



GREENBRIER
real estate advisors

Retail Opportunity

4415 Western Avenue ~ Knoxville, TN 37921



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Greenbrier Real Estate Advisors

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Property Details

Name	Retail Opportunity ~ Knoxville, TN
Address	4415 Western Avenue Knoxville, TN 37921
Building Size	2,661 SF
Parking Spaces	27 Spaces + 2 Handicap
Price	See Agent

Demographic Snapshot (*2025 Data)

	1 Mile	3 Mile	5 Mile
Population	5,106	61,337	172,052
Average Household Income	\$74,254	\$74,242	\$86,750

Market Overview

- Property located on Western Avenue, west of I-640
- Prominent location with great retail synergy
- Traffic counts of 33,323 ADT on Western Avenue
- Nearby retailers include: Club 4 Fitness, McDonalds, Wendy's, Long John Silvers, Club Carwash, Burger Avenue, etc...
- Excellent visibility and view corridor
- Impressive daytime population of 231,350 within a 5 mile radius

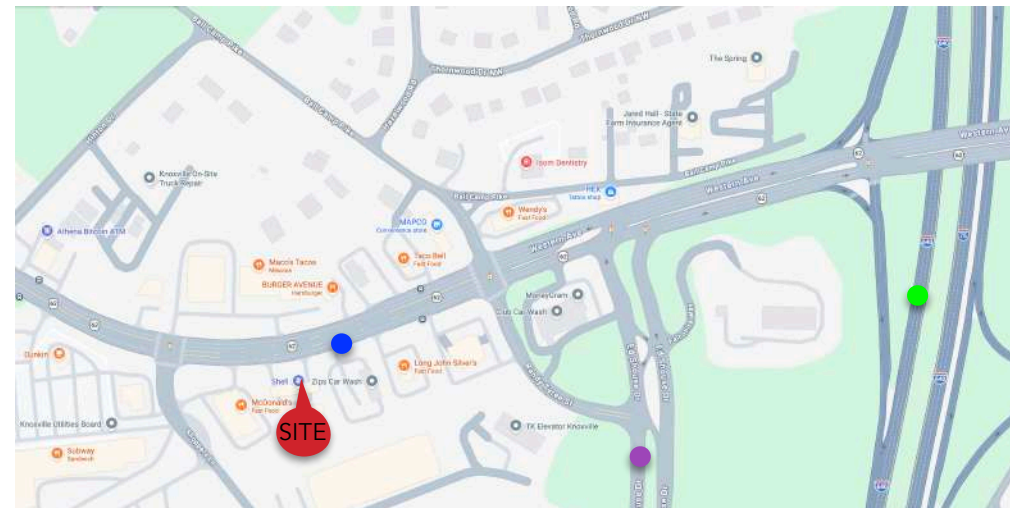
Building Highlights:

- Newly painted exterior
- Large kitchen hood
- 2 stainless steel sinks
- 1 Window Drive-thru
- Large windows in dining area
- 2 Bathrooms

