



GREENBRIER
real estate advisors

Available For Lease

Former My Pets Wellness on Bearden Hill

6475 Kingston Pike ~ Knoxville, TN 37919



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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
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Property Details

Name	Former My Pets Wellness for Lease
Address	6475 Kingston Pike, Knoxville, TN 37919
Space	944 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

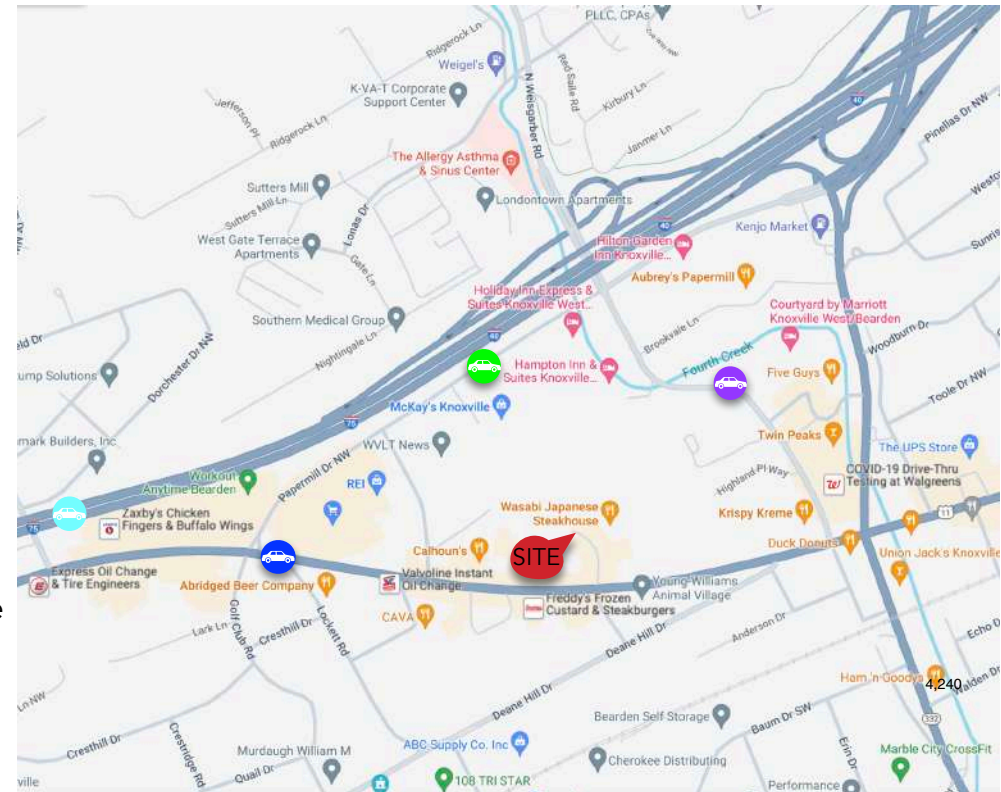
Market Overview

- Property located on Kingston Pike in the Bearden sub-market of Knoxville, TN
- 944 SF in-line space
- Newly constructed multi-tenant building (*2021)
- Co-Tenants include: Wingstop (*coming soon!*), Tropical Smoothie Cafe, uBREAKiFix, Stat Care & Castle Dental
- High activity retail area
- Great visibility and daily traffic counts

