



Former Sonic - Seymour, TN

FOR LEASE

10642 Chapman Highway
Seymour, TN 37865



Contacts:

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Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Former Sonic: FOR LEASE ~ Seymour, TN
Address	10642 Chapman Highway Seymour, TN 37865
Space	1,829 SF +/-
Lot Size	0.80 Acres +/-
Price	**See Agent

Demographic Snapshot *2024 Data

	1 Mile	3 Mile	5 Mile
Population	3,304	18,407	30,437
Average Household Income	\$90,347	\$95,758	\$95,500

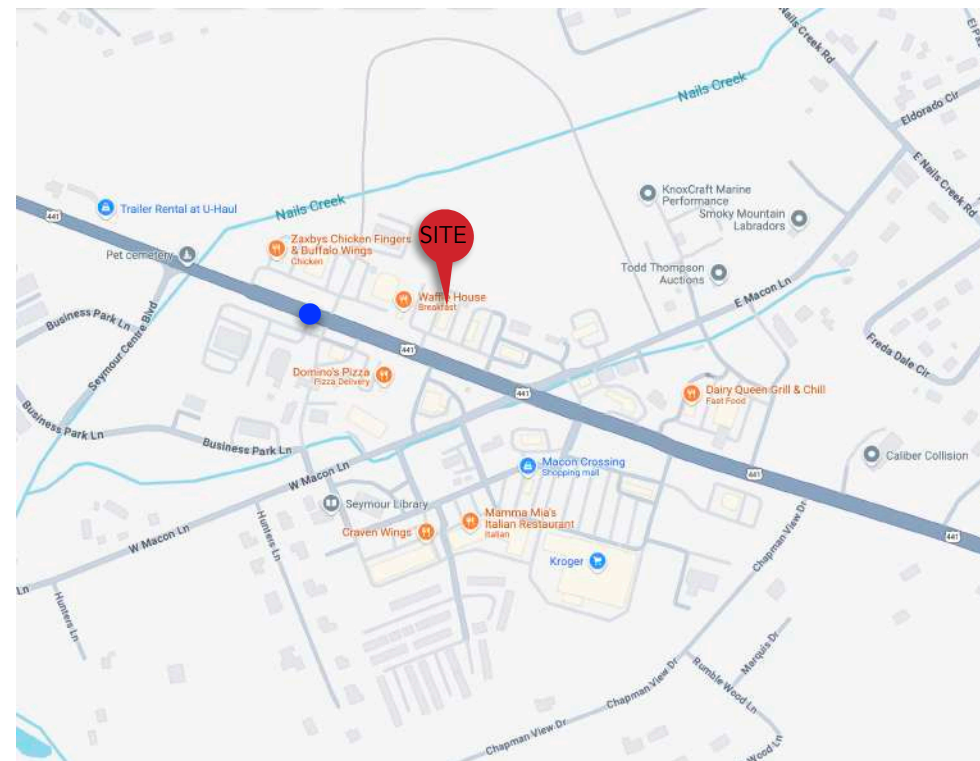
Market Overview

- Property located in Seymour, TN @ Chapman and Macon intersection
- Full access on Chapman Highway
- Additional cross access to traffic light intersection allows for multiple access points
- High growth area with traffic counts of between 20,000 - 21,000 +/- ADT on Chapman Highway
- Regional trade area between Knoxville, Maryville, & Sevier trade
- Excellent incomes with new neighboring commercial & residential development