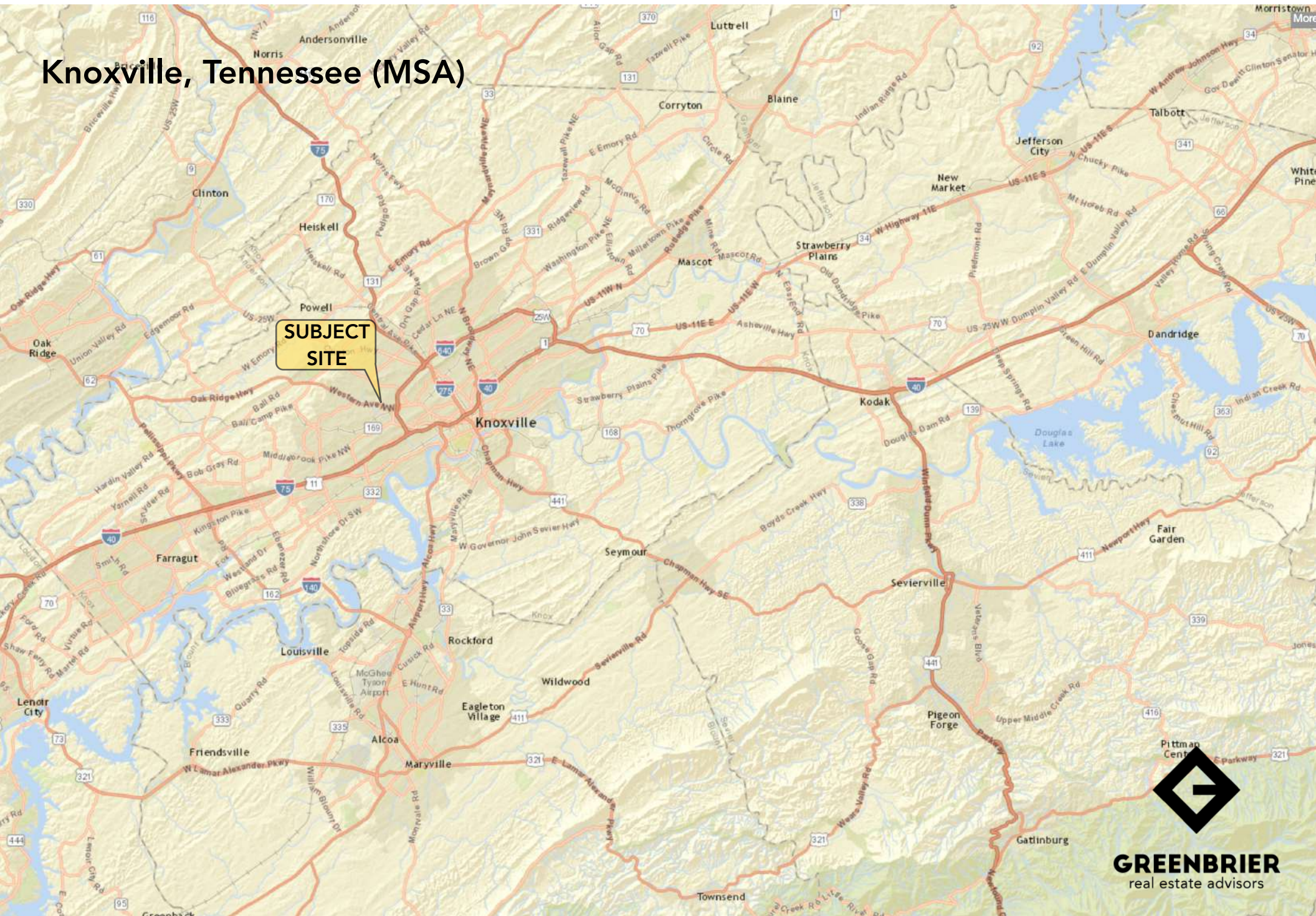
Traffic Counts (*2025 Data)

Western Avenue	33,323 ADT	●
Ed Shouse Drive	18,235 ADT	●
Interstate 640	78,764 ADT	●

Map



Knoxville, Tennessee (MSA)



Knoxville, Tennessee
(Western Avenue)

SUBJECT SITE
4415 Western Avenue
(2,661 SF)

FRAZIER'S
CARPET ONE

Maco's Taco's

Walgreens

Burger King

TACO BELL

Wendy's

apple healthcare

LUCKY DAY
RESALE SHOP

cricket

Exit 1

19,323 ADT *25

Krystal

FIRST HORIZON

MINI MALL
STORAGE

DUNKIN'
DONUTS

33,323 ADT *25

LONG JOHN
SILVER

SONIC
America's Drive-in

Club
CARWASH

United Rentals -
Trench Safety

640

SUBWAY

McDonald's

ZIP'S
RESTAURANT

Lift One - Knoxville

Ed Shouse Drive
18,253 ADT *25

East Penn
Battery

78,764 ADT *25

Smurft Westrock
Knoxville Folding
Carton

Fox Moving &
Storage



4415 Western Avenue ~ Knoxville, TN 37921

Knoxville, Tennessee
(Western Avenue)

SUBJECT SITE
4415 Western Avenue
(2,661 SF)