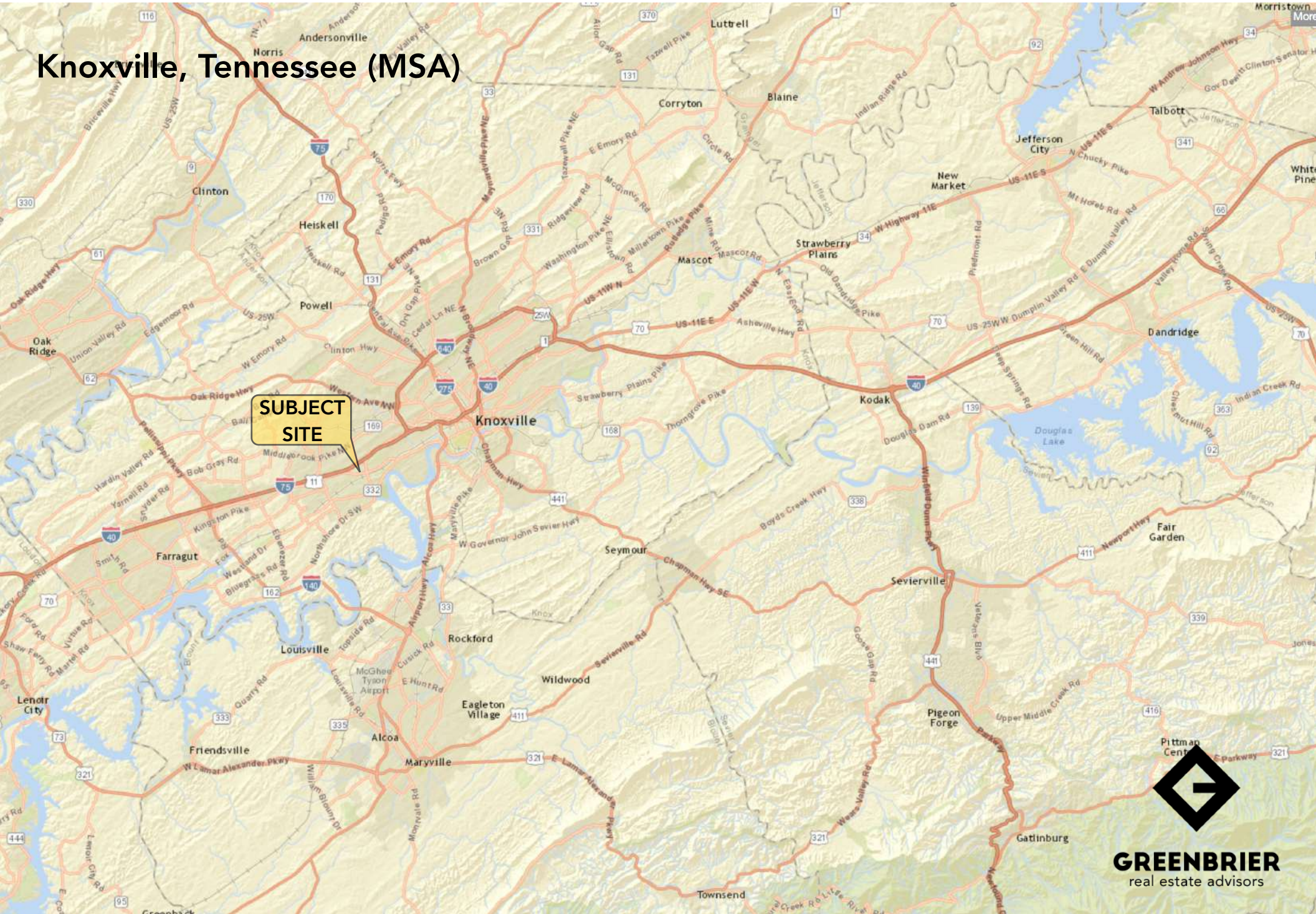
Traffic Counts *2022 Data

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

Map



Knoxville, Tennessee (MSA)

