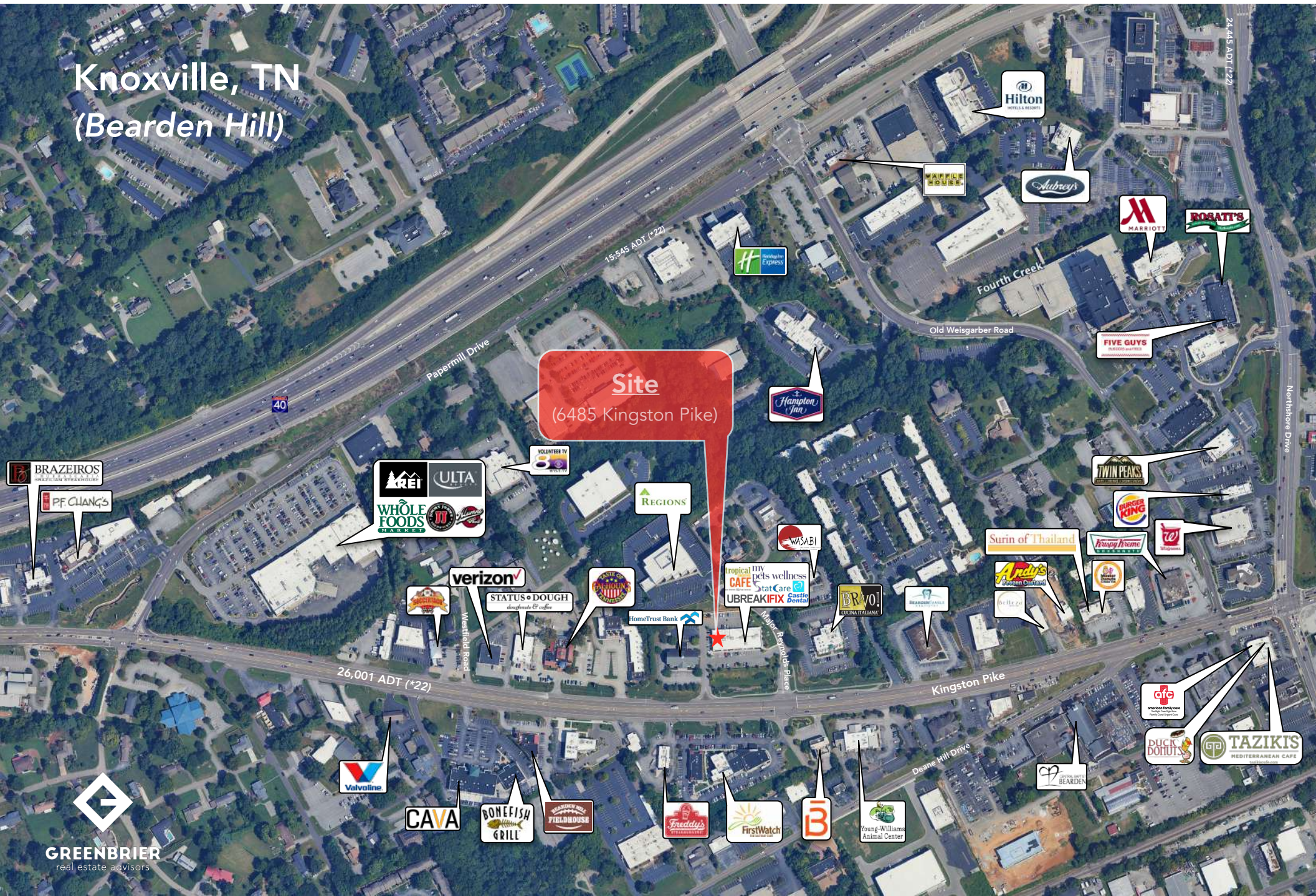
Knoxville, TN (Bearden)

Site
(6485 Kingston Pike)



