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Warehouse for Sale

3500 Seasonal Way ~ Knoxville, TN 37909



Contacts:
Ryan Matthews
(865) 320-0646
ryan@greenbrier-rea.com

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Greenbrier Real Estate Advisors
419 N Forest Park Boulevard
Knoxville, TN 37919
www.greenbrier-rea.com

Property Details

Name	Warehouse for Sale
Address	3500 Seasonal Way, Knoxville, TN 37909
Lot Size	1.93 +/- Acres
Building Size	10,000 SF
Sale Price	See Agent

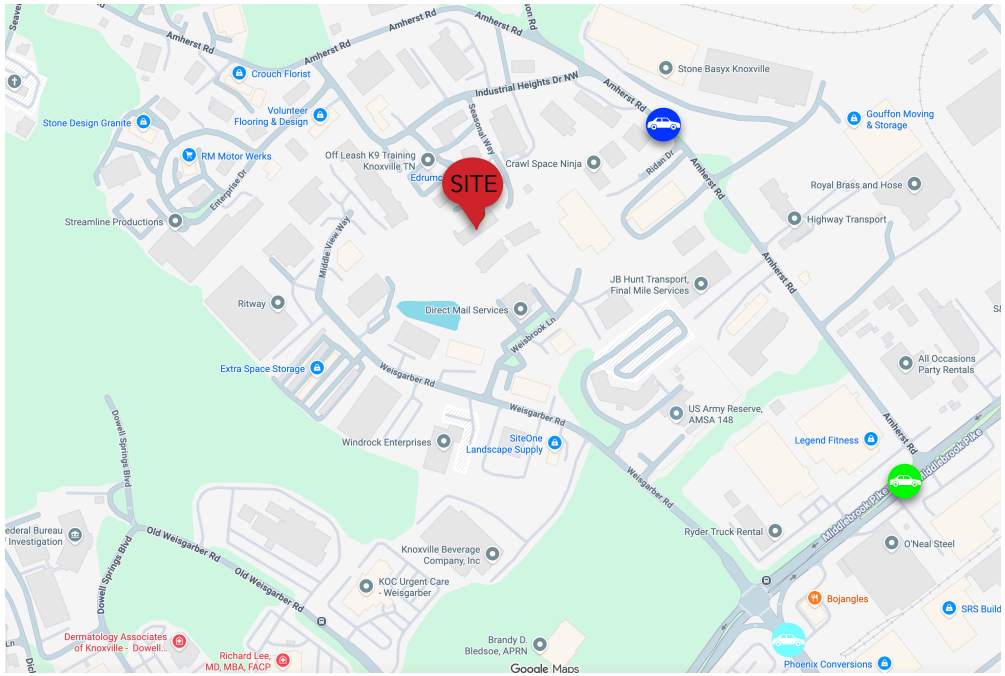
Demographic Snapshot *2026 Data

	1 Mile	3 Mile	5 Mile
Population	3,237	60,571	158,332
Average Household Income	$85,579	$103,097	$103,949

Traffic Counts *2025 Data

Amherst Road	3,543 ADT