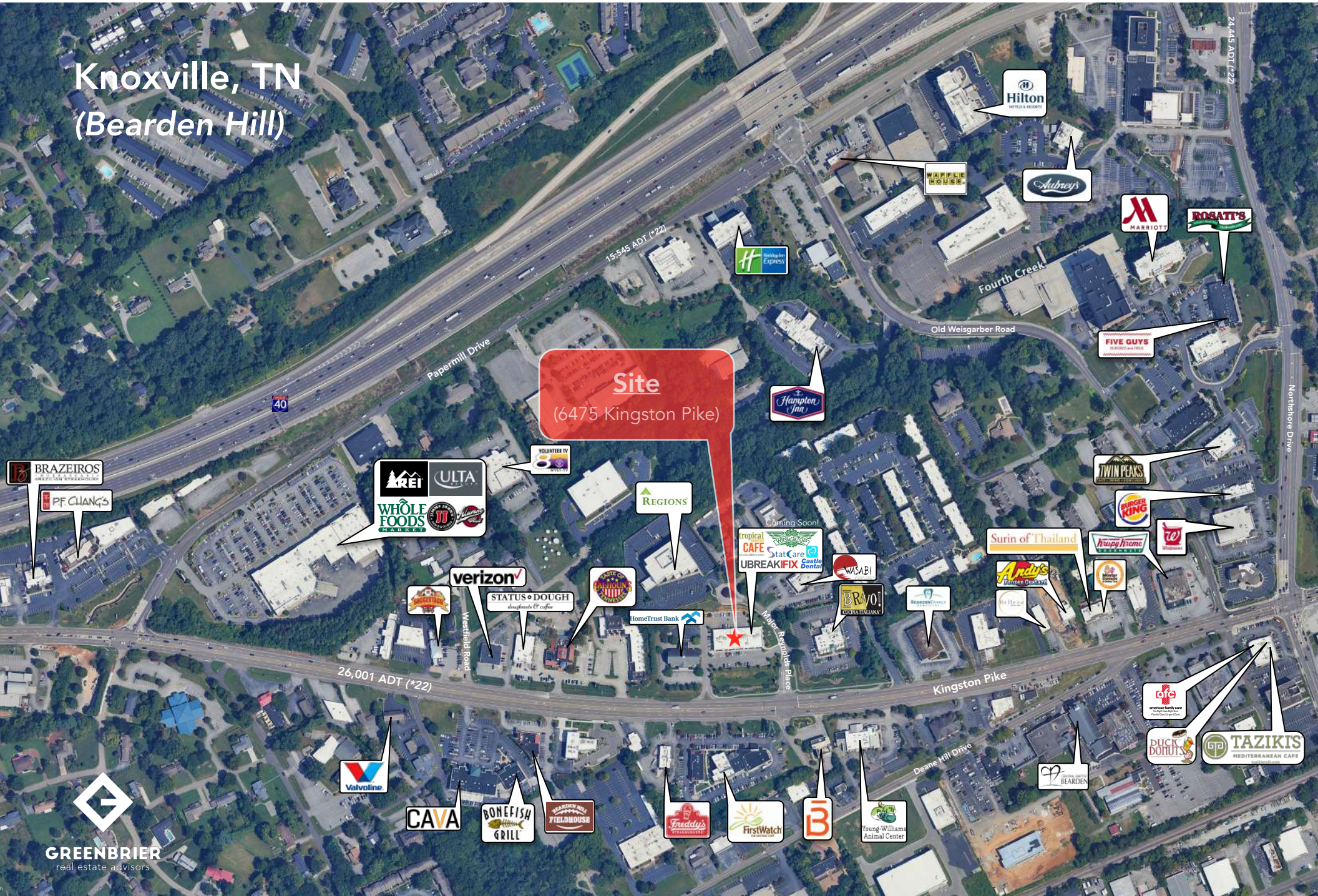


Knoxville, TN
(Bearden)

Site
(6475 Kingston Pike)



Knoxville, TN
(Bearden Hill)



Site
(6475 Kingston Pike)

24,445 ADT (*22)

15,545 ADT (*22)

26,001 ADT (*22)

Papermill Drive

Fourth Creek

Old Weisgarber Road

Kingston Pike

Deane Hill Drive

Northshire Drive

BRAZEIROS
PF CHANG'S

KREI ULTA
WHOLE FOODS MARKET

verizon
STATUS DOUGH

REGIONS
HomeTrust Bank

tropical CAFE
UBREAKIFIX

WVAE
BRVO!

