



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 5:	2,400 +/- SF	
	Unit 8:	25,200 +/- SF	
	Unit 12:	2,000 +/- SF	
	Unit 14:	1,600 +/- 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, Cabinetz & Topz, Advanced Hearing Center, etc...
- High growth area with traffic counts of 29,128 ADT on Chapman Highway
- Excellent parking opportunities

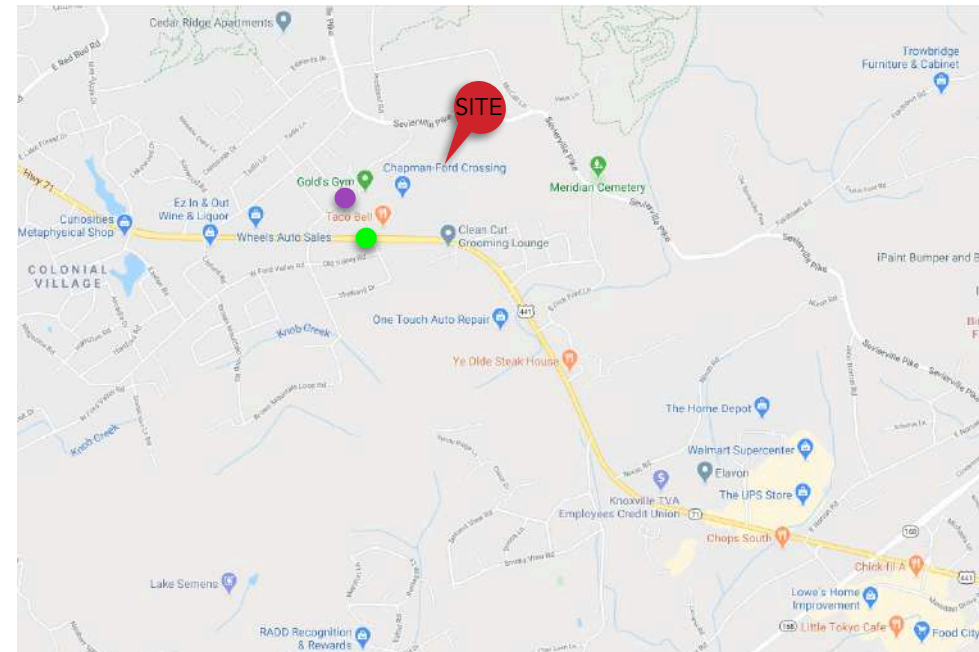
Demographic Snapshot **2025 Data*

	1 Mile	3 Mile	5 Mile
Population	2,734	23,042	78,208
Average Household Income	\$95,212	\$79,897	\$72,809

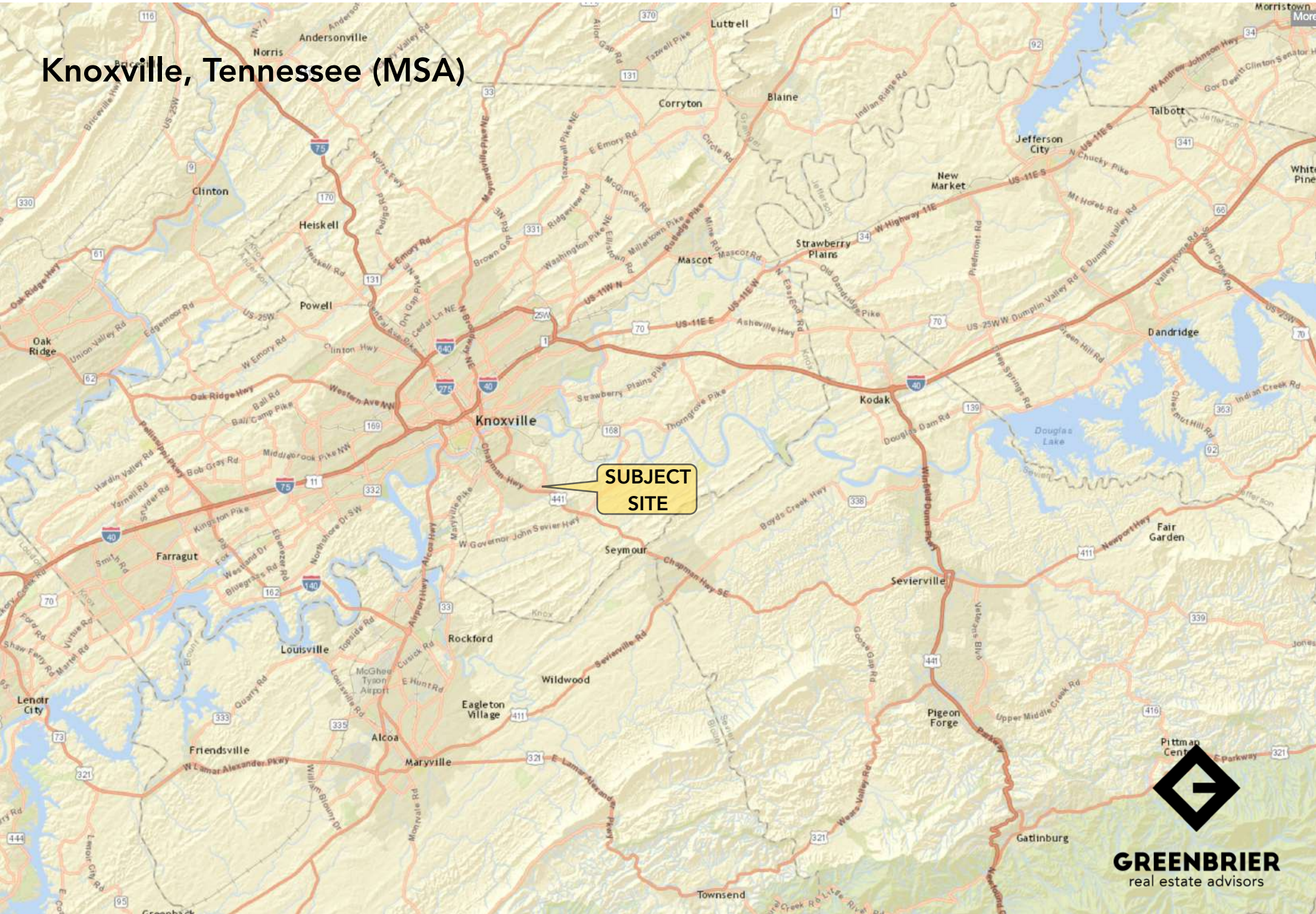
Traffic Counts **2025 Data*

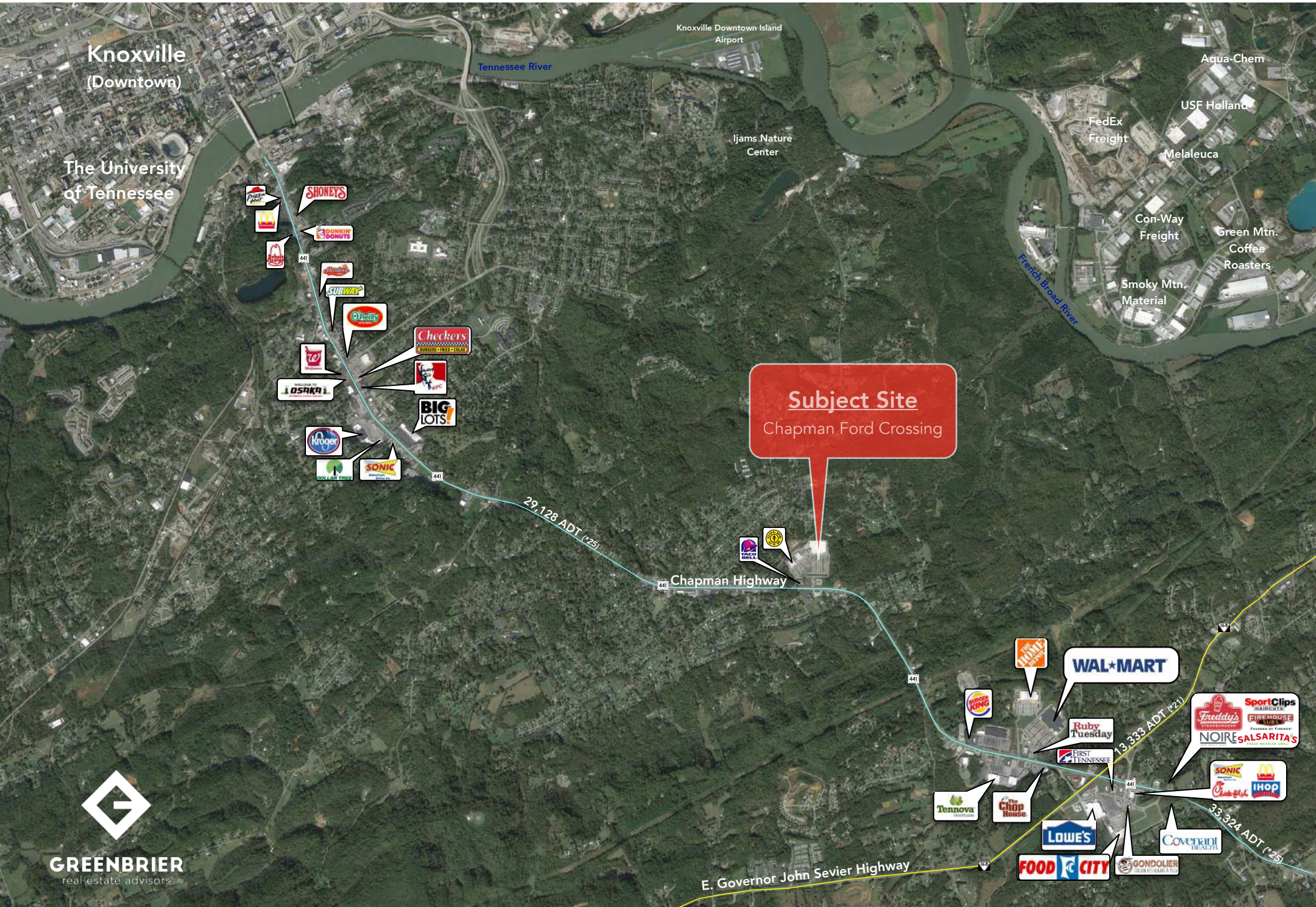
Chapman Highway	29,128 ADT	●
E Ford Valley Road	Unavailable	●