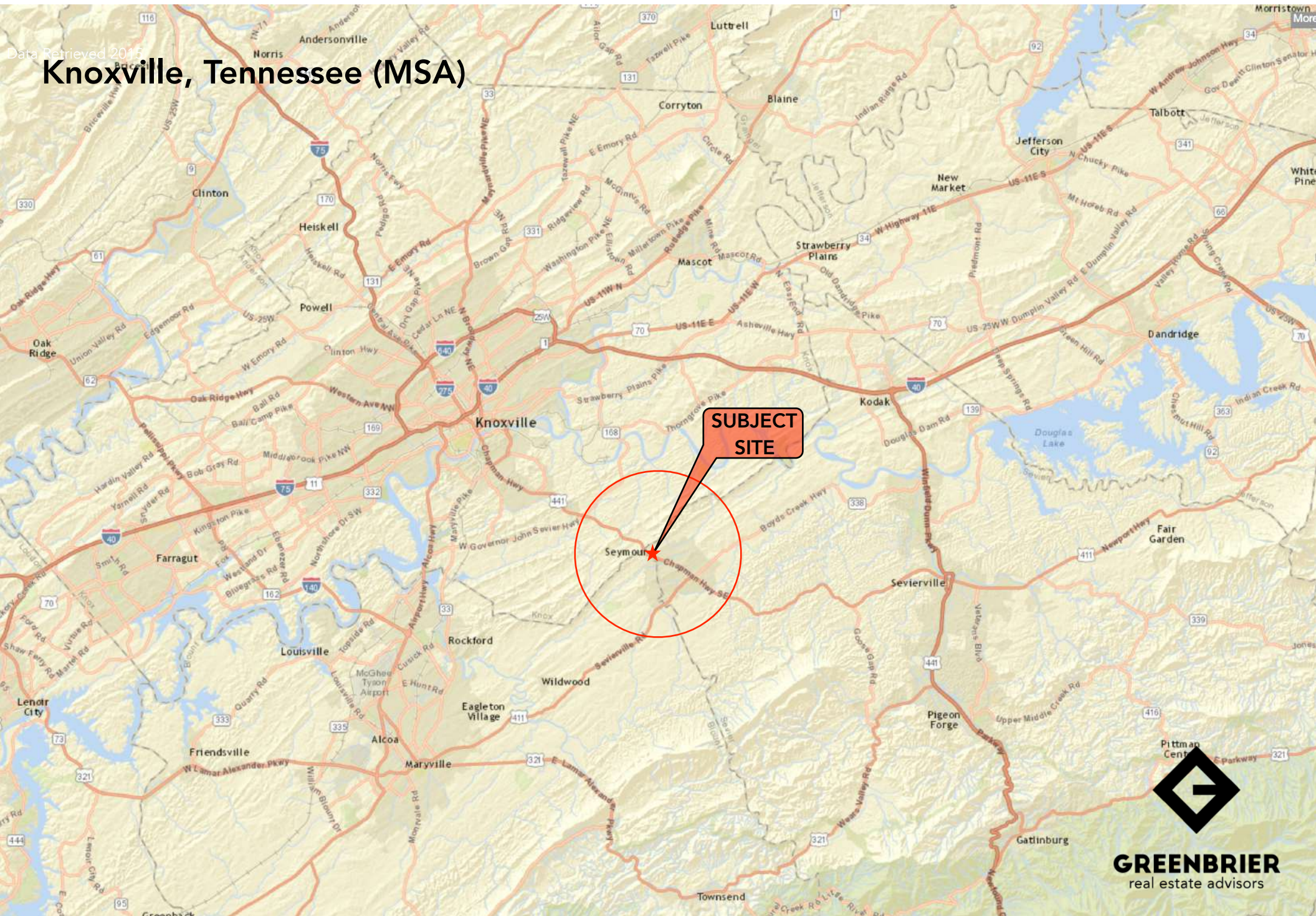
Traffic Counts *2024 Data

Chapman Highway	21,391 ADT
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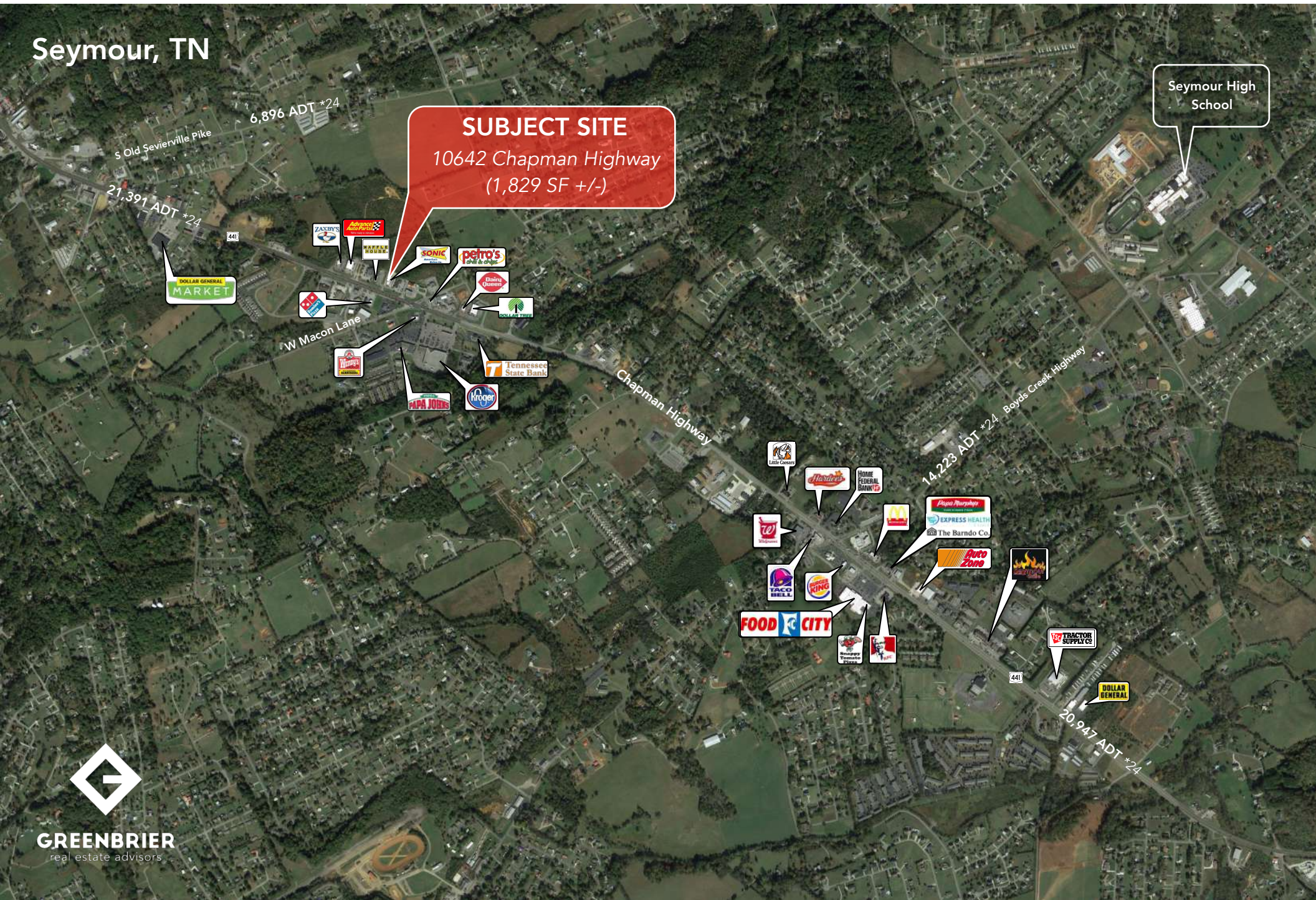
Map



Knoxville, Tennessee (MSA)



Seymour, TN



Seymour, TN



SUBJECT SITE
10642 Chapman Highway
(1,829 SF +/-)

Proposed New
Development

KnoxCraft Marine
Performance

DOLLAR GENERAL
MARKET

ZASBY'S

Advance
Auto Parts

PREMIER

Seymour Medical
Park

SONIC

DUNKIN'
DONUTS

Chico's

UNITED STATES
POSTAL SERVICE

SUBWAY

Papa John's

SHERWIN-WILLIAMS

Papa John's

SEYMOUR
PUBLIC LIBRARY

petro's

Chains

POLARIS

ULTIMATE
SHINE
CAR WASH

CALIBER
COLLISION

Tennessee
State Bank

Kroger



Seymour, TN

SUBJECT SITE

10642 Chapman Highway
(1,829 SF +/-)

Proposed New
Development

21,391 ADT *24

Full Access

Cross Access

Chapman Highway

W Macon Lane

E Macon Lane

441

Seymour, TN



SUBJECT SITE
10642 Chapman Highway
(1,829 SF +/-)

KnoxCraft Marine
Performance

SEYMOUR
PUBLIC LIBRARY

UNITED STATES
POSTAL SERVICE

SUBWAY

ZAXBY'S

Advance
Auto Parts

Seymour
Medical Park

Waffle
House

PREMIER

SONIC

DUNKIN'
DONUTS

Casey's

petro's
drill & charge

CITIZENS
NATIONAL BANK

PAPA JOHN'S

SHERWIN-WILLIAMS

Wendy's

Kroger

Dairy
Queens

Seymour, TN



SUBJECT SITE
10642 Chapman Highway
(1,829 SF +/-)

KnoxCraft Marine
Performance

ULTIMATE
SHINE
CAR WASH

DOLLAR TREE

CALIBER
COLLISION

Tennessee
State Bank

Kroger

Dining
Queen

petro's

SONIC

DUNKIN'
DONUTS

Casey's

PREMIER
Health Services Inc.