33,323 ADT *25

Western Avenue





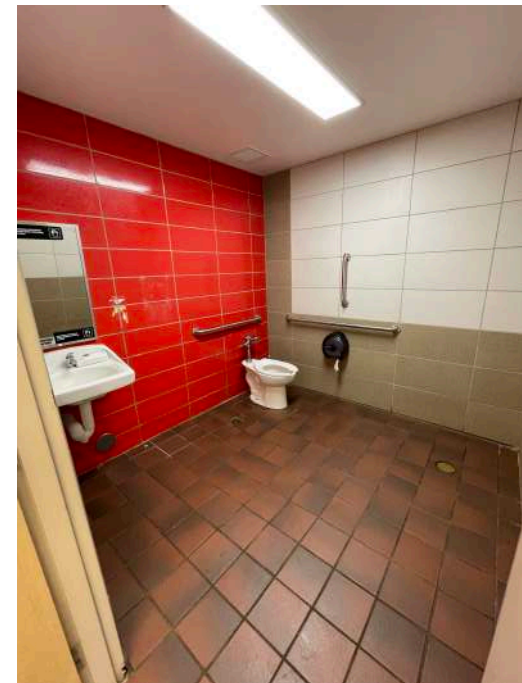
Eastbound



Westbound

4415 Western Avenue ~ Knoxville, TN 37921

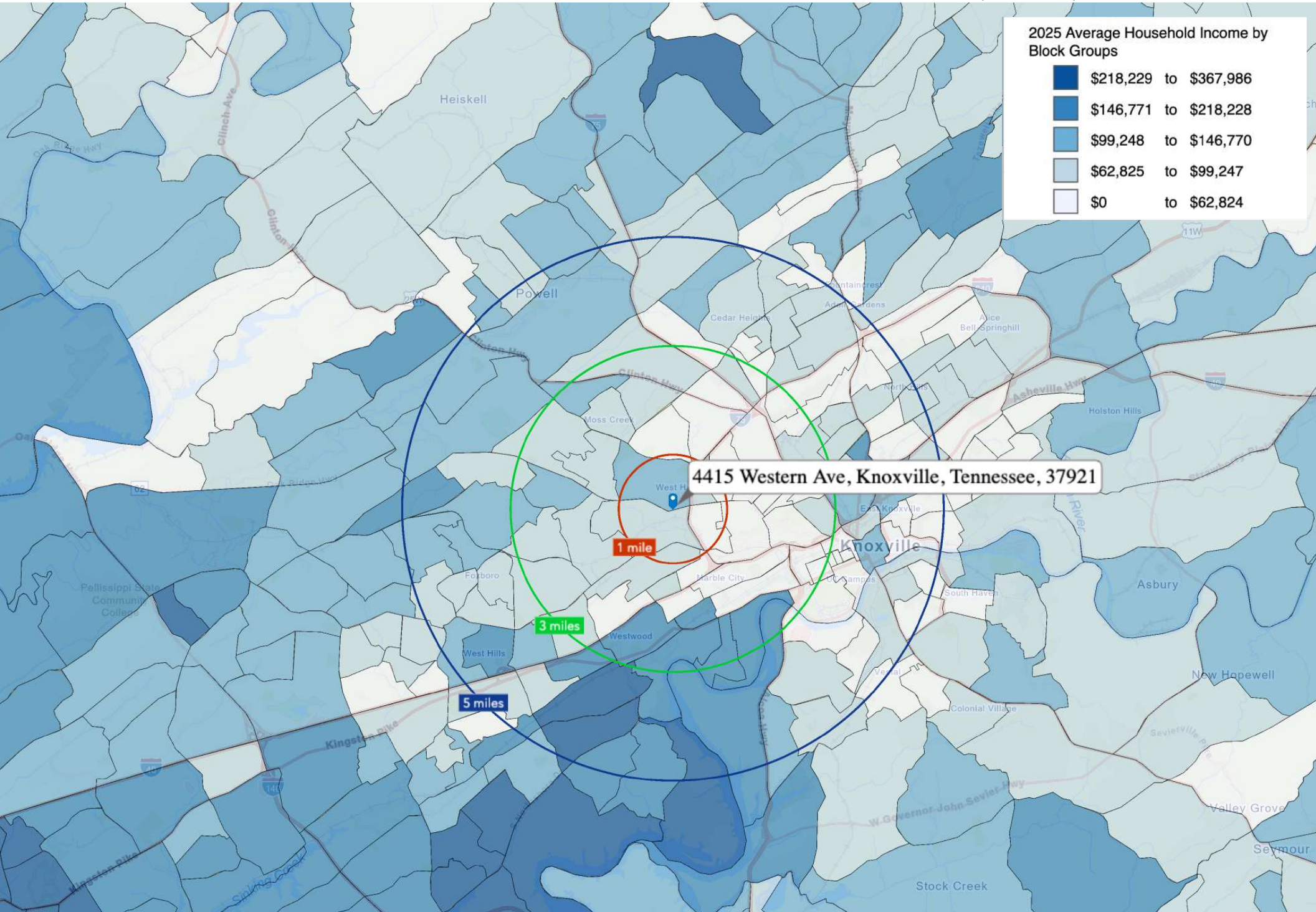






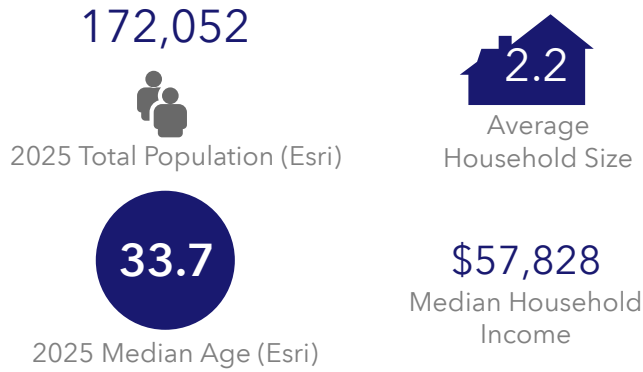
4415 Western Avenue, Knoxville, TN 37921

