



Retail Pads Available

New Retail Development ~ 12.63 Ac. +/-

E Governor John Sevier Highway

Knoxville, TN 37920



Contacts:

Josiah Glafenheim
(865) 206-0180

josiah@greenbrier-rea.com

Caleb Glafenheim
(865) 356-5526

caleb@greenbrier-rea.com



Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

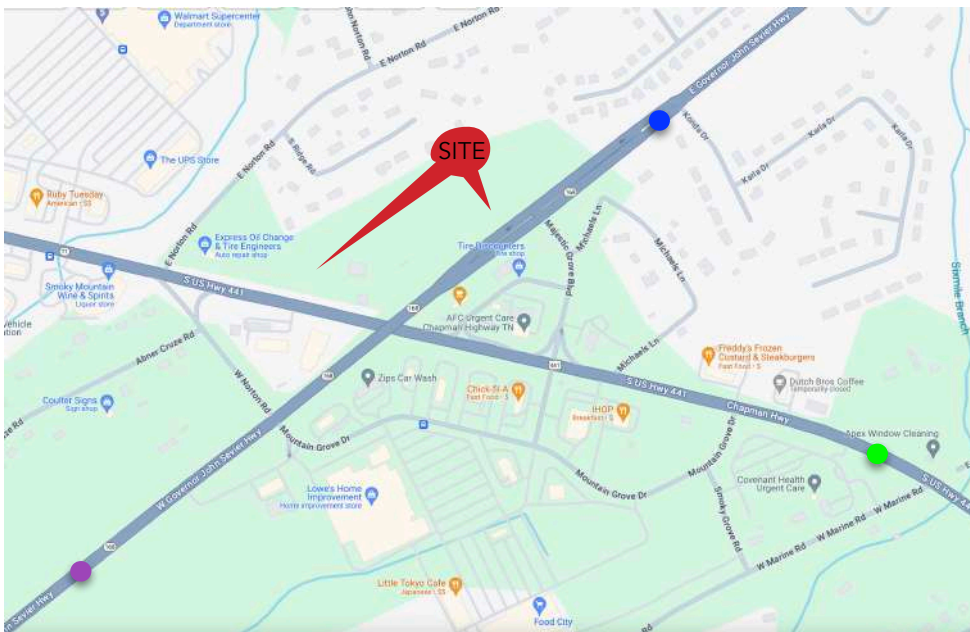
Property Details

| | |
|----------------------|---|
| Name | Retail Pads Available ~ New Retail Development in South Knoxville |
| Address | E Governor John Sevier Highway Knoxville, TN 37920 |
| Proposed Retail Pads | 12.63 Acres +/- |
| Lease Price | **See Agent |

Traffic Counts *2023 Data

| | | |
|-------------------------|------------|---|
| E. Governer John Sevier | 12,062 ADT | ● |
| E. Governer John Sevier | 15,168 ADT | ● |
| Chapman Highway | 28,475 ADT | ● |