Map



Knoxville, Tennessee (MSA)





Knoxville
(Downtown)

The University
of Tennessee

Knoxville Downtown Island
Airport

Tennessee River

Ojams Nature
Center

Aqua-Chem

USF Holland

FedEx
Freight

Melaleuca

Con-Way
Freight

Green Mtn.
Coffee
Roasters

Smoky Mtn.
Material

French Broad River

Subject Site
Chapman Ford Crossing

29,128 ADT (+25)

Chapman Highway

33,333 ADT (+21)

33,324 ADT (+25)

E. Governor John Sevier Highway





Available
(49,866 SF)

Panasonic

FIRST TENNESSEE

Available
(1,600 SF)

DOLLAR GENERAL

Available
(2,000 SF)

Advanced Hearing Center

Cabinetz & Topz

Petty's Pub

Subject Site
Chapman Ford Crossing

GOLD'S GYM

Available
(25,200 SF)

Dental Office

Available
(2,400 SF)

European Bakery

Available
(3,170 SF)

jiffylube

TACO BELL

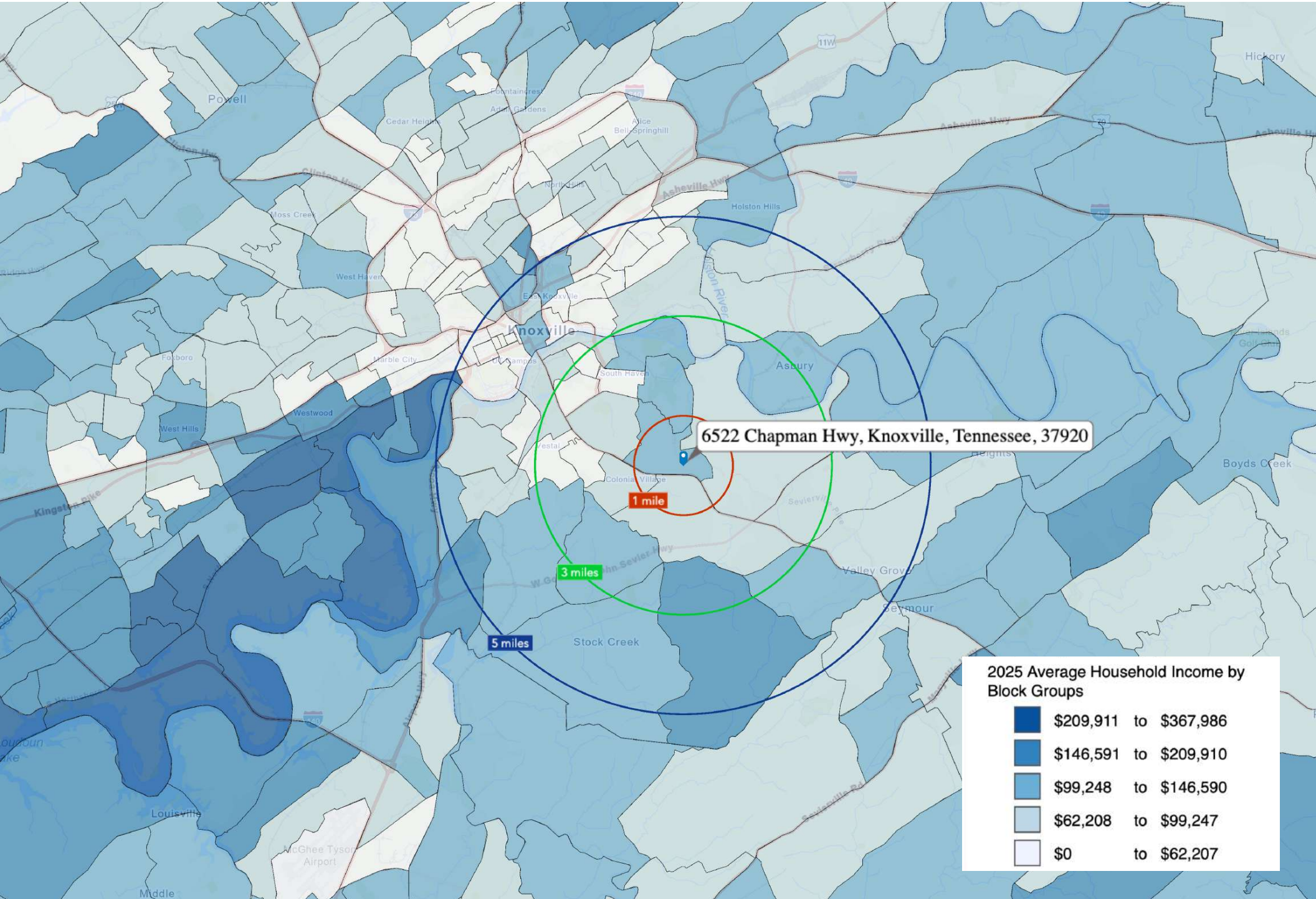
29,128 ADT (*25)

Chapman Highway




Chapman Ford Crossing



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	Available	2,400
6-7	Cabinetz & Topz	2,916
8	Available	25,200
9-11	Dollar General	11,200
12	Available	2,000
13	Advanced Hearing Center	3,200
14	Available	1,600
15	Petty's Pub	4,400
16		2,800
17	Panasonic Industrial Devices	21,117
17A	Available	49,866
17B	First Tennessee Bank N.A.	60,000

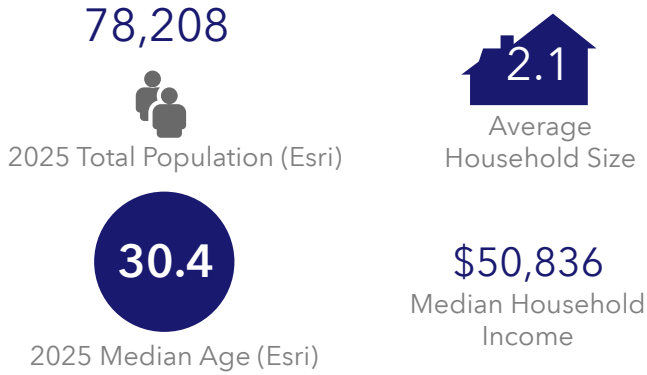


2025 Average Household Income by Block Groups

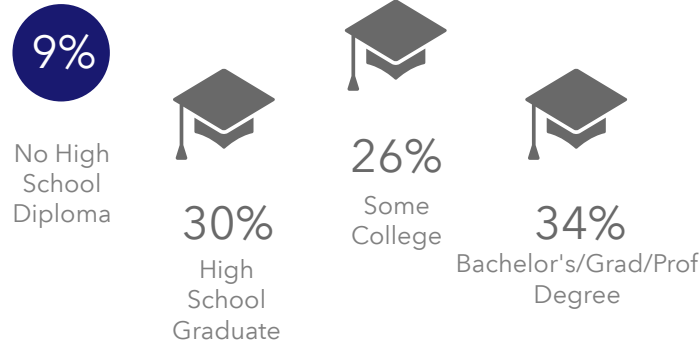
	\$209,911 to \$367,986
	\$146,591 to \$209,910
	\$99,248 to \$146,590
	\$62,208 to \$99,247
	\$0 to \$62,207