Middlebrook Pike	22,062 ADT
Weisgarber Road	19,567 ADT

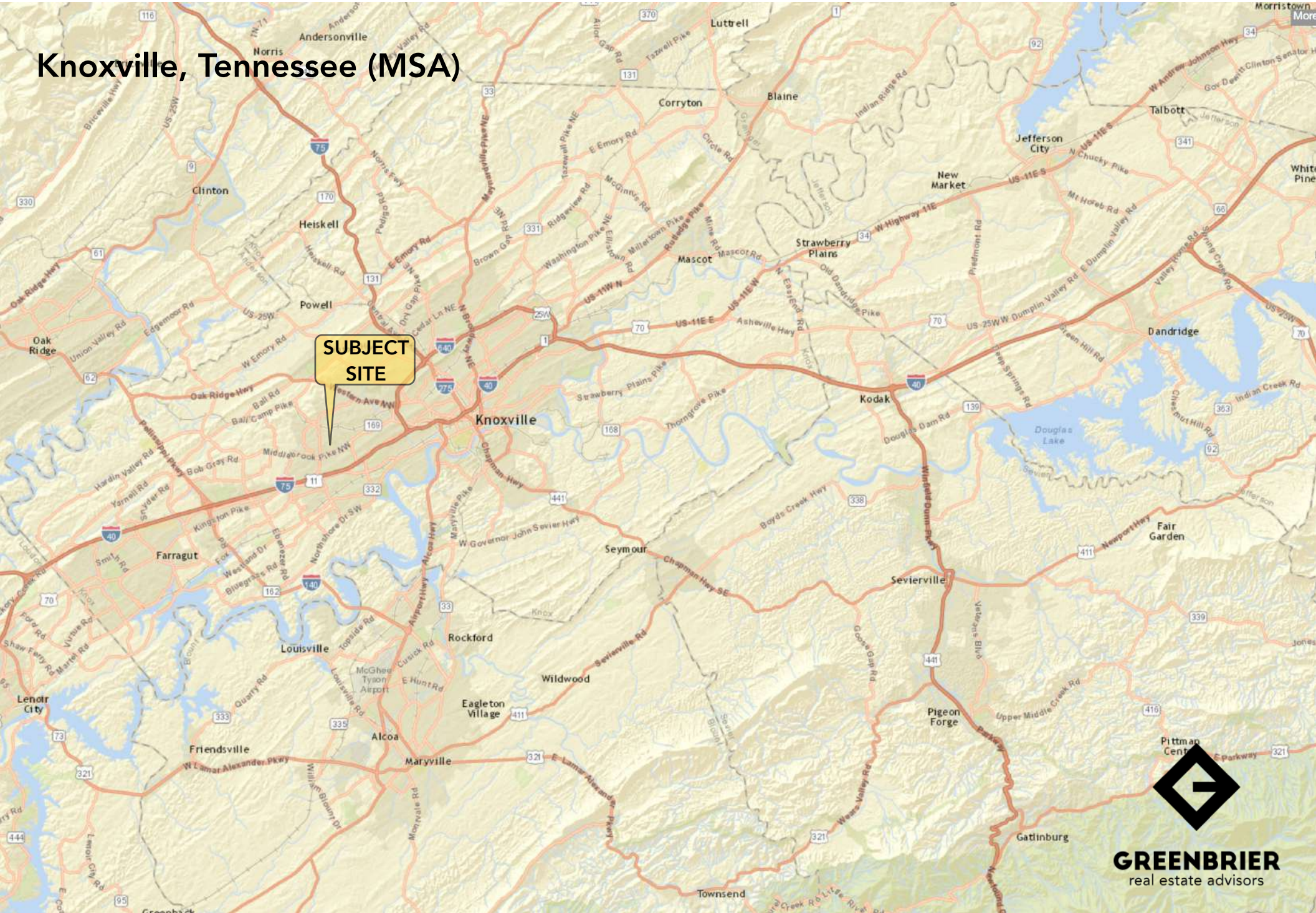
Map

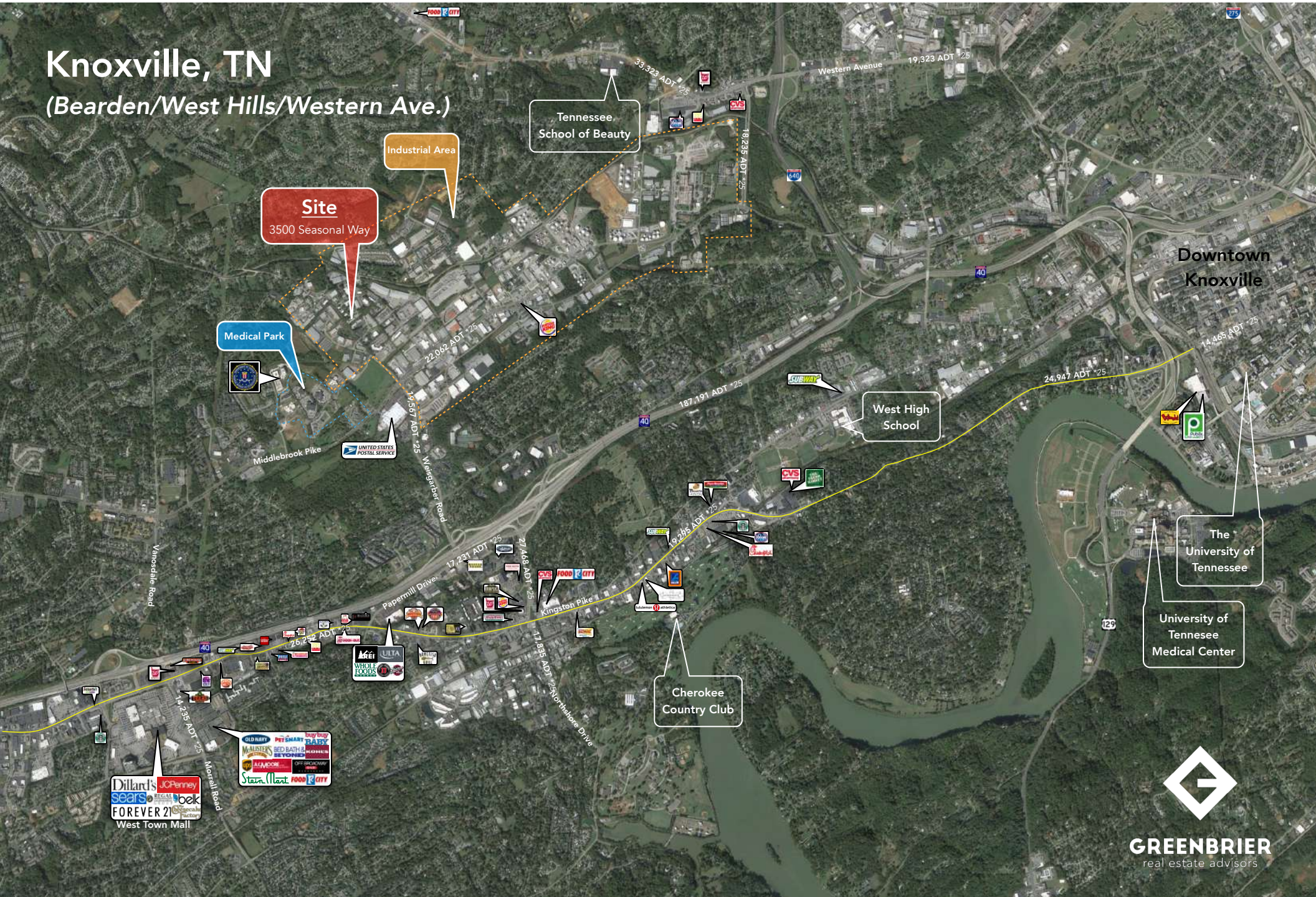


Market Overview

- Property located on Seasonal Way in the heart of the industrial hub Middlebrook Pike in the sub-market of West Knoxville, TN
- Easy access via Amherst Road off Middlebrook Pike
- 10,000 SF Building: 25% Office and 75% Warehouse
- Building Highlights:
  - 9 Offices, 1 large workroom, 2 bathrooms, kitchen, and entrance/foyer
  - Large warehouse with 2 roll-up doors (14' x 10') and 2 covered loading docks with a cleared ceiling height of 23' +/-
  - Heating/air in office and heat only in warehouse
  - Building is serviced by 3-phase 400A power
- Swinging iron gate at entrance