Map



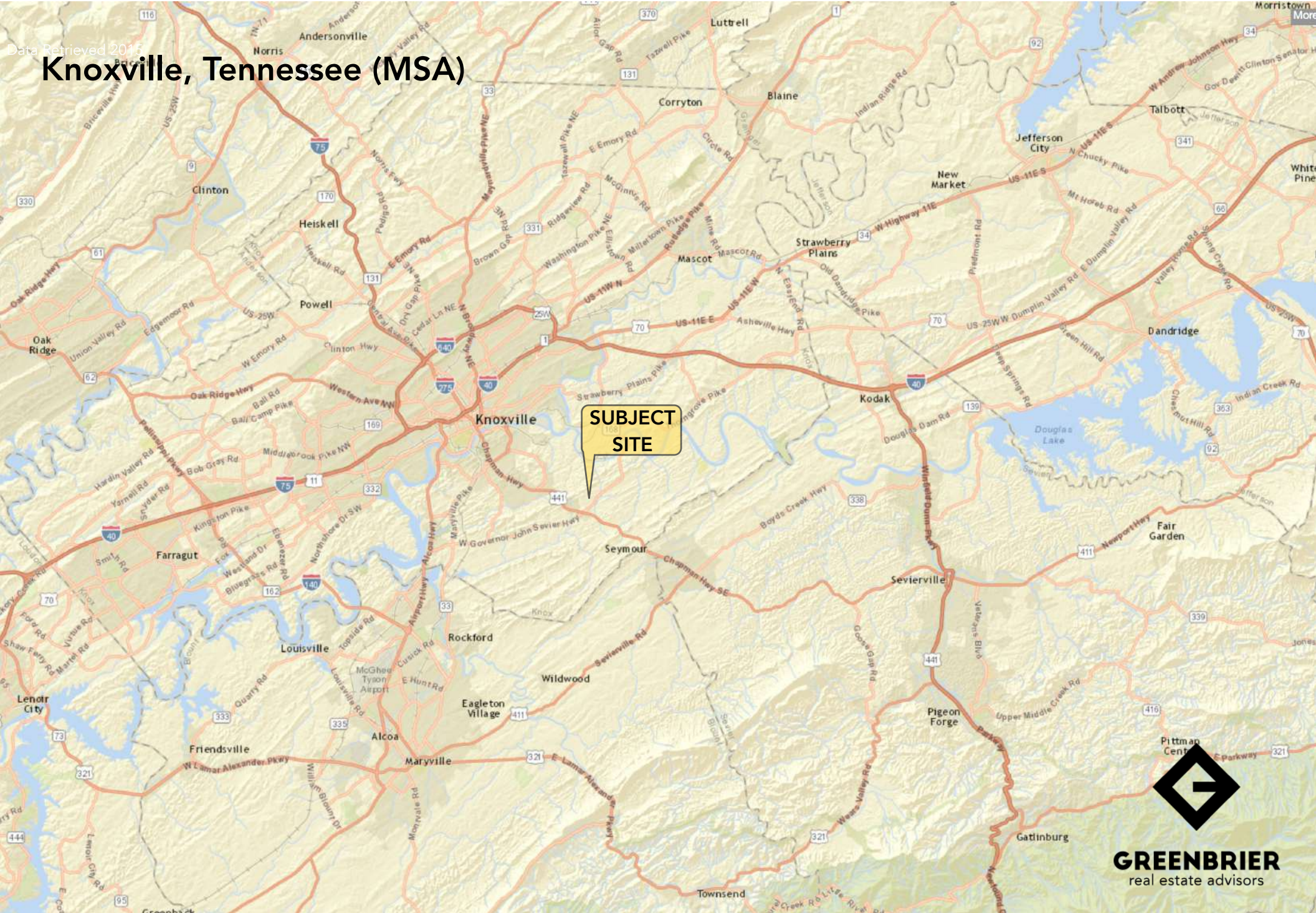
Demographic Snapshot *2024 Data

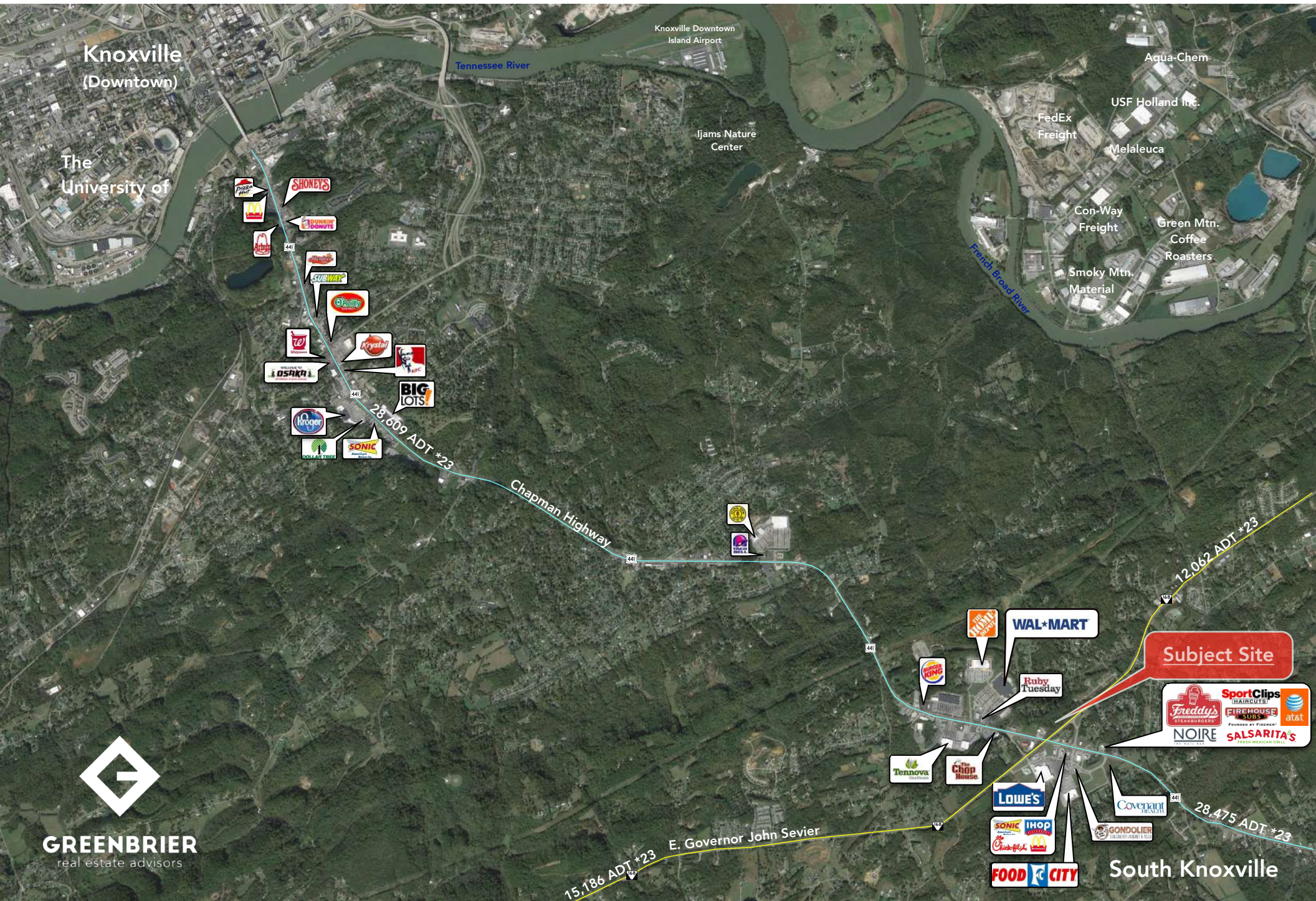
| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Population | 1,829 | 12,290 | 42,059 |
| Average Household Income | \$82,018 | \$89,852 | \$81,957 |

Market Overview

- Property located on E Governor John Sevier Highway
- Traffic light intersection allows for easy in and out access on Governor John Sevier Highway, as well as access via Chapman Highway
- New retail development with proposed retail pads available
- South Knox trade area with retail synergy including Wal-Mart, Lowe's, Food City, Etc...
- Recent retail expansion and growth with several new developments that include retailers such as Salsarita's, Firehouse Subs, Freddy's, Sport Clips, Noire, American Family Care, Starbucks, Aspen Dental, etc...
- New Covenant Health Facility
- High growth area
- Regional trade area that is driven by the key intersection of two prominent corridors: Chapman Highway & E. Governor John Sevier Highway

Data Retrieved 2015
Knoxville, Tennessee (MSA)





Knoxville
(Downtown)

The University of

Knoxville Downtown
Island Airport

Ijams Nature
Center

Aqua-Chem

USF Holland Inc.