Surin of Thailand
Andy's

BURGER KING
Wendy's

TWIN PEAKS
Five Guys

ROSATI'S

Aubrey's

Hilton

Waffle House

Hampton Inn

afc

DUCK DONUTS

TAZIKI'S

BEARDEN

Young-Williams Animal Center

FirstWatch

Freddy's

FIELDHOUSE

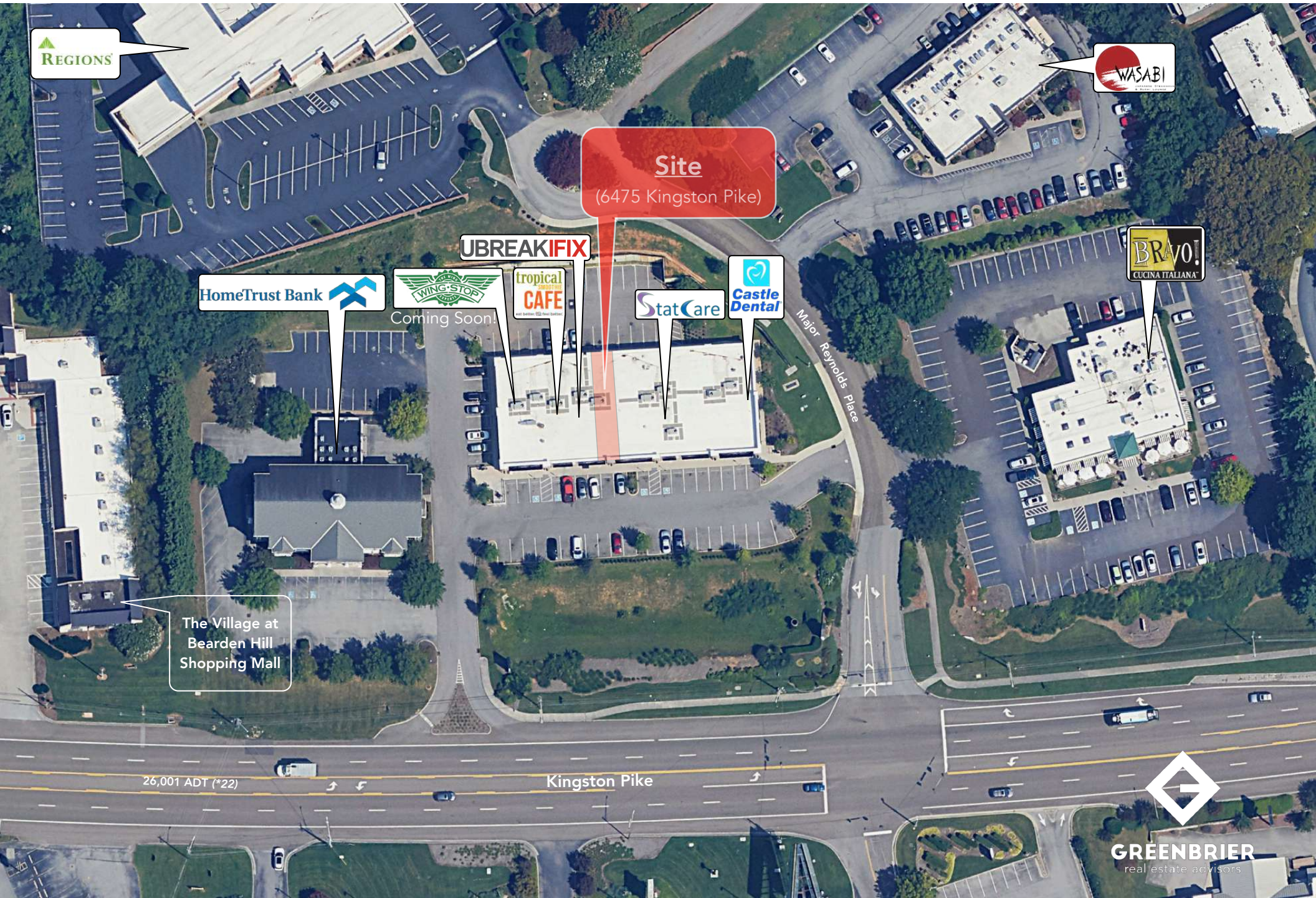
BONEFISH GRILL

CAVA

Valvoline



6475 Kingston Pike ~ Knoxville, TN 37919



 REGIONS

 WASABI

Site
(6475 Kingston Pike)

UBREAKIFIX

 HomeTrust Bank

 WING-STOP
Coming Soon!

 tropical
SMOOTHIE
CAFE

 StatCare

 Castle
Dental

 BRAVO!
CUCINA ITALIANA

The Village at
Bearden Hill
Shopping Mall

26,001 ADT (*22)

Kingston Pike



6475 Kingston Pike ~ Knoxville, TN 37919



Site
(6475 Kingston Pike)





West Town Mall

Dillard's **JCPenney**
sears **REGAL** **book**
FOREVER 21 **Factory**
OLD NAVY **PET SMART** **buy buy BABY**
MAISTER'S BED BATH & BEYOND **KOHLS**
ALAMO **Stain** **Next FOOD CITY**

Site
(6475 Kingston Pike)