Regional Map





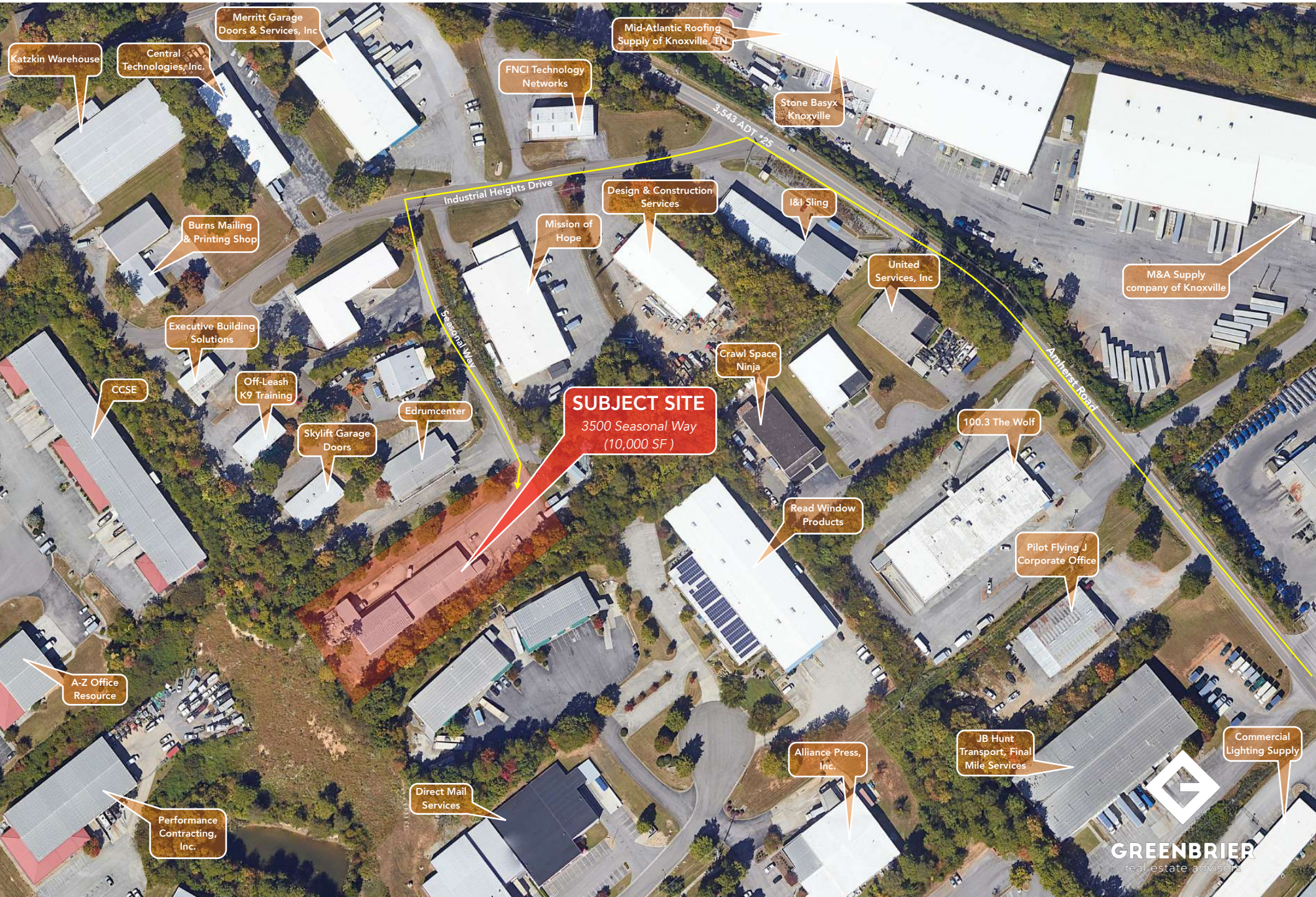
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Knoxville, Tennessee
(Middlebrook Pike)
SUBJECT SITE
3500 Seasonal Way
(10,000 SF)
Mid-Atlantic Roofing Supply of Knoxville, TN
Stone Basyx Knoxville
True Metal Supply
KSS
United Rentals
Best-One Tire of Knoxville
Crouch Florist
Volunteer Flooring & Design
Trane Supply
M&A Supply company of Knoxville
Gouffon Moving & Storage
Quality Lumbar Company
RM Motor Werks
Off-Leash K9 Training
Industrial Heights Drive
Seasonal Way
3,543 ADT *25
Amherst Road
Edrumcenter
Royal Brass & Hose
A-Z Office Resource
Eurofins Environment Testing - Knoxville
S&ME
JB Hunt Transport, Final Mile Services
Commercial Lighting Supply