Seymour
Medical Park

Waffle
House

Advance
Auto Parts

ZAXBY'S

Domino's

CITIZENS
NATIONAL
BANK

SUBWAY

UNITED STATES
POSTAL SERVICE

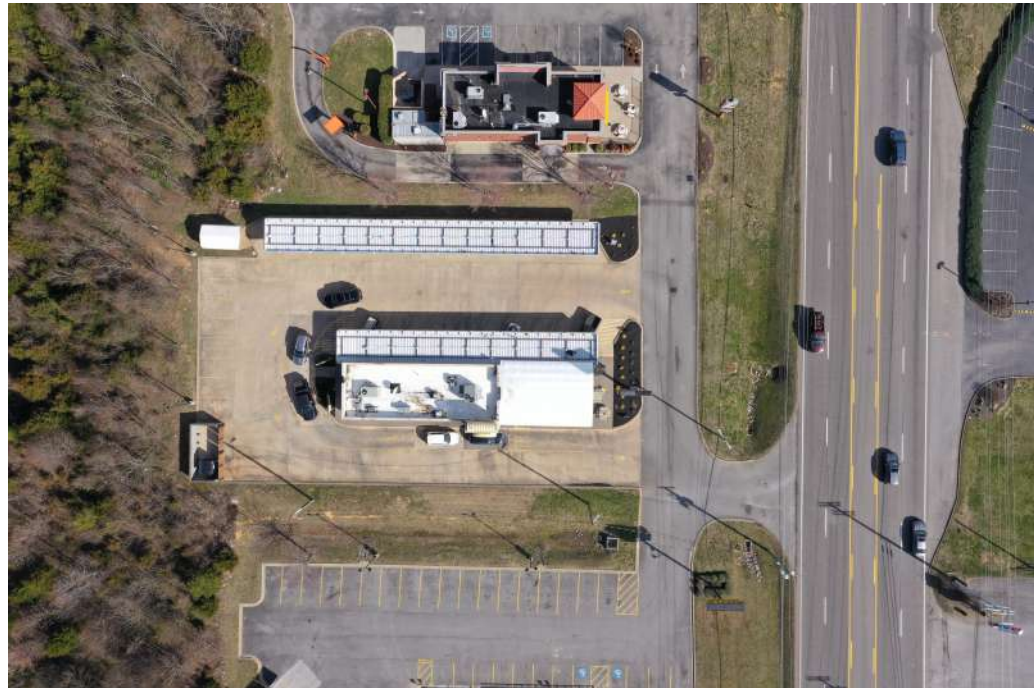
W Macon Lane

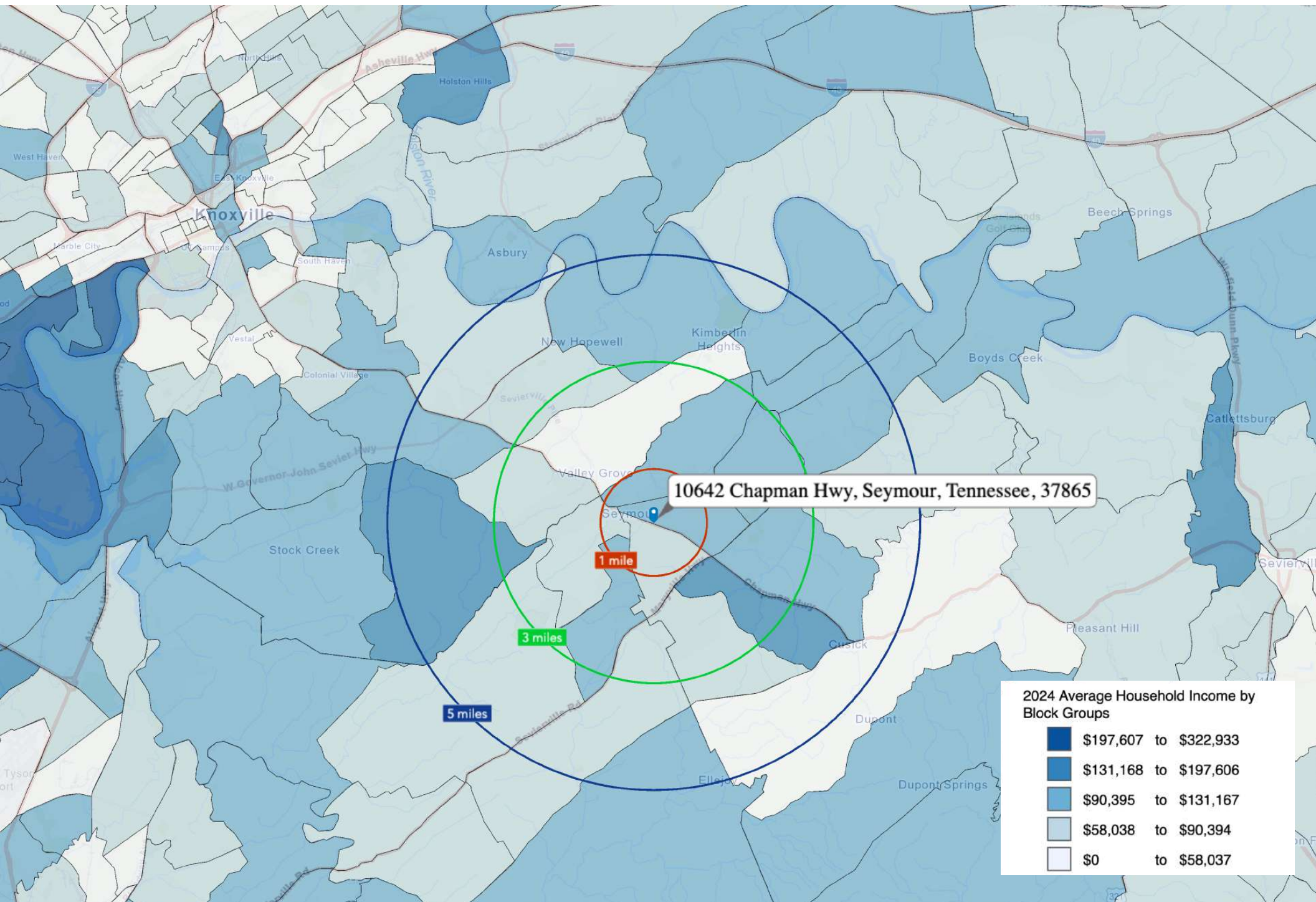
Wendy's

SHERWIN-WILLIAMS

MPA JONES

21,391 ADT *24
441





10642 Chapman Hwy, Seymour, Tennessee, 37865