Coming Soon
tropical CAFE
Stat Care
UBREAKIFIX

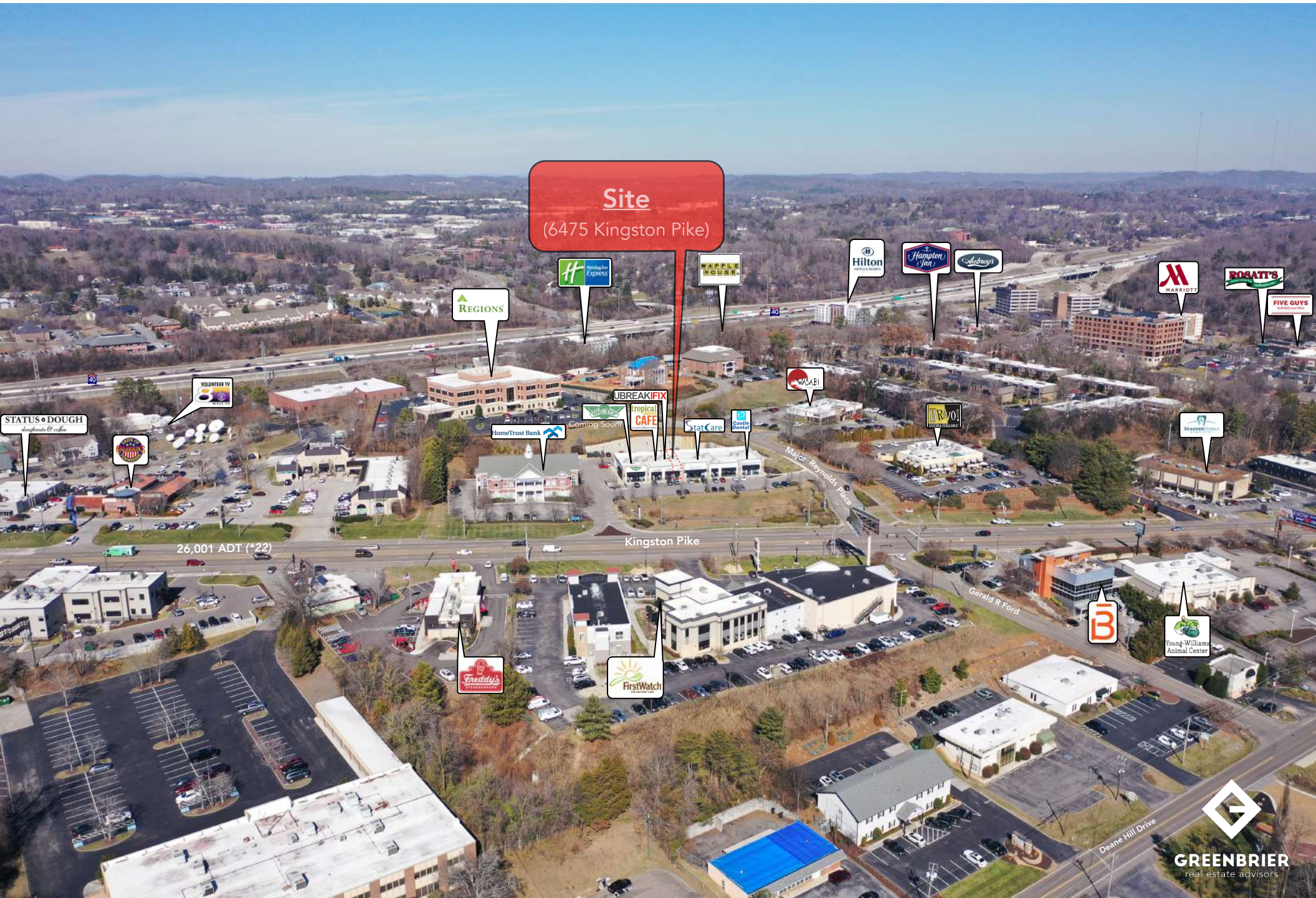
26,001 ADT (#22)
Kingston Pike

Major Reynolds Place

Gerald R Ford



Site
(6485 Kingston Pike)



Site
(6475 Kingston Pike)

REGIONS

HomeTrust Bank

MAPLE HOUSE

Hilton

Hampton Inn

Embassy Suites

MARRIOTT

ROSATTI'S

FIVE GUYS

VOLUNTEER TV

JBREAKFIX

Tropical CAFE

WASABI

ERVO!

GREENBRIER

STATUS DOUGH

AMERICAN

26,001 ADT (*22)

Kingston Pike

Major Reynolds Place

Gerald R Ford

B

Young-Williams Animal Center

Freddy's

FirstWatch





Downtown Knoxville

Hampton Express

Waffle House

Hilton
HOTELS & RESORTS

Subway

Hampton Inn

MARRIOTT

ROSATTI'S

FIVE GUYS
BURGERS AND FRIES

TWIN PEAKS

BURGER KING

W

FOOD CITY

Krispy Kreme

CVS

REGIONS

Site
(6475 Kingston Pike)