Direct Mail Services
All Occasions Party Rentals
D & V Distributing
Ritway
Team Air Distributing
Legend Fitness
Kadunza European Auto Services
ExtraSpace Storage
US Army Reserves
Weisgarber Road
Agri Feed Pet Supply
Medical Park
Kroger Money Services
Knoxville Beverage Company, Inc
Windrock Enterprise
SiteOne Landscape Supply
Ryder Truck Rental
22,062 ADT *25
84 Lumbar
Middlebrook Pike
O'Neal Steel
Roddy Vending Company, LLC
Cookingham Rental Services
19,567 ADT *25
Phoenix Conversion
Window Craft
UNITED STATES POSTAL SERVICE
SRS Building Products
Middlebrook Pike
22,062 ADT *25
Weisgarber Road
Witt Building Material
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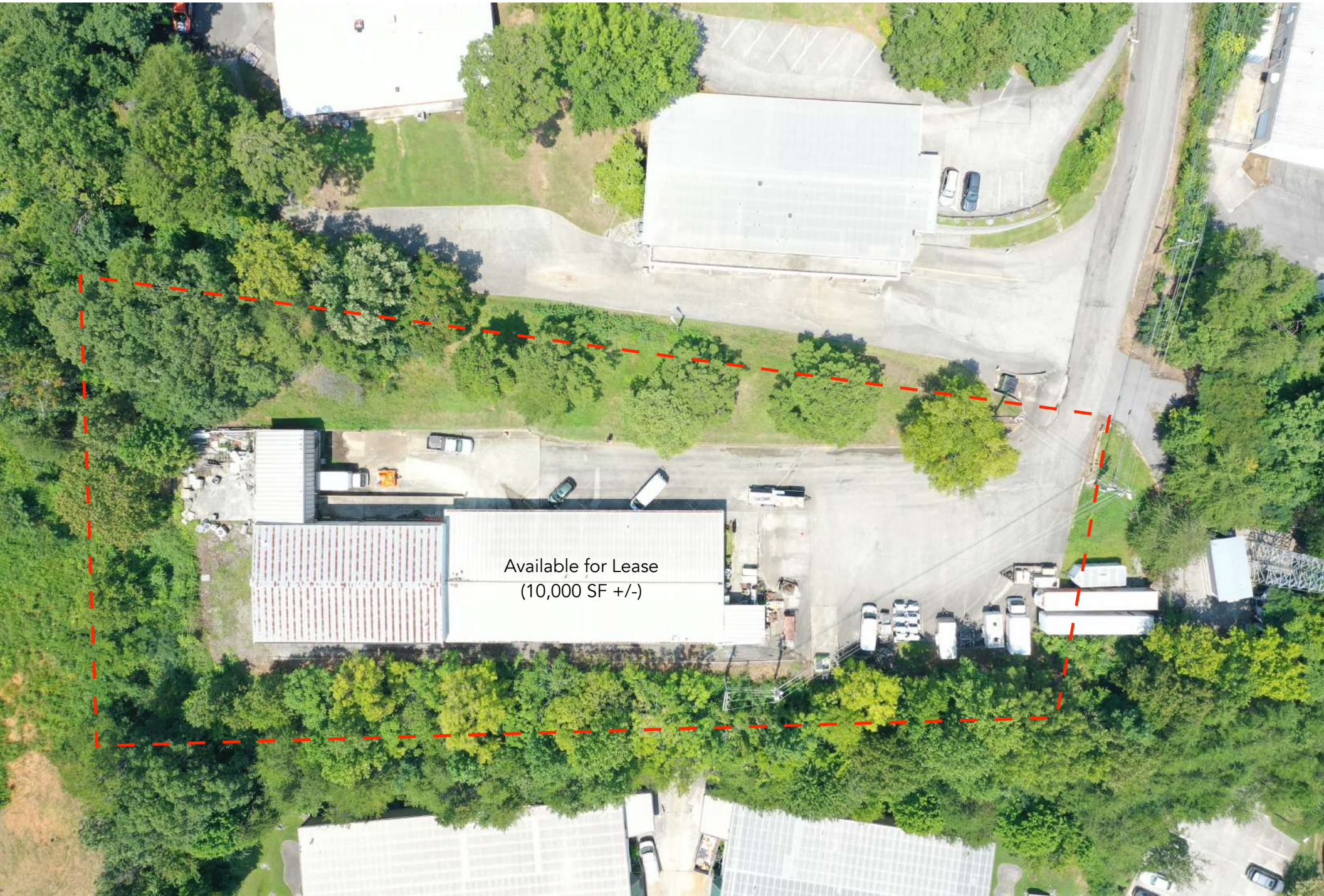
Site Aerial