2025 Average Household Income by Block Groups

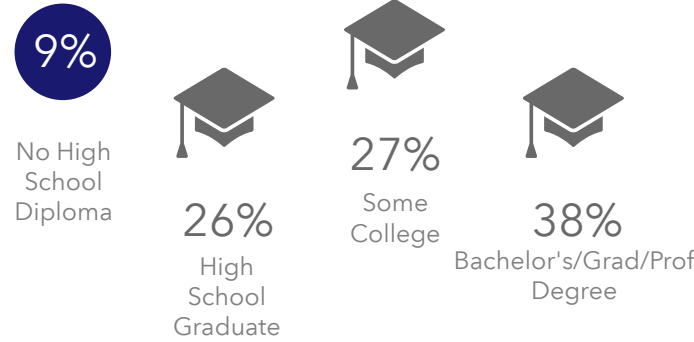


(5 Mile Radius)

KEY FACTS

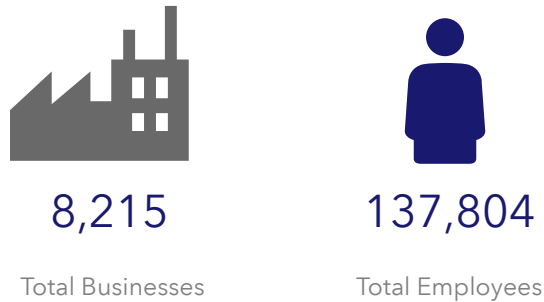


EDUCATION

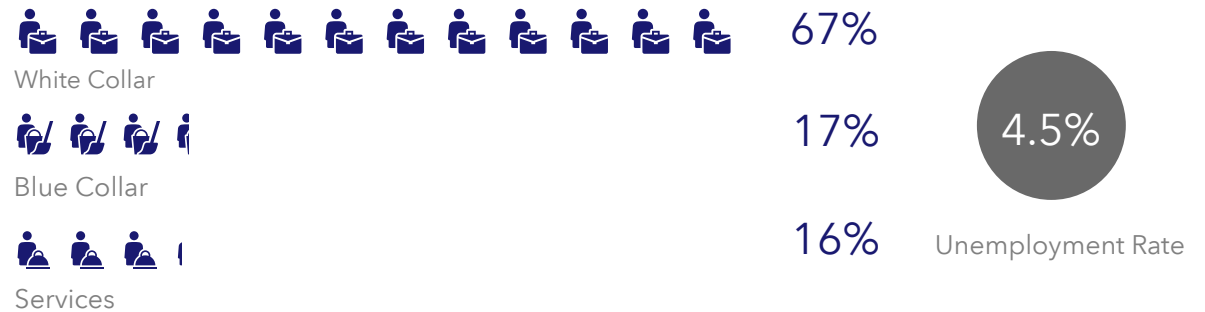


2025 Daytime Population	
2025 Total Daytime Population	231,350
2025 Daytime Population: Workers	142,304
2025 Daytime Population: Residents	89,046

BUSINESS

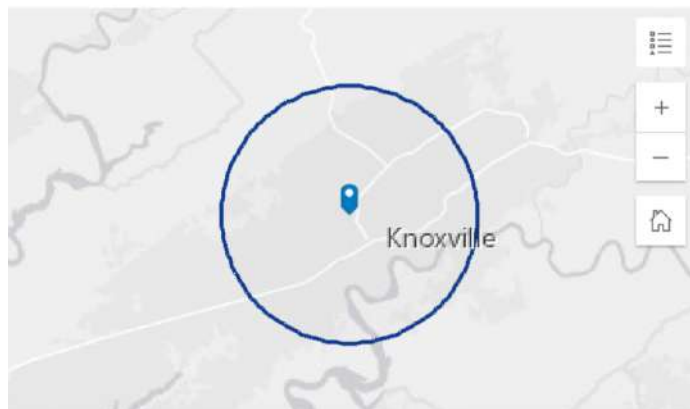


EMPLOYMENT



4415 Western Ave, Knoxville, Tennessee, 37921

Average Household Income



\$86,750
2025 Average Household Income

Total Retail Sales



\$24,176,983,082
2025 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

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 (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