WASABI

BRVO!
CUCINA ITALIANA

Surin of Thailand

Arby's

SHARDONVILLE

Stat Care

tropical CAFE

UBREAKIFIX

HomeTrust Bank

WINGSTOP
Coming Soon

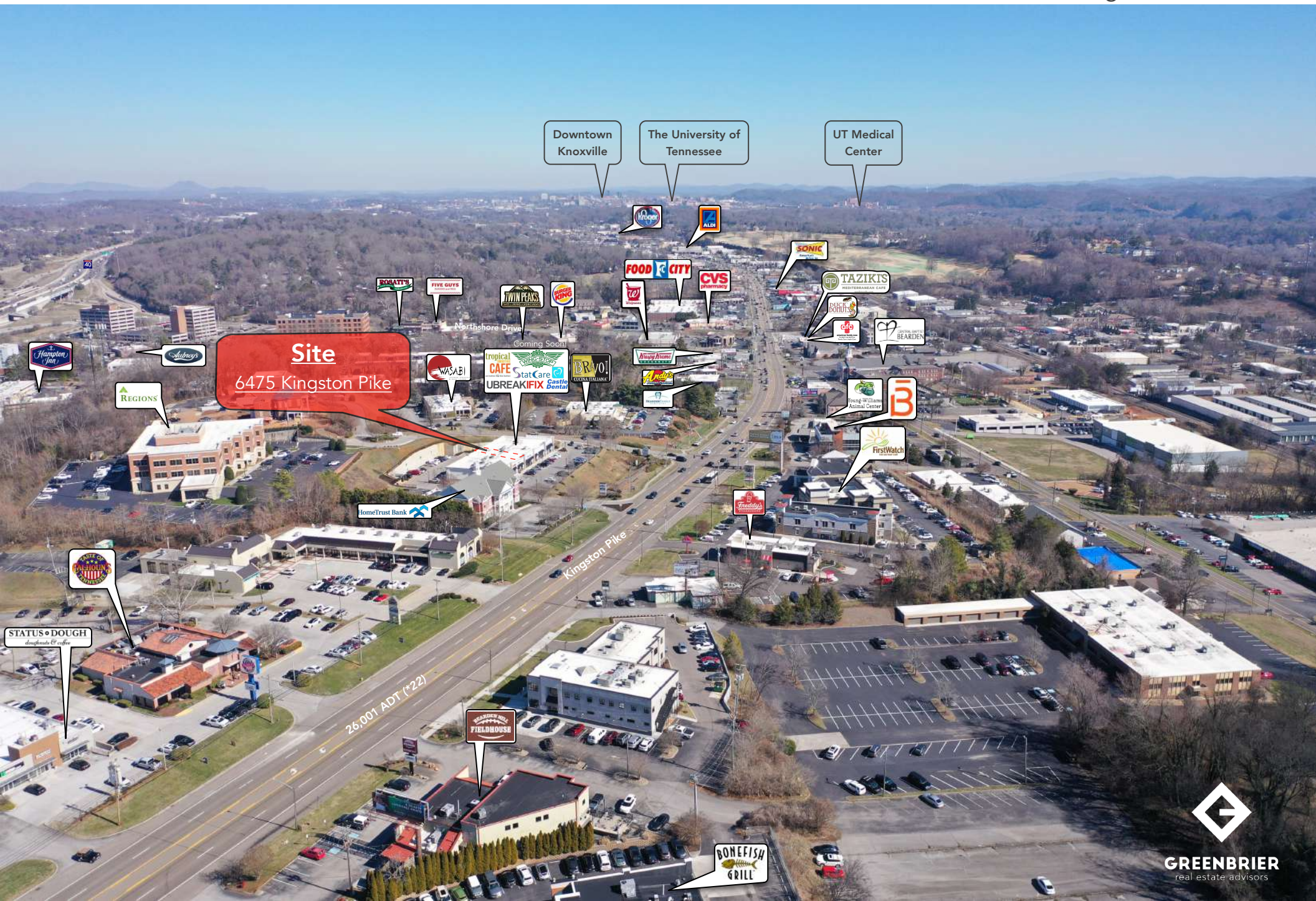
Major Reynolds Place

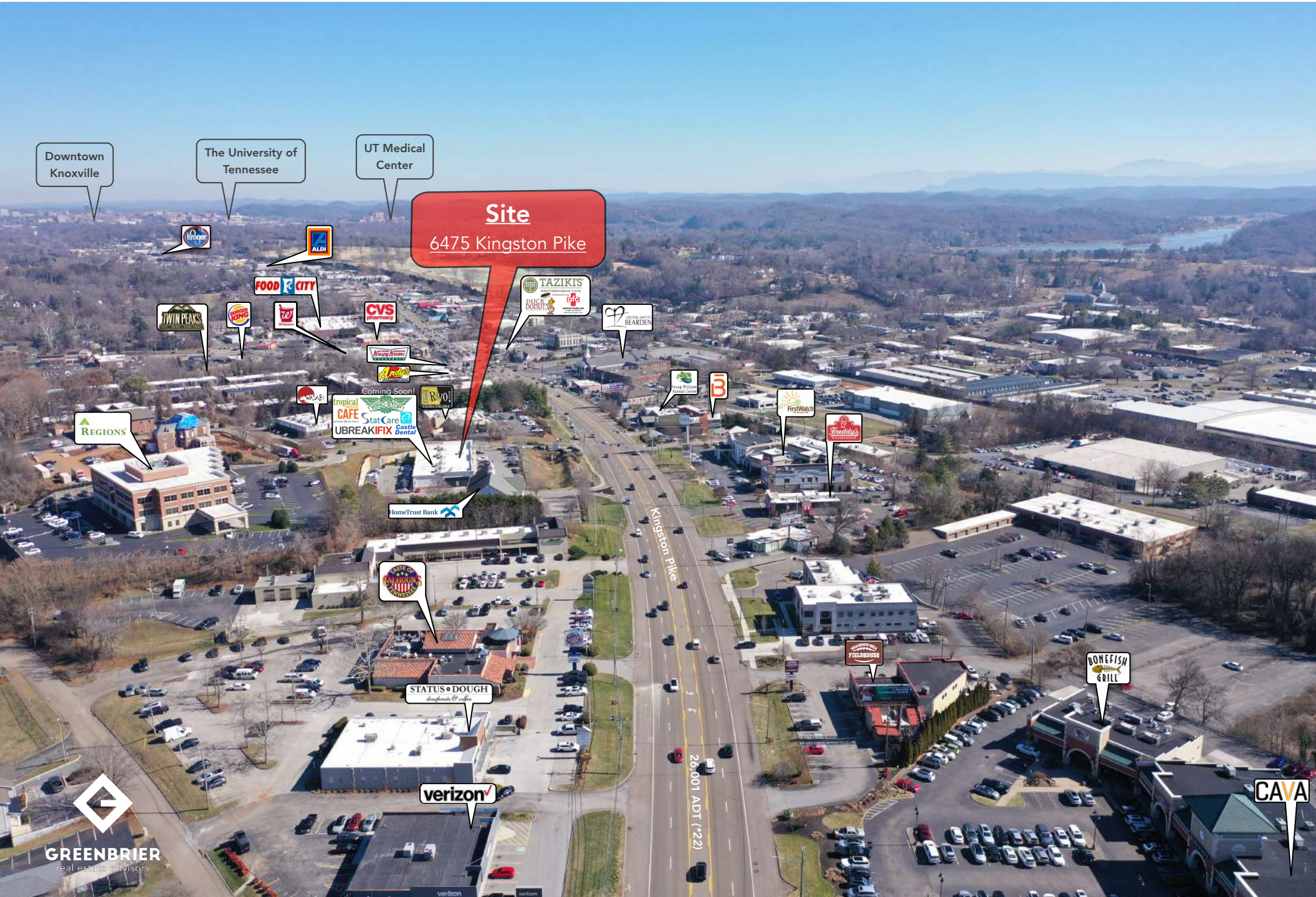
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Gerald R Ford

26,001 ADT (#22)

Kingston Pike





Downtown Knoxville

The University of Tennessee

UT Medical Center

Site
6475 Kingston Pike