3500 Seasonal Way ~ Knoxville, TN 37909



Bird's Eye Aerial

Overhead



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Bird's Eye Aerial

Looking Southwest

Knoxville, TN

(Middlebrook Pike)



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Bird's Eye Aerials

3500 Seasonal Way, Knoxville, TN 37909

Looking Northeast



Looking North



Looking Northwest



Looking Southwest



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Street View

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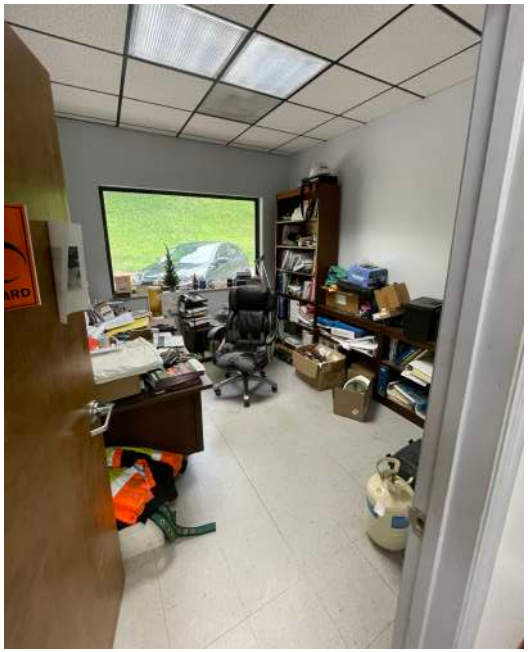
Interior Pictures