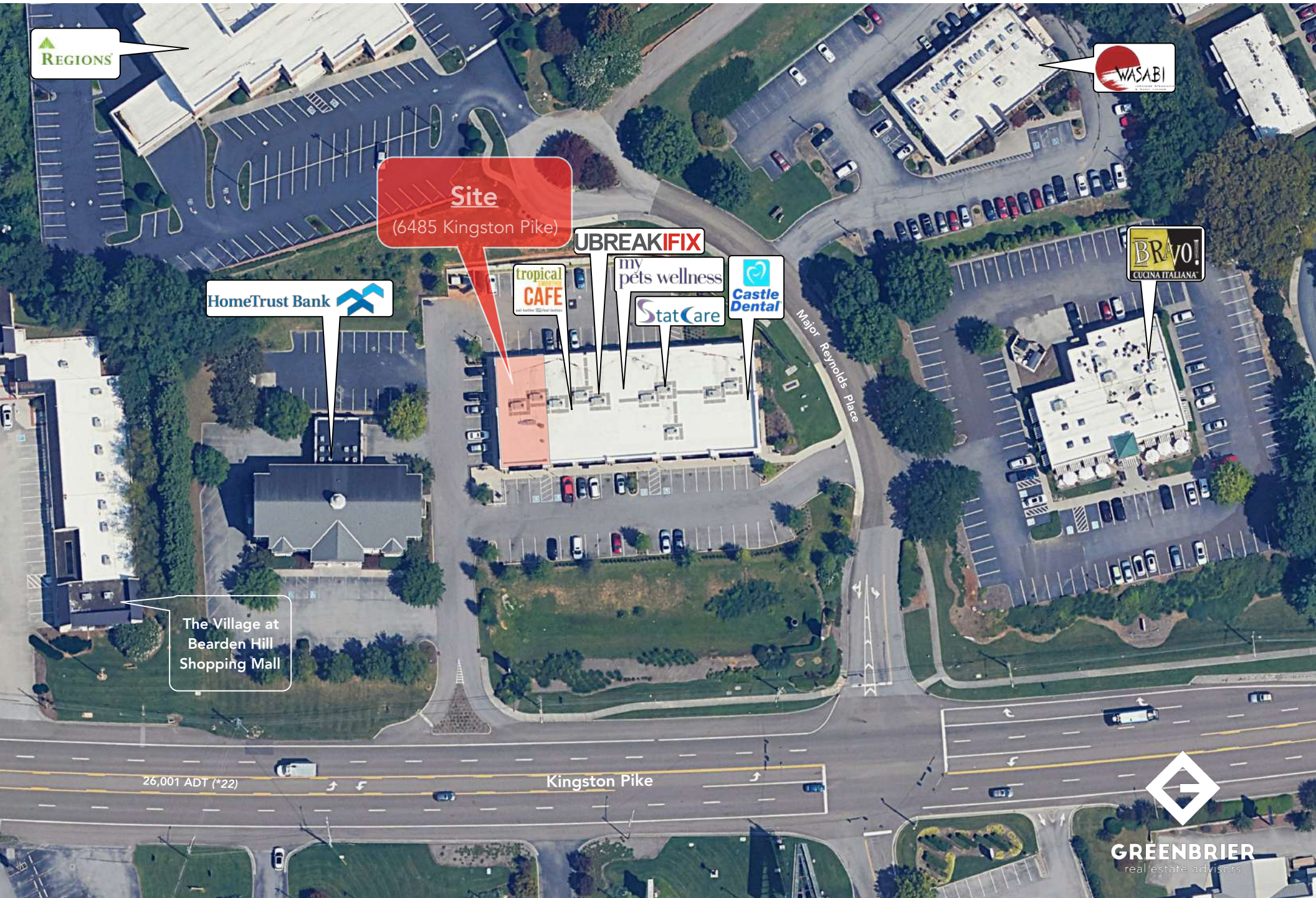
Northshore
Park

Knoxville, TN
(Bearden Hill)



Site
(6485 Kingston Pike)

6485 Kingston Pike ~ Knoxville, TN 37919



Site
(6485 Kingston Pike)

 REGIONS

 WASABI

 HomeTrust Bank

 tropical CAFE

 UBREAKIFIX

 my pets wellness

 StatCare

 Castle Dental

 BRAVO!
CUCINA ITALIANA

The Village at
Bearden Hill
Shopping Mall

26,001 ADT (*22)

Kingston Pike



6485 Kingston Pike ~ Knoxville, TN 37919

Site
(6485 Kingston Pike)