REGIONS



STATUS + DOUGH
doughnuts & coffee

verizon

Kingston pike

26,001 ADT (#22)



CAVA



Site
(6475 Kingston Pike)

BEARDEN

Young-Williams
Animal Center

B

FirstWatch

Freddy's

WASABI

BRVO!

Major Reynolds Place

REGIONS

Coming Soon!
tropical CAFE
Pet Care
UBREAKIFIX
Dental
Dental

HomeTrust Bank

Kingston Pike

26,001 ADT (*22)

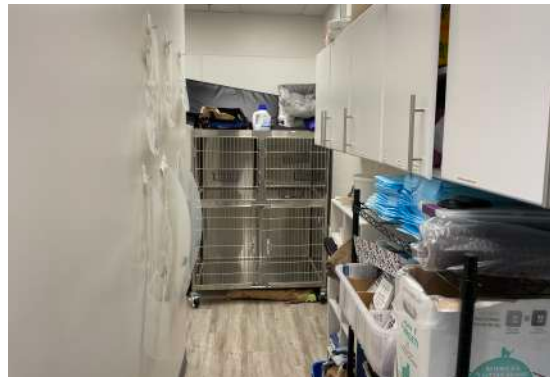
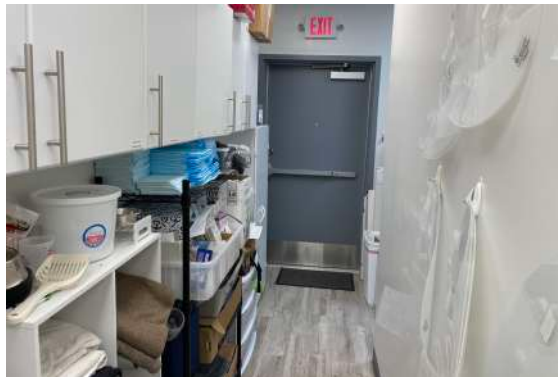
USA