Melaleuca

Con-Way
Freight

Green Mtn.
Coffee
Roasters

Smoky Mtn.
Material

- Pizza Hut
- McDonald's
- Arby's
- SHONEY'S
- DUNKIN' DONUTS
- Wendy's
- SUBWAY
- Cracker Barrel
- Walmart
- Kristal
- OSAKA
- Big Lots
- Walmart
- SONIC

28,509 ADT *23

Chapman Highway

12,062 ADT *23

Subject Site

- WAL*MART
- Ruby Tuesday
- NOIRE
- SALSARITA'S
- SPORTCLIPS
- FIREHOUSE SUBS
- at&t
- LOWE'S
- SONIC
- IHOP
- Chick-fil-A
- McDonald's
- FOOD CITY
- Chop House
- Tennova
- Covenant Health
- GONDOLIER

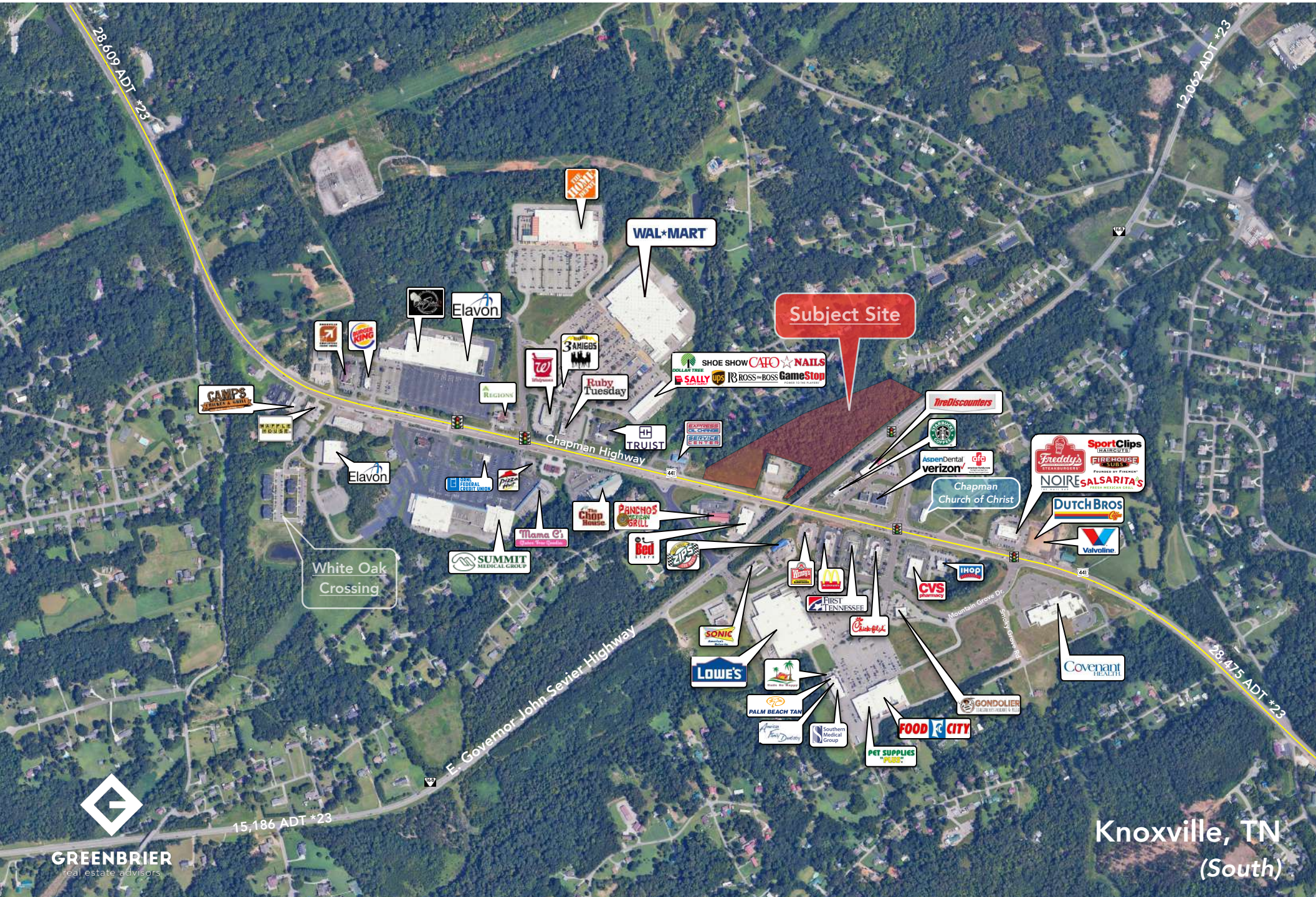
28,475 ADT *23

E. Governor John Sevier

South Knoxville

15,186 ADT *23









Site
E Govener John Sevier Highway &
Chapman Highway

12.63 Acres +/-

Bed
BATHS



verizon

TireDiscounters

AspenDental
American Family Care
Dental & Orthodontics

Chapman Church
of Christ



FIRST
TENNESSEE







Site
Chapman Highway Access

Site
E Govener John Sevier Highway (Access)

WAL*MART

AspenDental 

verizon

Starbucks



SONIC



Wendy's

McDonald's

LOWE'S

E. Governor John Sevier Highway

GONDOLIER

FIRST TENNESSEE

Chick-fil-A

CVS pharmacy

IHOP

TireDiscounters

Freddy's STEAKBURGERS

SportClips HAIRCUTS

FIREHOUSE SUBS

at&t

NOIRE

SALSARITA'S FRESH MEXICAN GRILL

DUTCH BROS Coffee

Valvoline

Mountain Grove Drive

Chapman Highway

Covenant HEALTH





Site
E Govener John Sevier Highway &
Chapman Highway

HOME DEPOT

WAL*MART

E. Governor John Sevier Highway

12,062 ADT *23

STARBUCKS COFFEE

TireDiscounters

Wendy's

McDonald's

FIRST TENNESSEE

verizon

AspenDental
american family care
Family Care Urgent Care

Majestic Grove Boulevard

Chick-fil-A





Covenant
HEALTH

FOOD CITY

PET SUPPLIES
"PLBS"