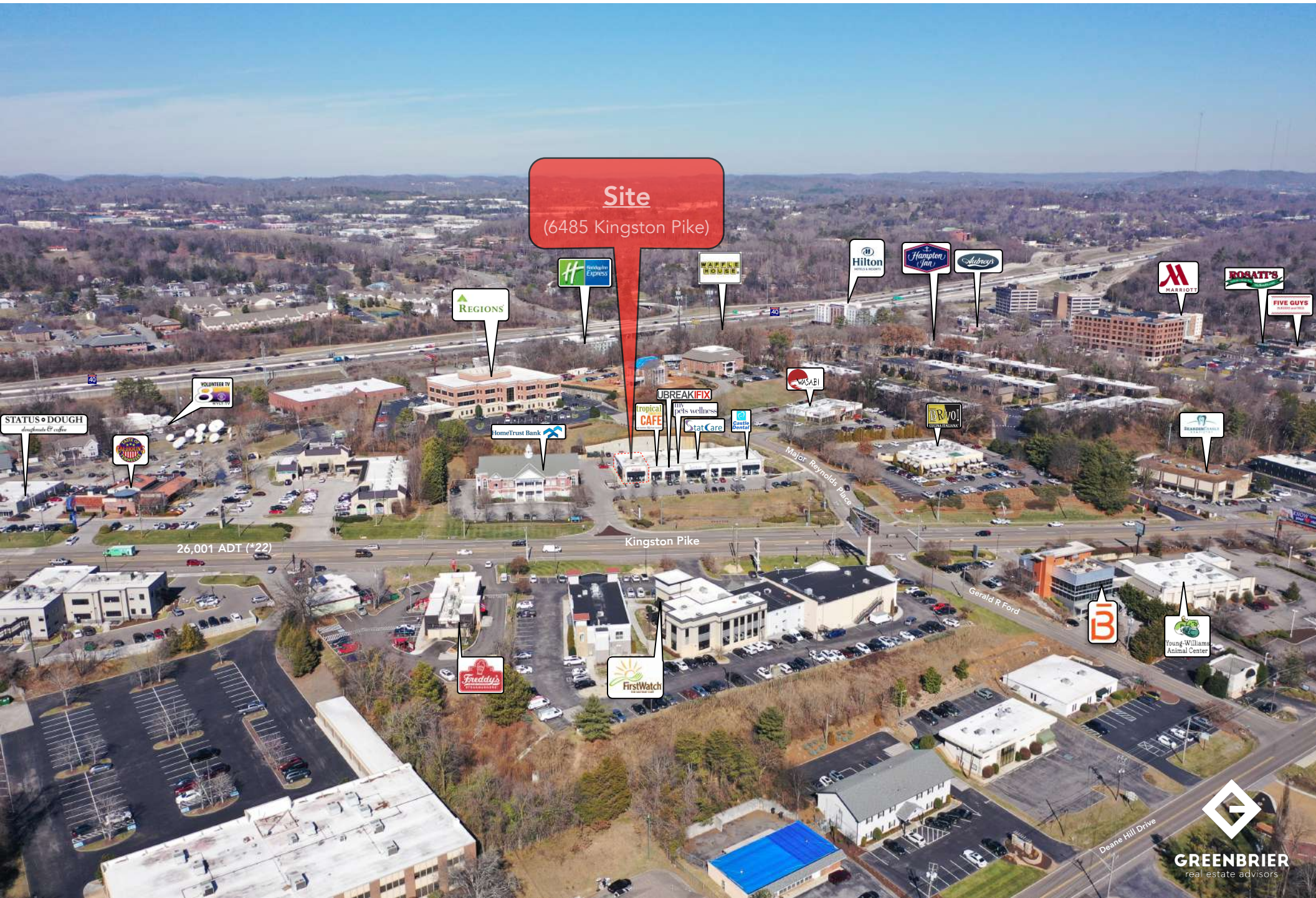




Site
(6485 Kingston Pike)

- Office Supply
- Zaxby's
- Dutch Bros
- BRAZEIRO'S
- PF CHANG'S
- WHOLE FOODS MARKET
- REI
- ULTA
- CAVA
- BONEFISH GRILL
- Valvoline
- verizon
- STATUS DOUGH
- HomeTrust Bank
- Volunteer IV
- FirstWatch
- Freddy's RESTAURANT
- WASABI
- BRVOLI
- Young-William Animal Center

- REGIONS
- tropical CAFE
- UBREAKIFIX
- my pets wellness
- Stat Care
- Castle Dental
- WASABI
- BRVOLI



Site
(6485 Kingston Pike)

REGIONS

Wendy's Express

MAPLE HOUSE

Hilton

Hampton Inn

Subway

MARRIOTT

ROSATTI'S

FIVE GUYS

VOLUNTEER TV

STATUS DOUGH

AMERICAN

HomeTrust Bank

UBREAKIFIX

tropical CAFE

pet wellness

pet Care

pet Care

WASABI

BRVO!