3500 Seasonal Way ~ Knoxville, TN 37909 (Office)











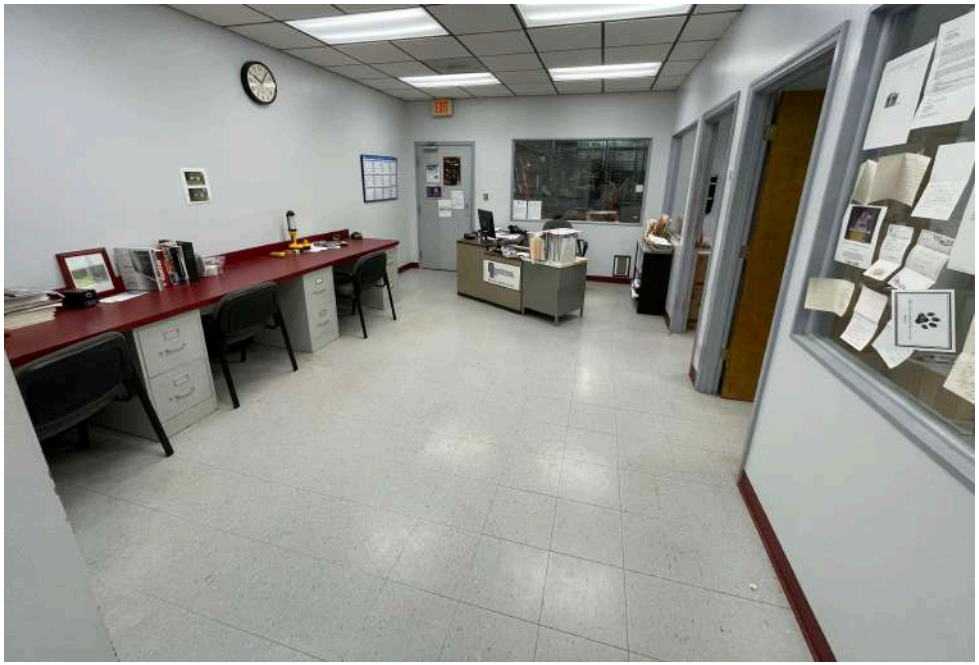


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Interior Pictures

3500 Seasonal Way ~ Knoxville, TN 37909 (Office)











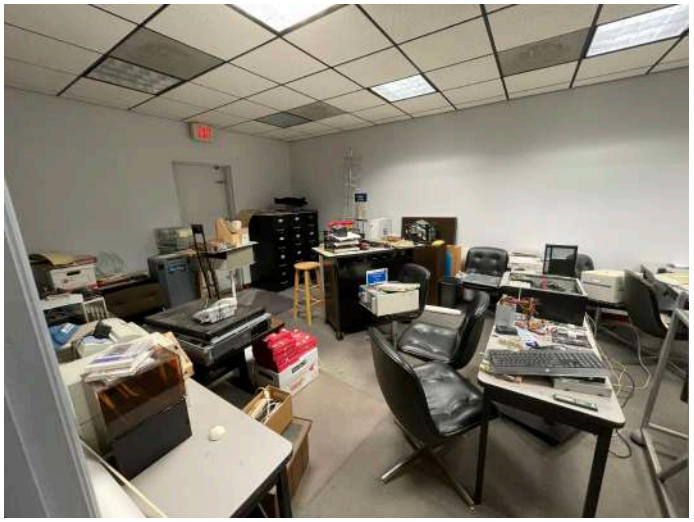
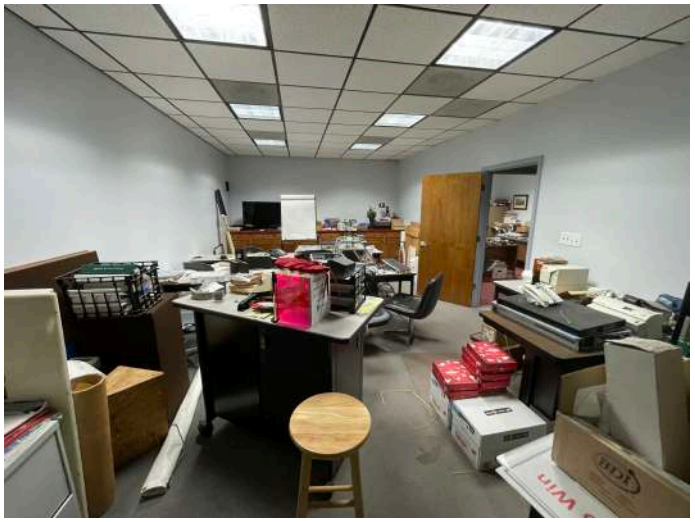
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Interior Pictures

3500 Seasonal Way ~ Knoxville, TN 37909 (Office)





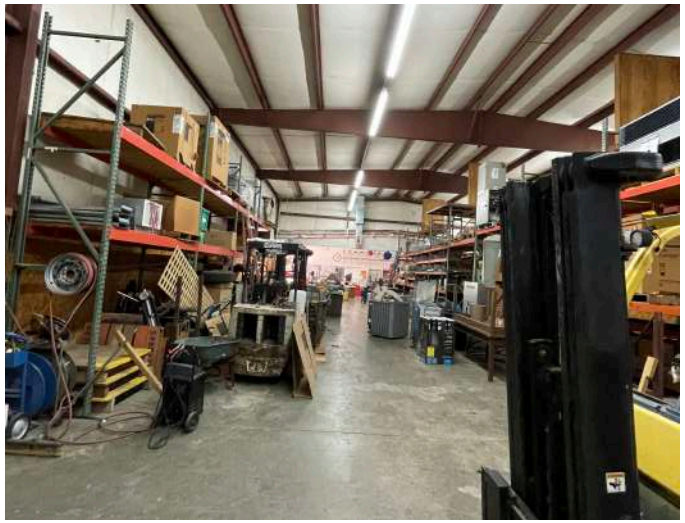
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Interior Pictures