1 mile

3 miles

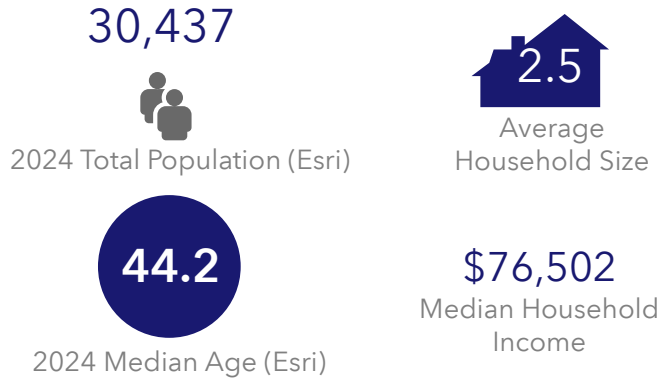
5 miles

2024 Average Household Income by Block Groups

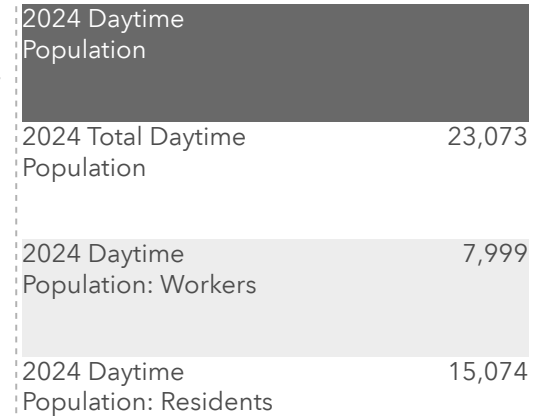
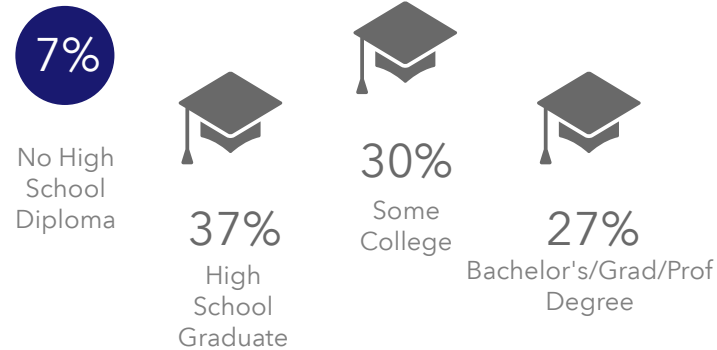
■	\$197,607 to \$322,933
■	\$131,168 to \$197,606
■	\$90,395 to \$131,167
■	\$58,038 to \$90,394
■	\$0 to \$58,037