GREENBRIER

26,001 ADT (*22)

Kingston Pike

Major Reynolds Place

Gerald R Ford

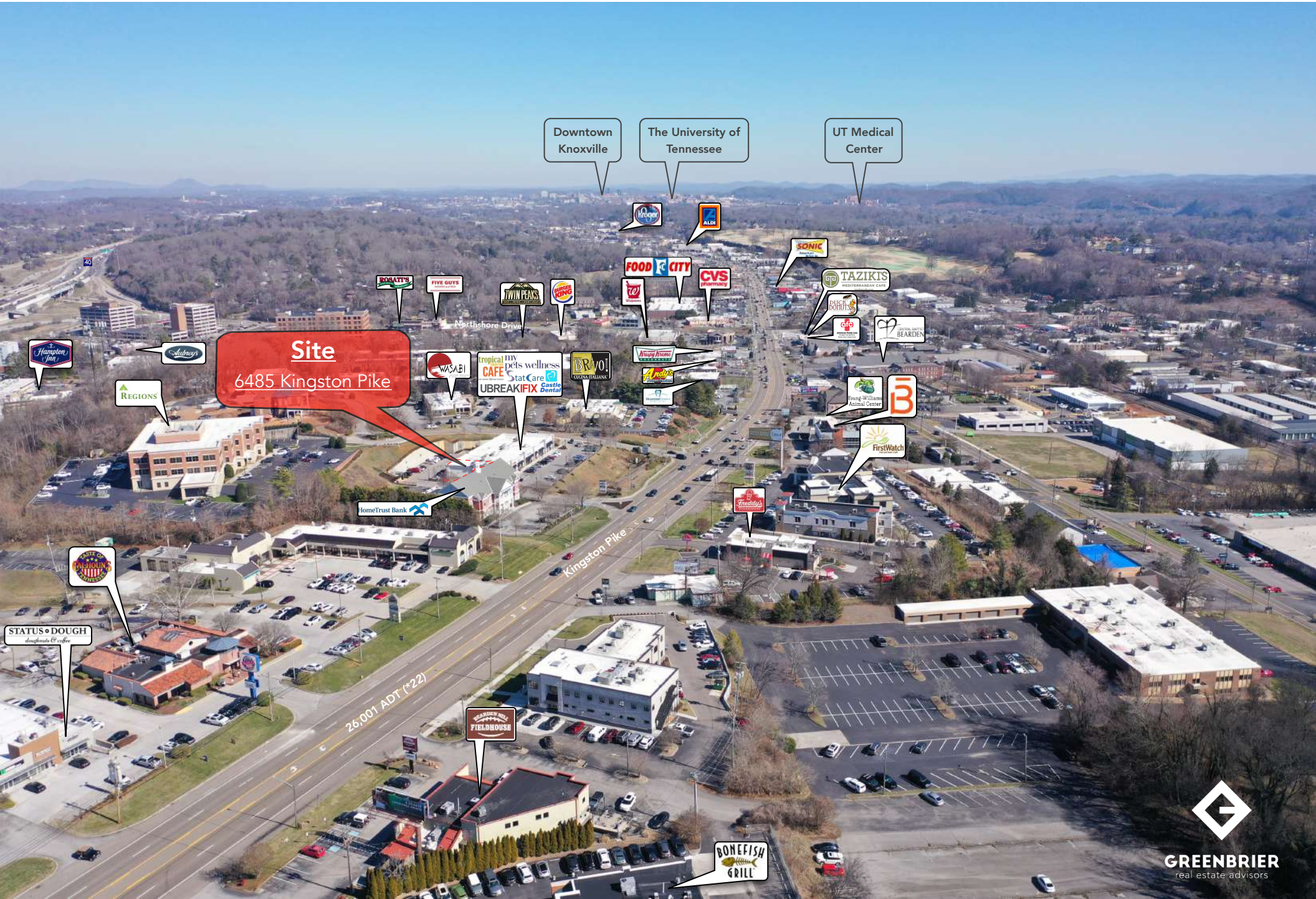
B

Young-Williams Animal Center

Freddy's

FirstWatch





Site
6485 Kingston Pike

Downtown Knoxville