3500 Seasonal Way ~ Knoxville, TN 37909 (Warehouse)





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Exterior Pictures

3500 Seasonal Way ~ Knoxville, TN 37909











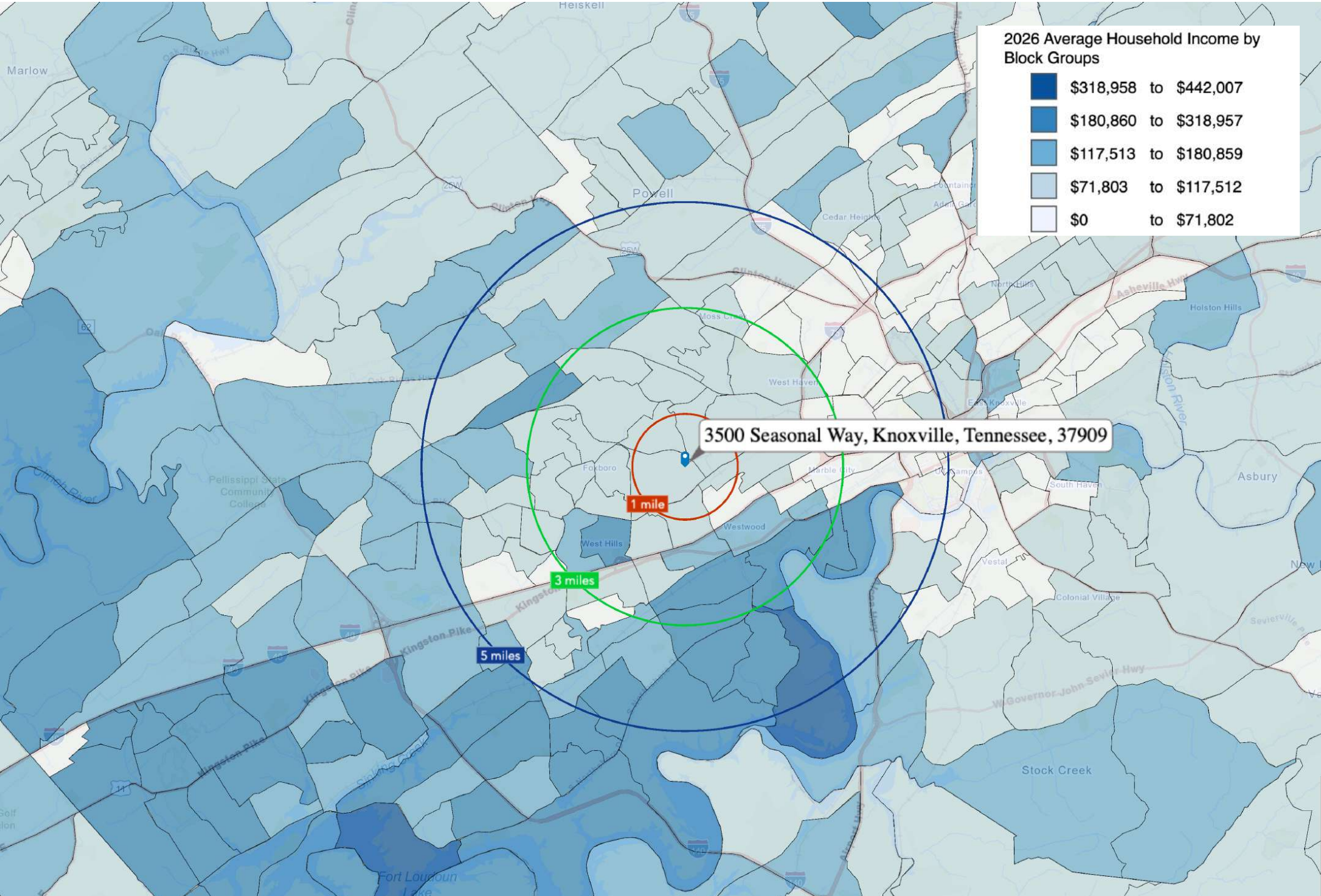




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Income Map

3500 Seasonal Way ~ Knoxville, TN 37909



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Demographic Summary

3500 Seasonal Way ~ Knoxville, TN 37909 - 5 Mile Radius

KEY FACTS

158,332
2026 Total Population (Esri)

2.3
Average Household Size

34.8
2026 Median Age (Esri)

$72,421
Median Household Income

EDUCATION

7%
No High School Diploma

23%
High School Graduate

26%
Some College

44%
Bachelor's/Grad/Prof Degree

2026 Daytime Population	
2026 Total Daytime Population	190,628
2026 Daytime Population: Workers	114,231
2026 Daytime Population: Residents	76,397

BUSINESS

6,890
2026 Total Businesses (NAICS)

102,767
2026 Total Employees (NAICS)

EMPLOYMENT

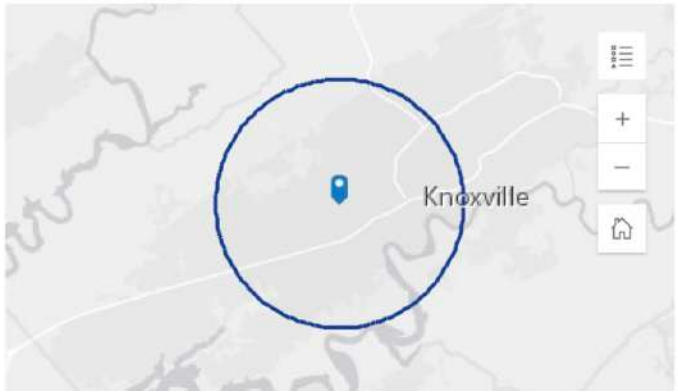
66%
White Collar

17%
Blue Collar

17%
Services

3.4%
Unemployment Rate

3500 Seasonal Way, Knoxville, Tennessee, 37909



Average Household Income

$103,949
2026 Average Household Income

Total Retail Sales

$19,718,796,453
2026 Total Sales (NAICS)