(5 Mile Radius)

KEY FACTS

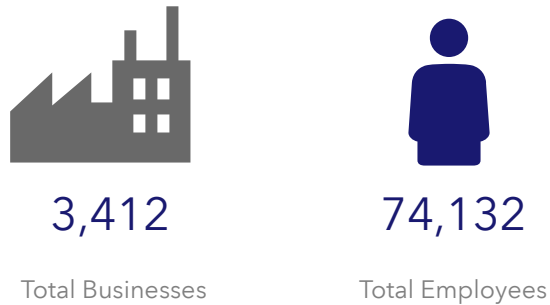


EDUCATION

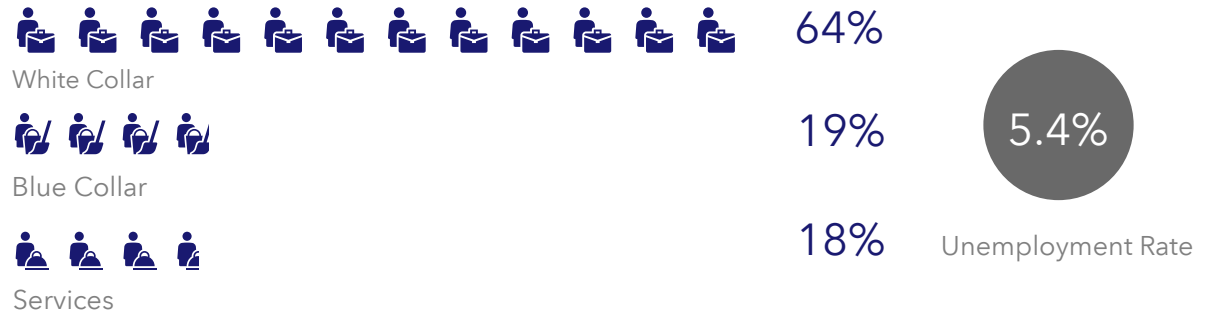


2025 Daytime Population	
2025 Total Daytime Population	115,900
2025 Daytime Population: Workers	73,371
2025 Daytime Population: Residents	42,529

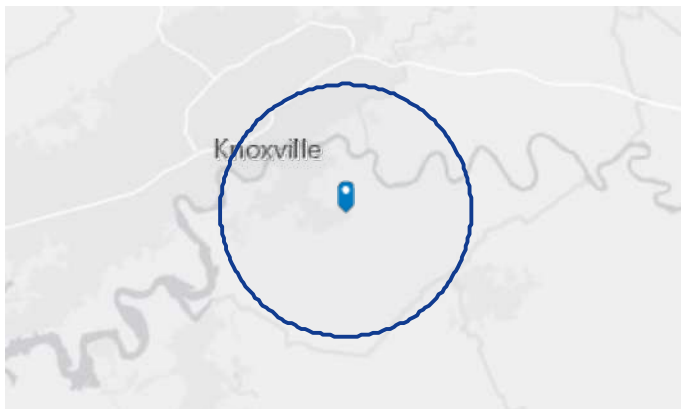
BUSINESS



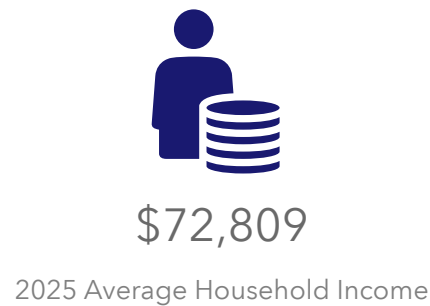
EMPLOYMENT



6522 Chapman Hwy, Knoxville, Tennessee, 37920



Average Household Income



Total Retail Sales



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. Knoxville 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