The University of Tennessee

UT Medical Center

Site

6485 Kingston Pike

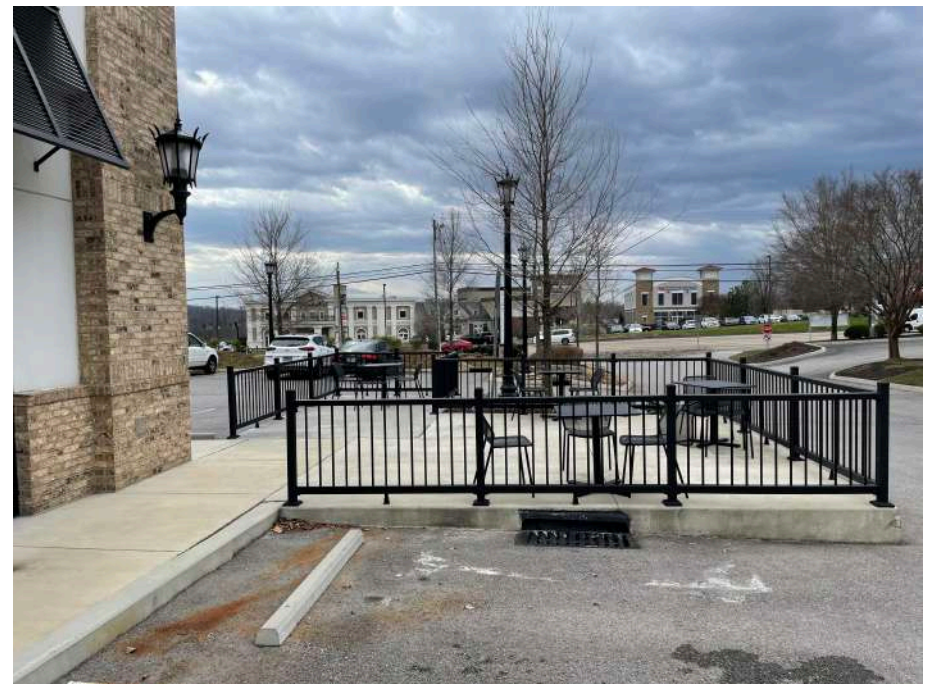
Kingston Pike

26,001 ADT (*22)

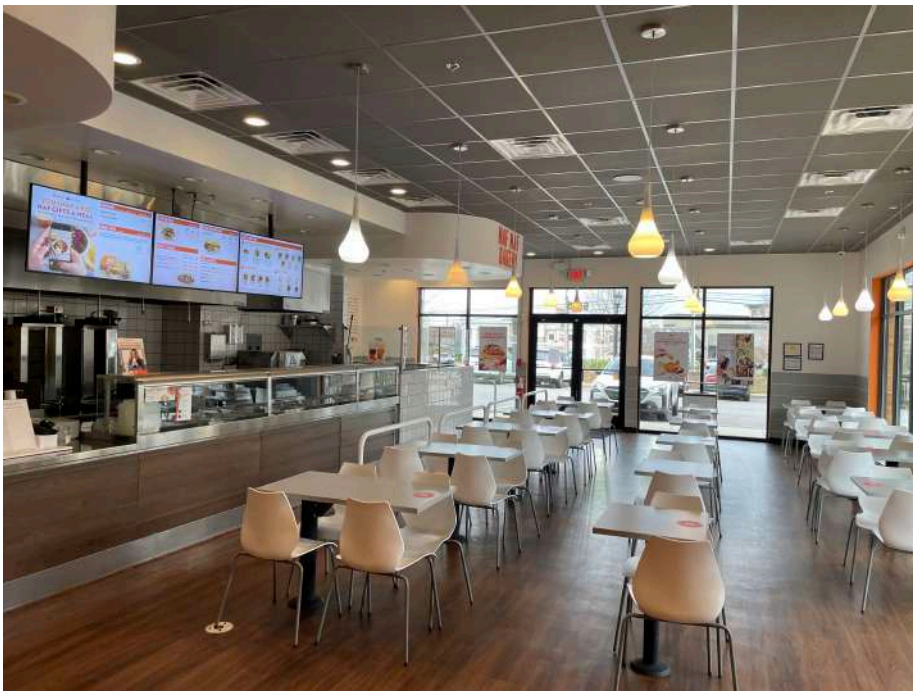
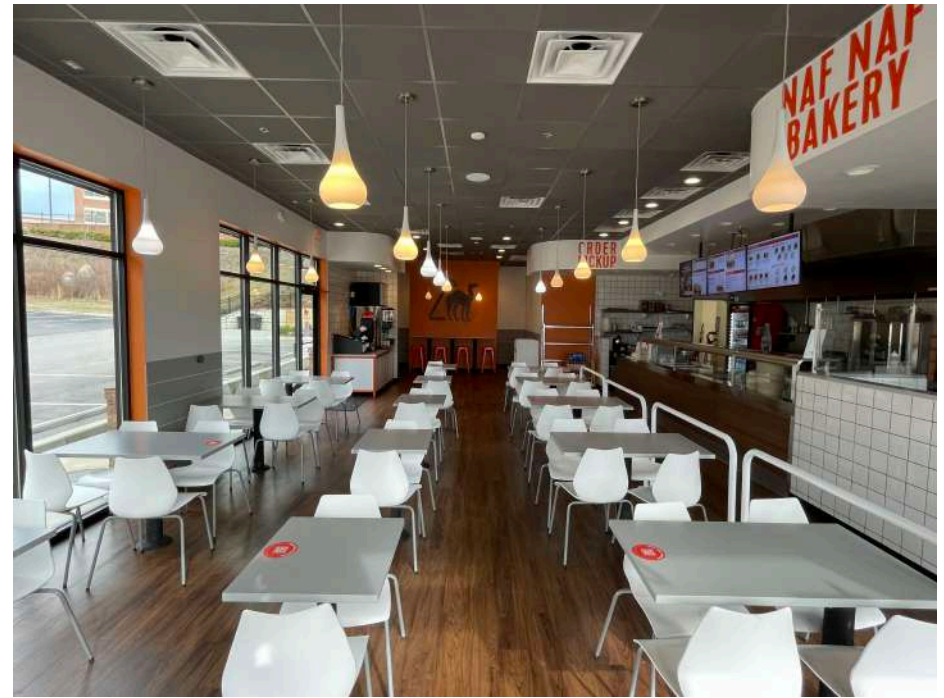