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Market Profile

3500 Seasonal Way ~ Knoxville, TN 37909

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

	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)	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

	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

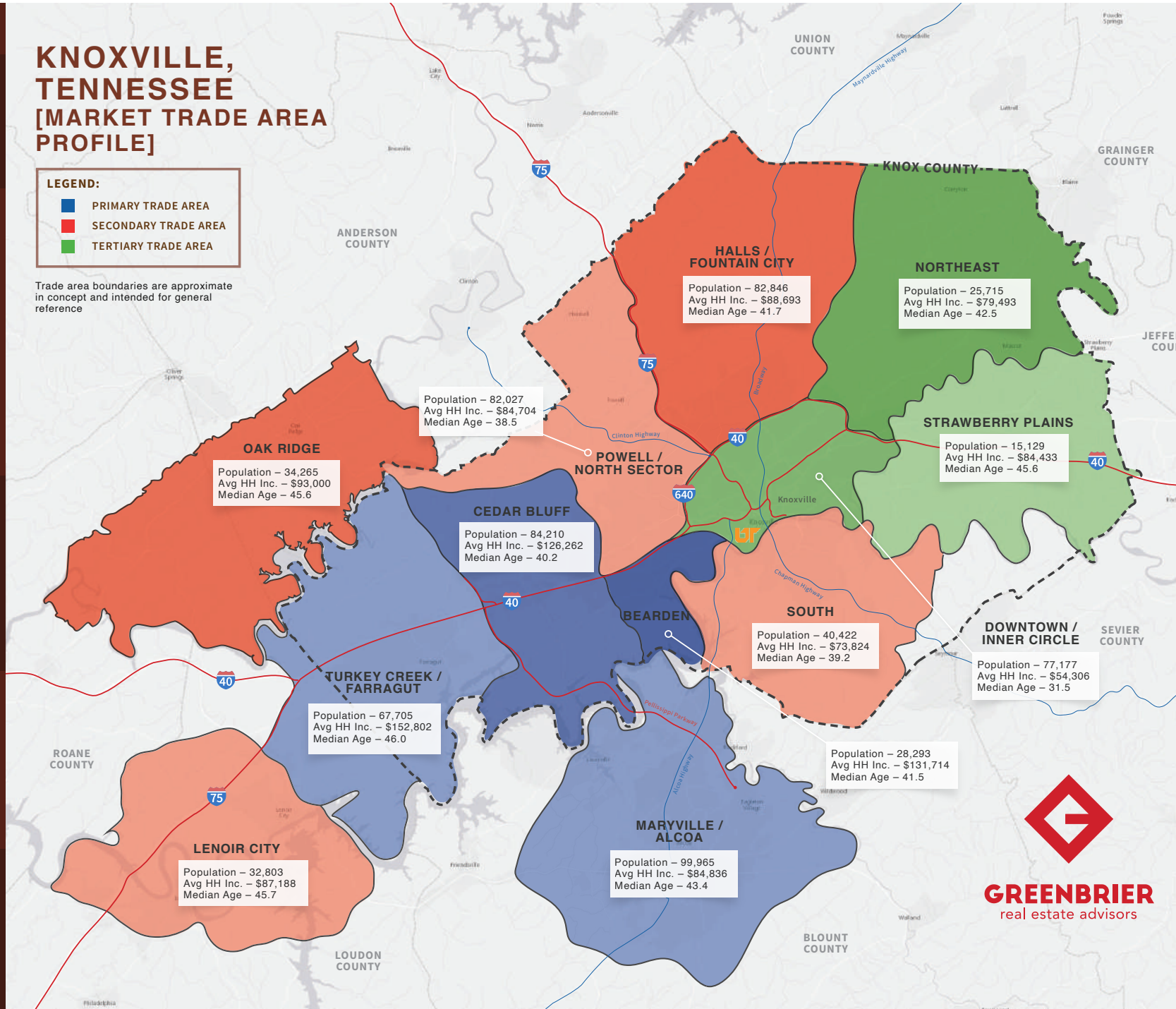
	# of Beds
University of Tennessee Medical Center	710
Fort Sanders Regional Medical Center	541
Parkwest Medical Center	492
Blount Memorial Hospital	304
Methodist Medical Center of Oak Ridge	283
Tennova Healthcare – North Knoxville	219
East Tennessee Children's Hospital	152
Turkey Creek Medical Center	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



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