Southern Medical Group
American Family Dentistry
PALM BEACH TAN

LOWE'S

Valvoline
DUTCH BROS
Cafe

IHOP

GONDOLIER
FISH & CHICKEN & PASTA

CVS
pharmacy

Chick-fil-A

FIRST TENNESSEE

McDonald's

Wendy's

SportClips
HAIRCUTS
at&t
Freddy's
STEAKBURGERS
FIREHOUSE
SUBS
FOUNDED BY FIREMEN
NOIRE
SALSARITA'S
FRESH MEXICAN GRILL

Majestic Grove Boulevard

verizon

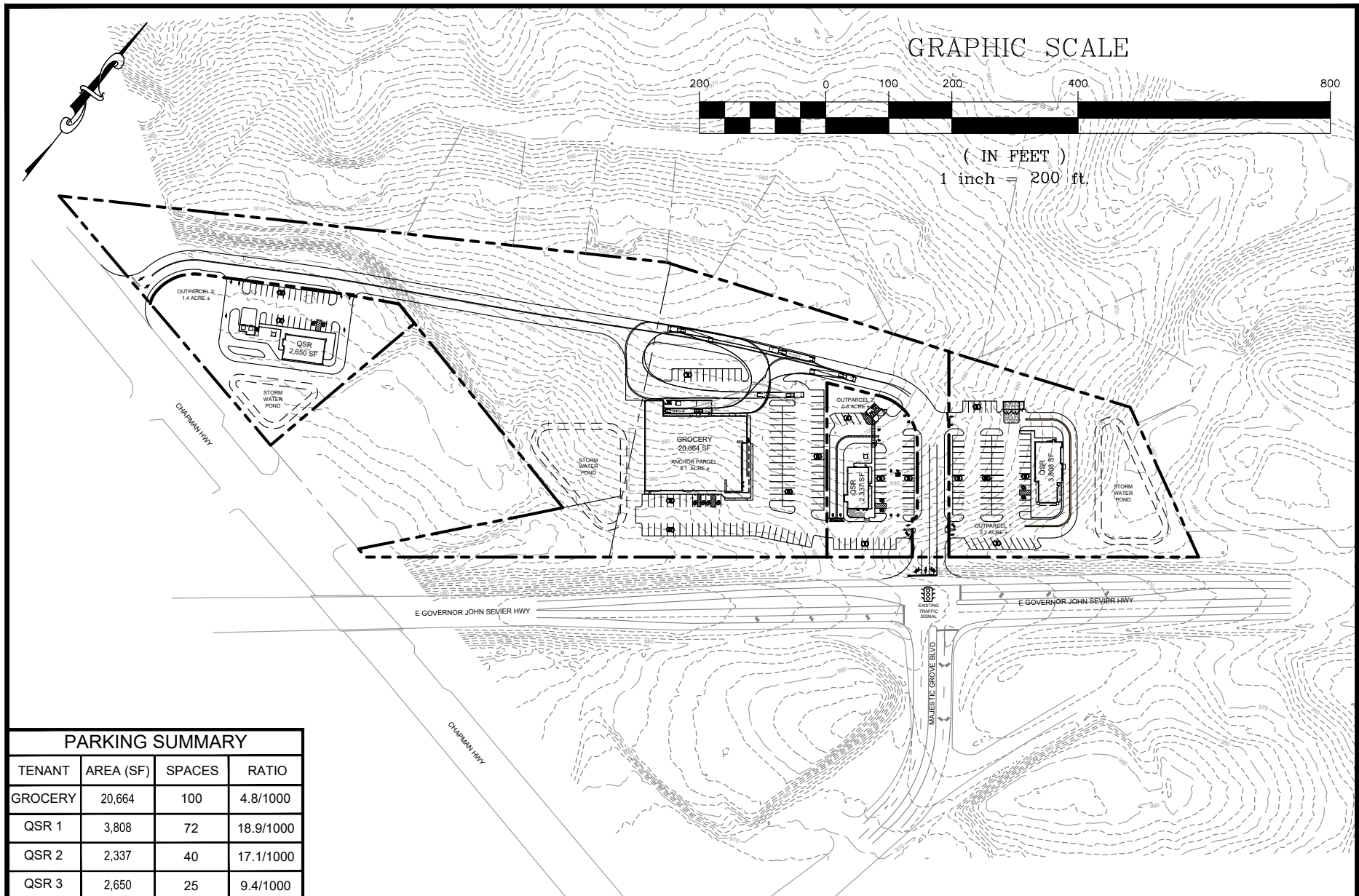
STARBUCKS
COFFEE

AspenDental
american family care
Family Care Services
Family Care Urgent Care

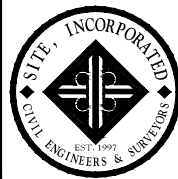
TireDiscounters

E. Governor John Sevier

Site
E Govener John Sevier Highway &
Chapman Highway



| PARKING SUMMARY | | | |
|-----------------|-----------|--------|-----------|
| TENANT | AREA (SF) | SPACES | RATIO |
| GROCERY | 20,664 | 100 | 4.8/1000 |
| QSR 1 | 3,808 | 72 | 18.9/1000 |
| QSR 2 | 2,337 | 40 | 17.1/1000 |
| QSR 3 | 2,650 | 25 | 9.4/1000 |