Site
(6485 Kingston Pike)

6485 Kingston Pike ~ Knoxville, TN 37919




6485 Kingston Pike ~ Knoxville, TN 37919



6485 Kingston Pike ~ Knoxville, TN 37919




Symbols Legend

 Existing 1 Hour Rated Interior Glass Wall at Tenant Demising Wall
- Upgrade as necessary to achieve 1 Hour Rating
- Conform fully to UL #R344

 Egress Travel Path

 Emergency Exit Sign - WallMount

 Relocated Emergency Exit Sign - WallMount

 Existing Emergency Exit Sign - WallMount





 Fire Extinguisher on Bracket (FEB)

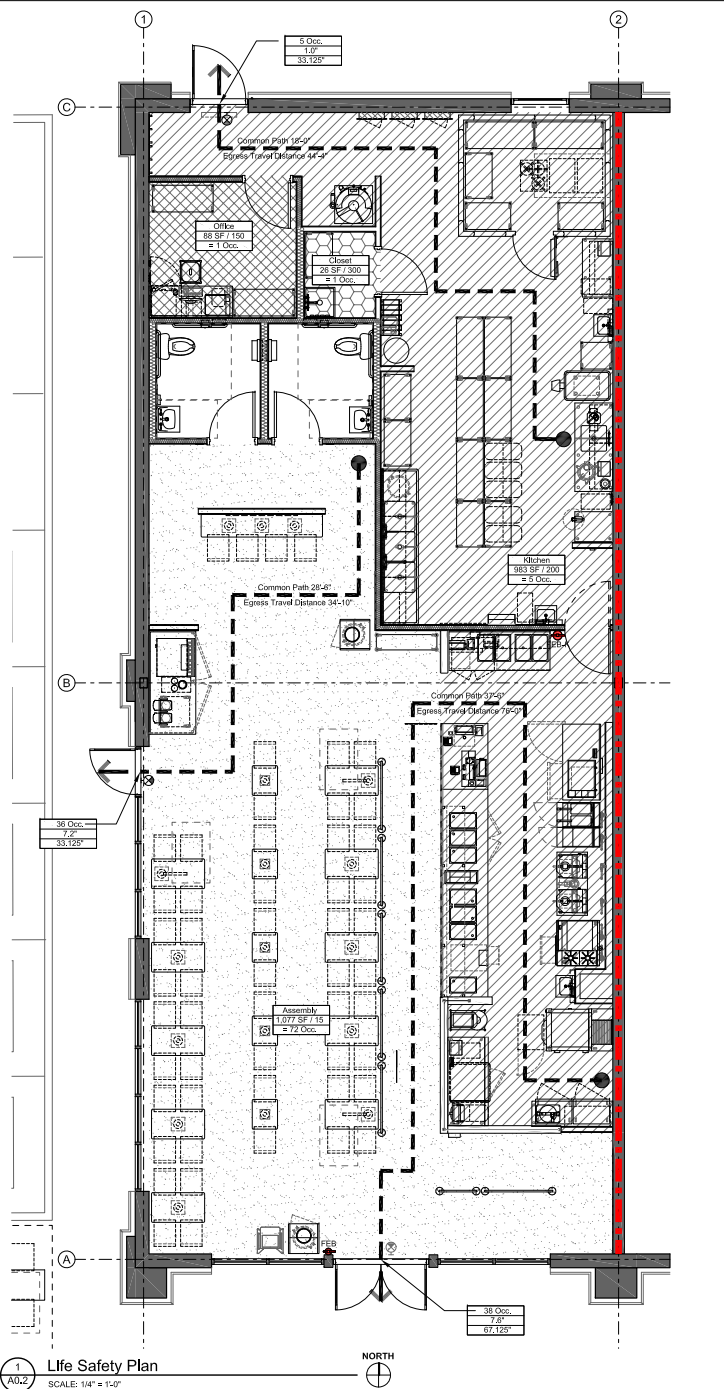
Occupant Load Per Door
Required Door Width
Actual Door Width