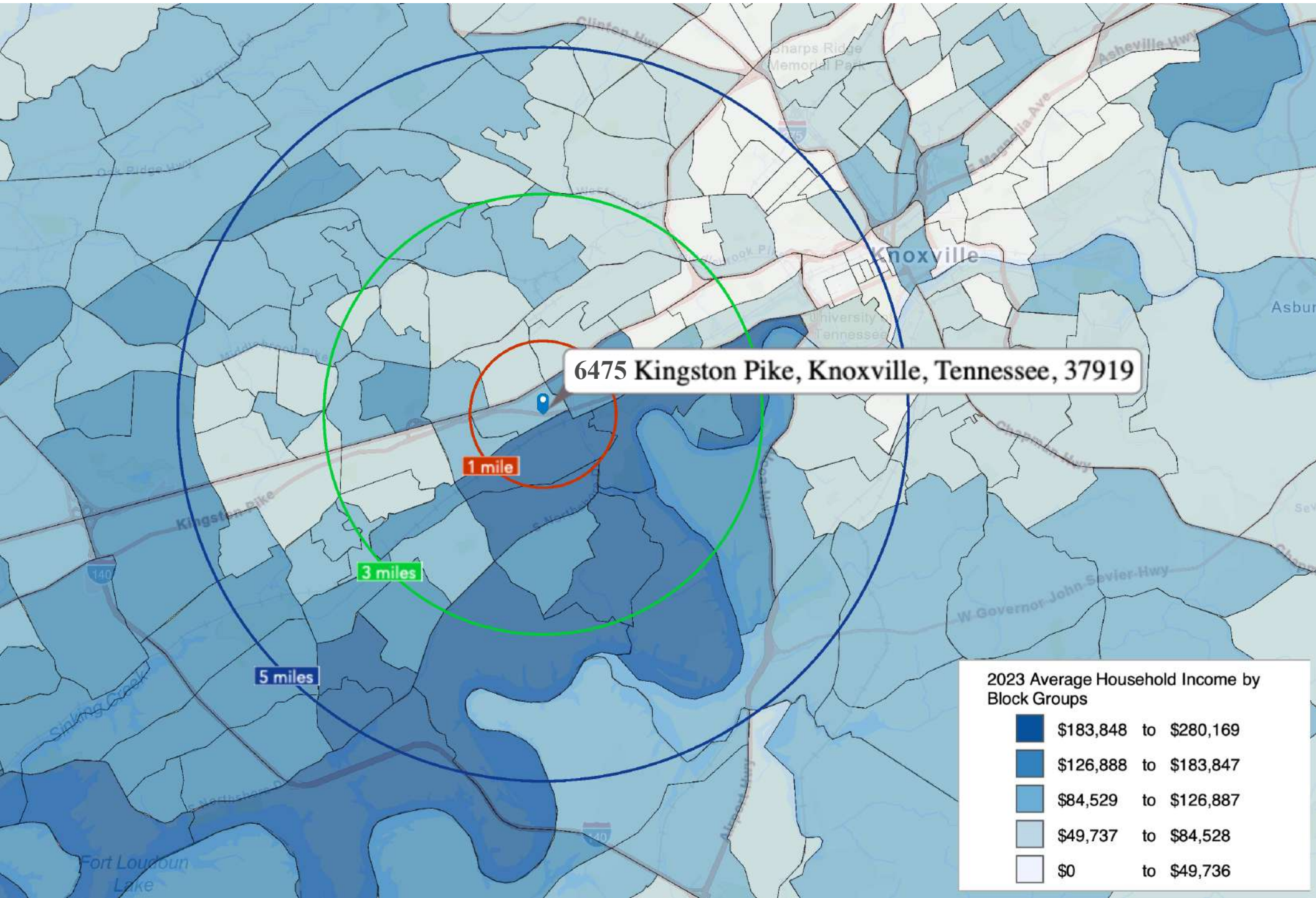
6475 Kingston Pike ~ Knoxville, TN 37919



Site
(6475 Kingston Pike)

6475 Kingston Pike ~ Knoxville, TN 37919





(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

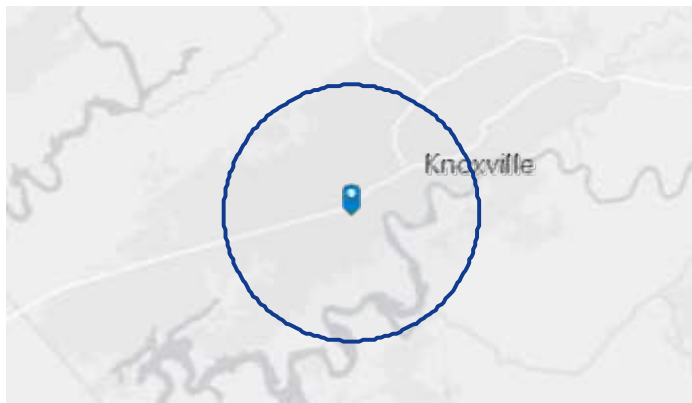
Total Businesses



108,623

Total Employees

6475 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 (*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)

Industry	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

University/College	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 (Greeneville)	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