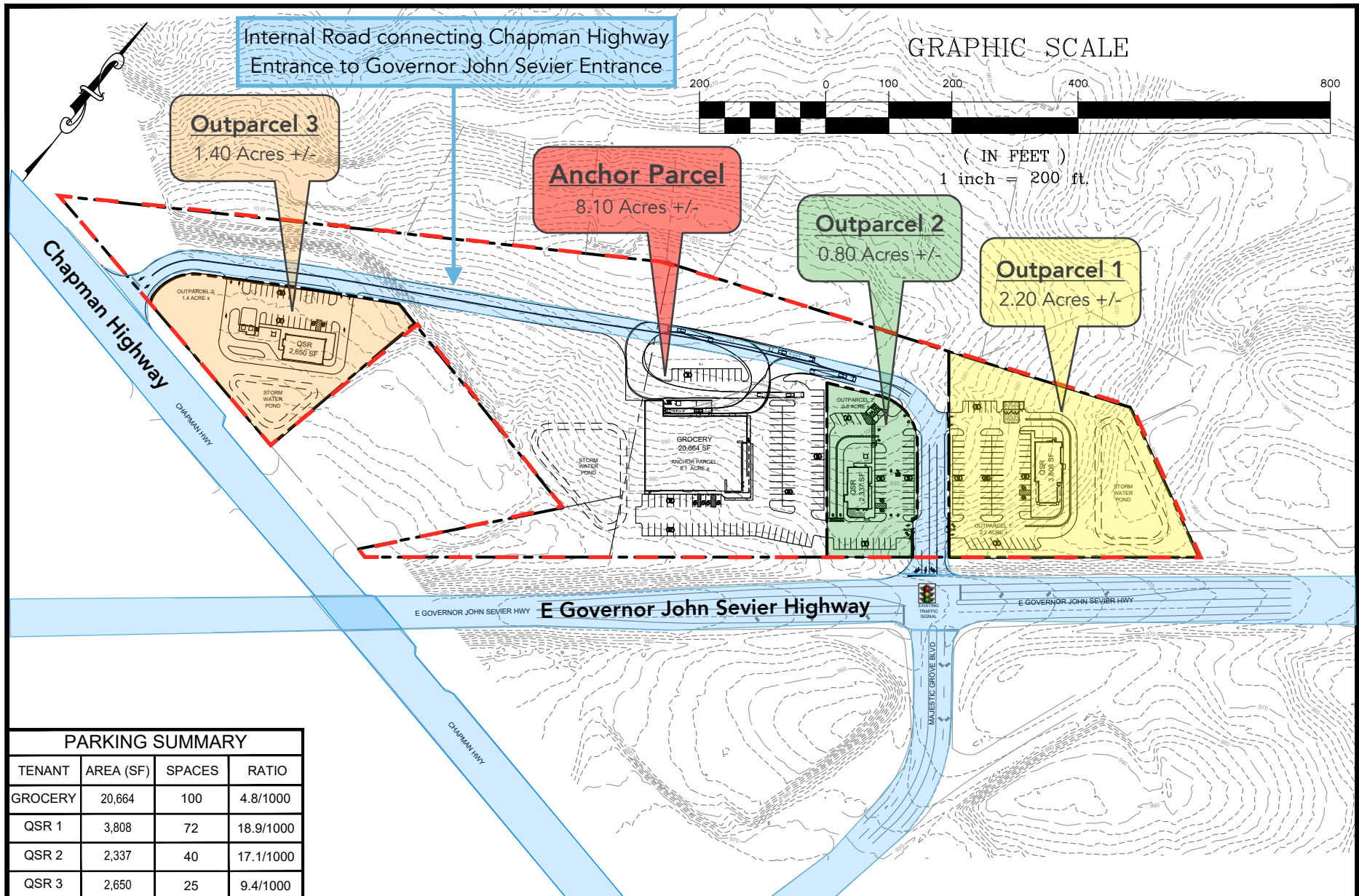
10215 Technology Drive
Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Conceptual Site Plan

Proposed Development
E Governor John Sevier Hwy & Chapman Hwy
Knoxville, Tennessee 37920

ISSUE DATE: 02/04/2025
SITE PROJECT#: 300
FILE: Greenbrier

CSP-2



| PARKING SUMMARY | | | |
|-----------------|-----------|--------|-----------|
| TENANT | AREA (SF) | SPACES | RATIO |
| GROCERY | 20,664 | 100 | 4.8/1000 |
| QSR 1 | 3,808 | 72 | 18.9/1000 |
| QSR 2 | 2,337 | 40 | 17.1/1000 |
| QSR 3 | 2,650 | 25 | 9.4/1000 |