Occupant Egress Table

See electrical drawings for emergency lights, fire alarm pull stations, strobes, and smoke detectors

Occupancy Legend

	Assembly	15 SF per occ.
	Kitchen	200 SF per occ.
	Office	150 SF per occ.
	Closet	300 SF per occ.



1 Life Safety Plan
SCALE: 1/4" = 1'-0"

Architecture Consultant




LEWIS GROUP ARCHITECTS
6512 DEANE HILL DR., KNOXVILLE, TN 37919
PH: 865.584.5000 | FX: 865.588.1272
631 N. OGDEN ST. (CLEVELAND), TN 37311
PH: 423.470.0033
info@lewisgroup.com | www.lewisgroup.com



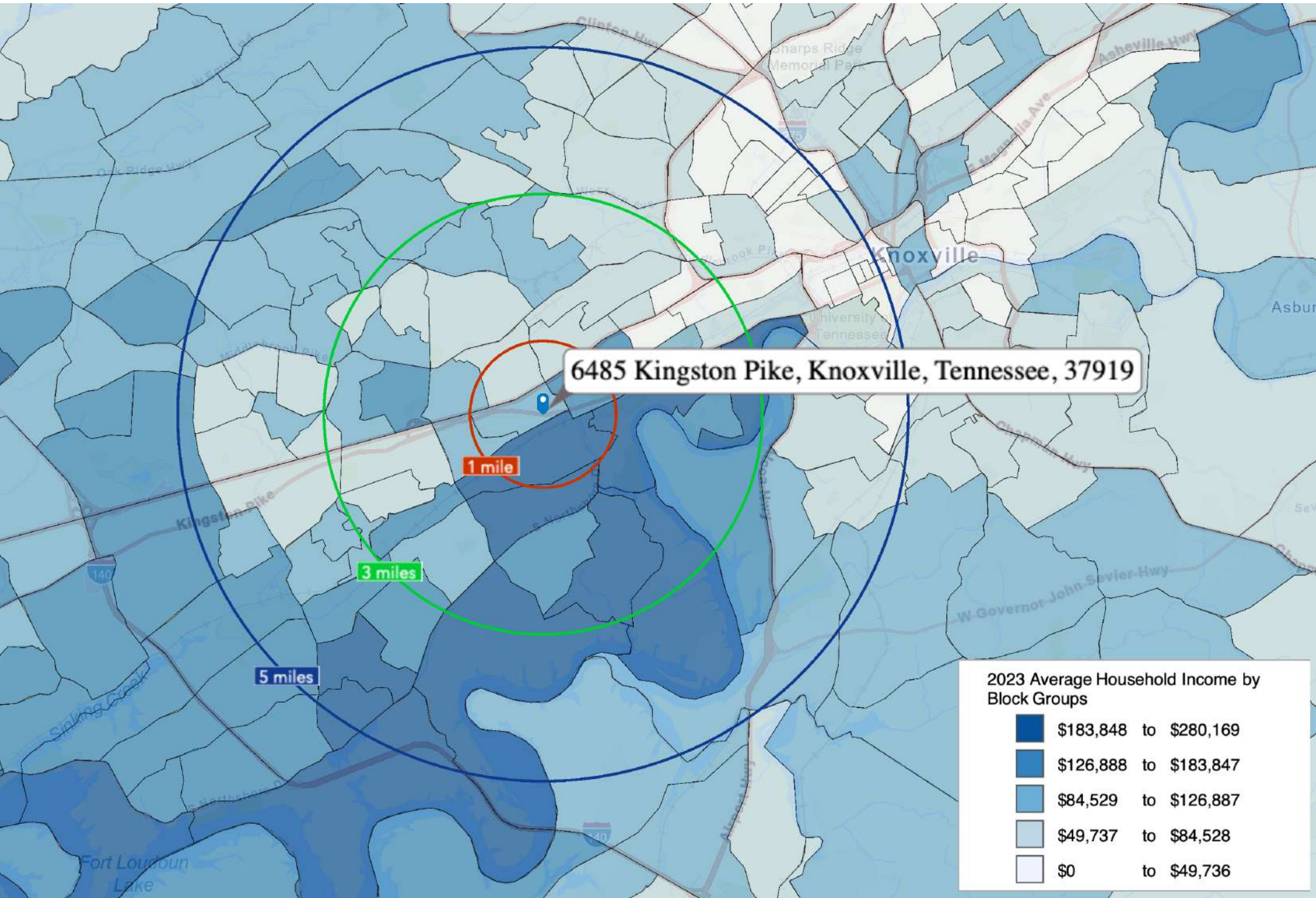
MIDDLE EASTERN GRILL
Franchisee:
Nicolas Ibrahim
Project Name:
Kingston Corners
Project Address:
6485 Kingston Pike
Knoxville, TN 37919
Store Number:
053
© Nat-Naf Holdings, LLC
This document is an instrument of service and as such remains the property of Nat-Naf Holdings, LLC. Permission for use of the document is limited and can only be extended by written agreement with Nat-Naf Holdings, LLC.

Seal:



Project Number: 20038
Drawn By: MC
Checked By: MD
Issue Record:
75% CDs: 2021-08-04