(5 Mile Radius)

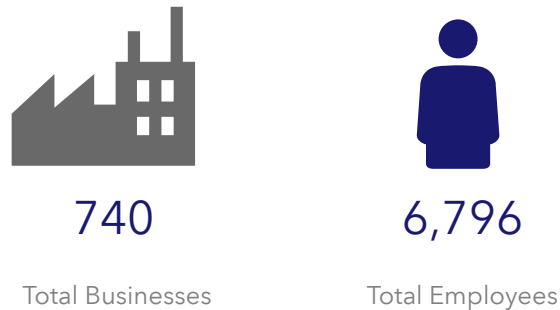
KEY FACTS



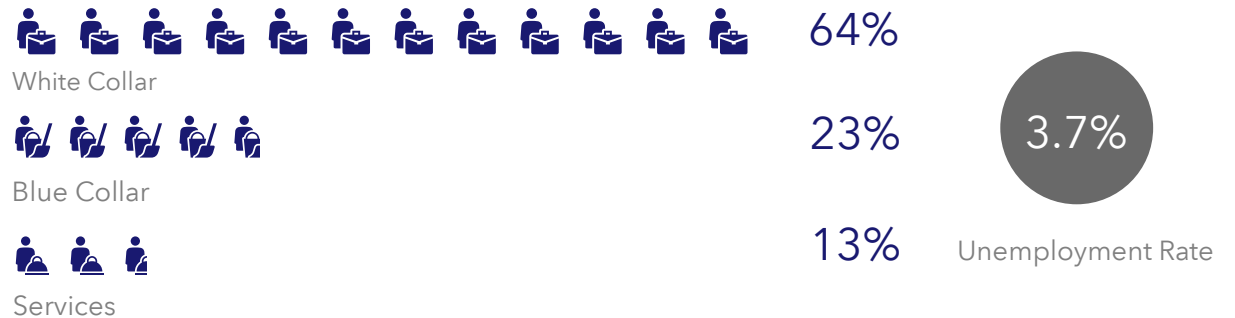
EDUCATION



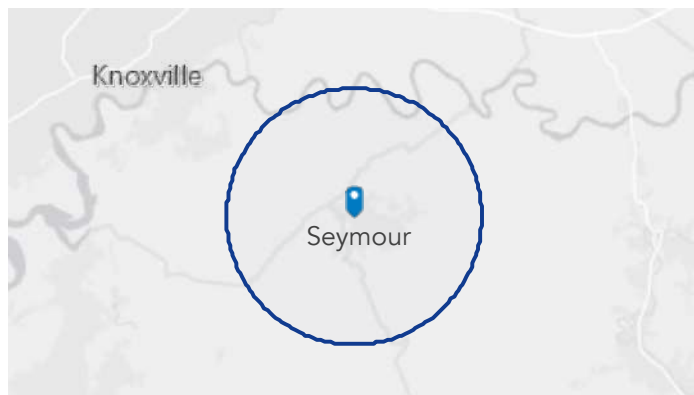
BUSINESS



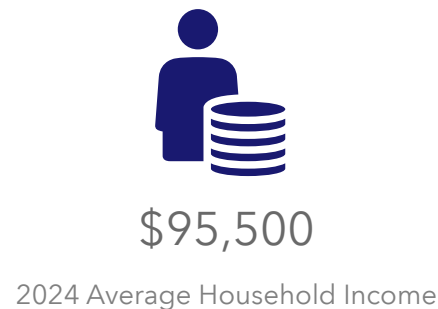
EMPLOYMENT



10642 Chapman Hwy, Seymour, Tennessee, 37865



Average Household Income



Total Retail Sales





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