10215 Technology Drive
Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

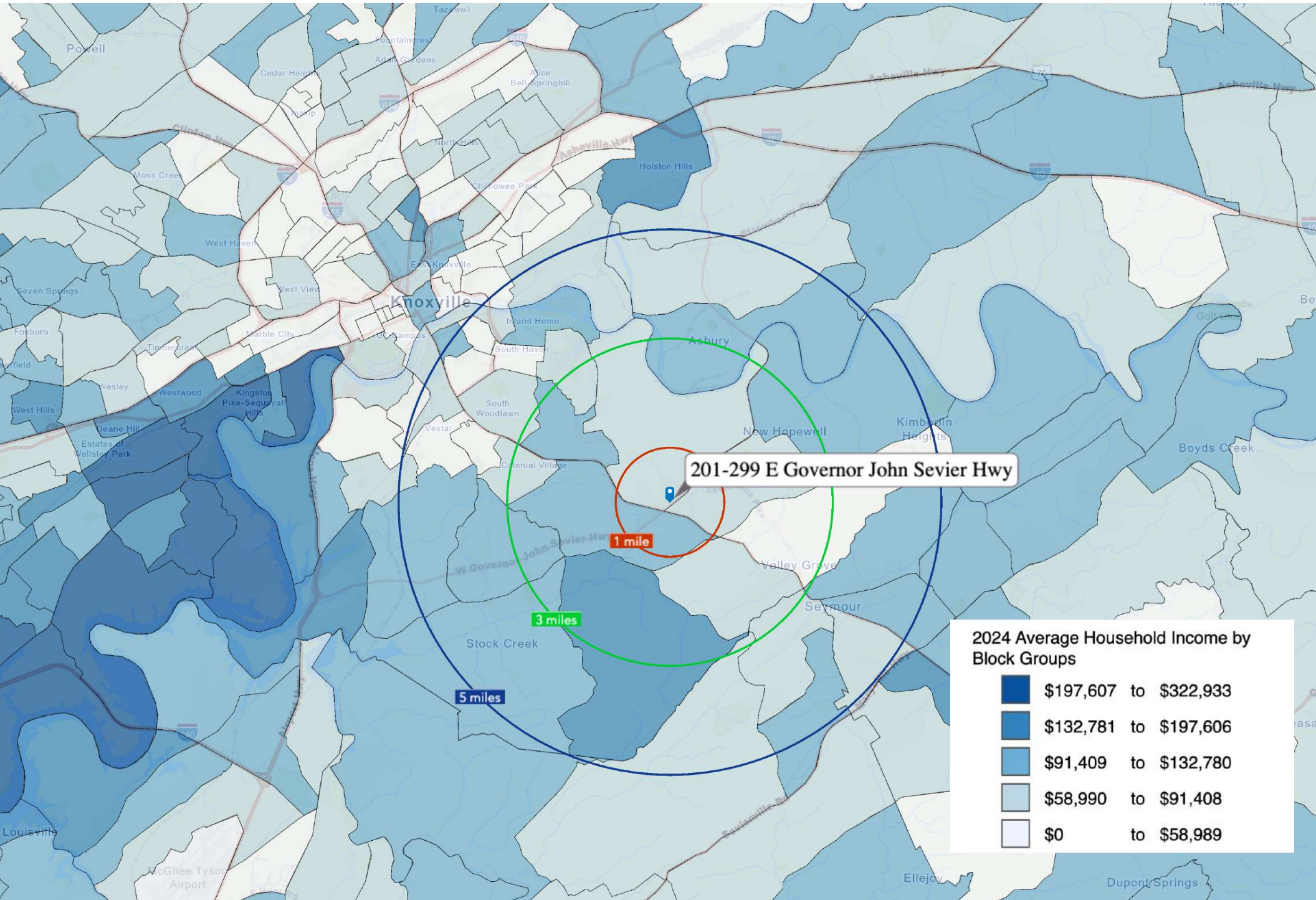
Conceptual Site Plan

Proposed Development

E Governor John Sevier Hwy & Chapman Hwy
Knoxville, Tennessee 37920

ISSUE DATE: 02/04/2025
SITE PROJECT#: 300
FILE: Greenbrier

CSP-2



201-299 E Governor John Sevier Hwy

1 mile

3 miles

5 miles

2024 Average Household Income by Block Groups

| | |
|---|------------------------|
|  | \$197,607 to \$322,933 |
|  | \$132,781 to \$197,606 |
|  | \$91,409 to \$132,780 |
|  | \$58,990 to \$91,408 |
|  | \$0 to \$58,989 |