100% CDs: 2021-06-16
Revision Records:

A0.2
Life Safety Plan and Notes



(5 Mile Radius)

KEY FACTS

150,688



2023 Total Population (Esri)



Average Household Size

34.8

2023 Median Age (Esri)

\$61,490

Median Household Income

EDUCATION



No High School Diploma



20%
High School Graduate



26%
Some College



48%
Bachelor's/Grad/Prof Degree

2023 Daytime Population	
2023 Total Daytime Population	186,334
2023 Daytime Population: Workers	109,767
2023 Daytime Population: Residents	76,567

BUSINESS



6,194

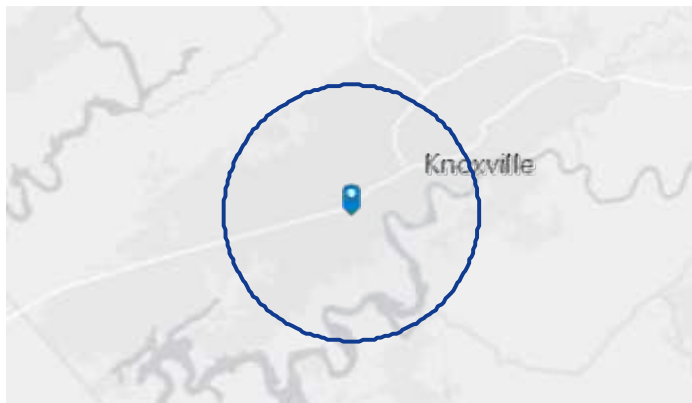
Total Businesses



108,623

Total Employees

6485 Kingston Pike, Knoxville, Tennessee, 37919



EMPLOYMENT



White Collar



Blue Collar



Services

71%

15%

14%



Unemployment Rate

Average Household Income



\$96,955

2023 Average Household Income

Total Retail Sales



\$16,878,161,731

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 **888,103**
 City of Knoxville Population **193,888**
 Knox County Population **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

