

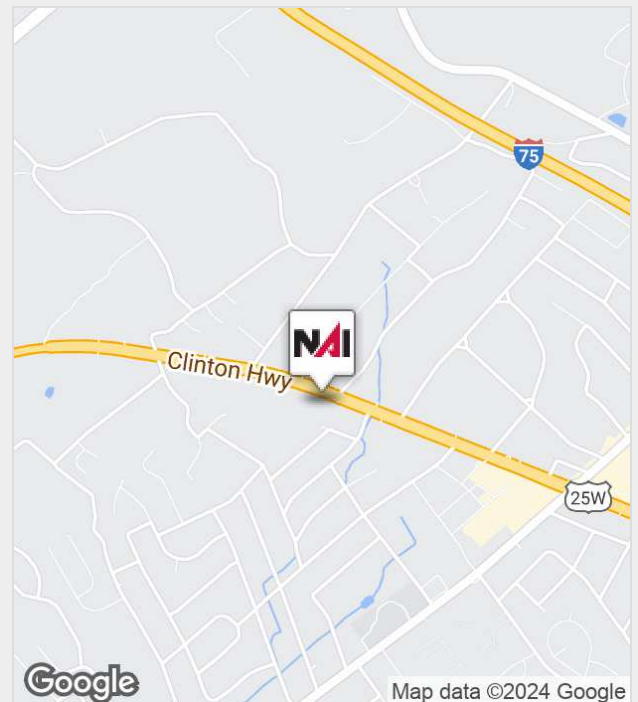


5901 - 5917 Clinton Highway

Knoxville, Tennessee 37912

Property Features

- Opportunity for development
- 205 ft. of frontage on Clinton Hwy
- Very high daily traffic counts



For more information:

Sam Tate, CCIM

+1 865 777 3035 • state@koellamoore.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, WITHDRAWAL WITHOUT NOTICE, OR ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. UNLESS THERE IS AN AGREEMENT STIPULATING OTHERWISE, THE AFFILIATE BROKERS OR BROKERS NAMED WITHIN REPRESENT THE OWNER OR LANDLORD.

NAI Koella | RM Moore

255 N Peters Road, Suite 101

+1 865 531 6400

www.koellamoore.com

For Sale

\$230,000 Development Site



Property Summary

Sale Price:	\$230,000
Lot Size:	1.6 Acres
Building Size:	8,900 SF
Zoning:	C-4
Market:	Knox

Property Overview

This retail strip center sits on 1.6 acres and offers over 200 ft of frontage on Clinton Highway which experiences very high daily traffic counts. Large portions the building are in a state of disrepair, however a section of the building could be renovated if desired. In addition, the property could also be redeveloped and used for a build to suit, or a speculative building.

Location Overview

5901 - 5917 Clinton Highway

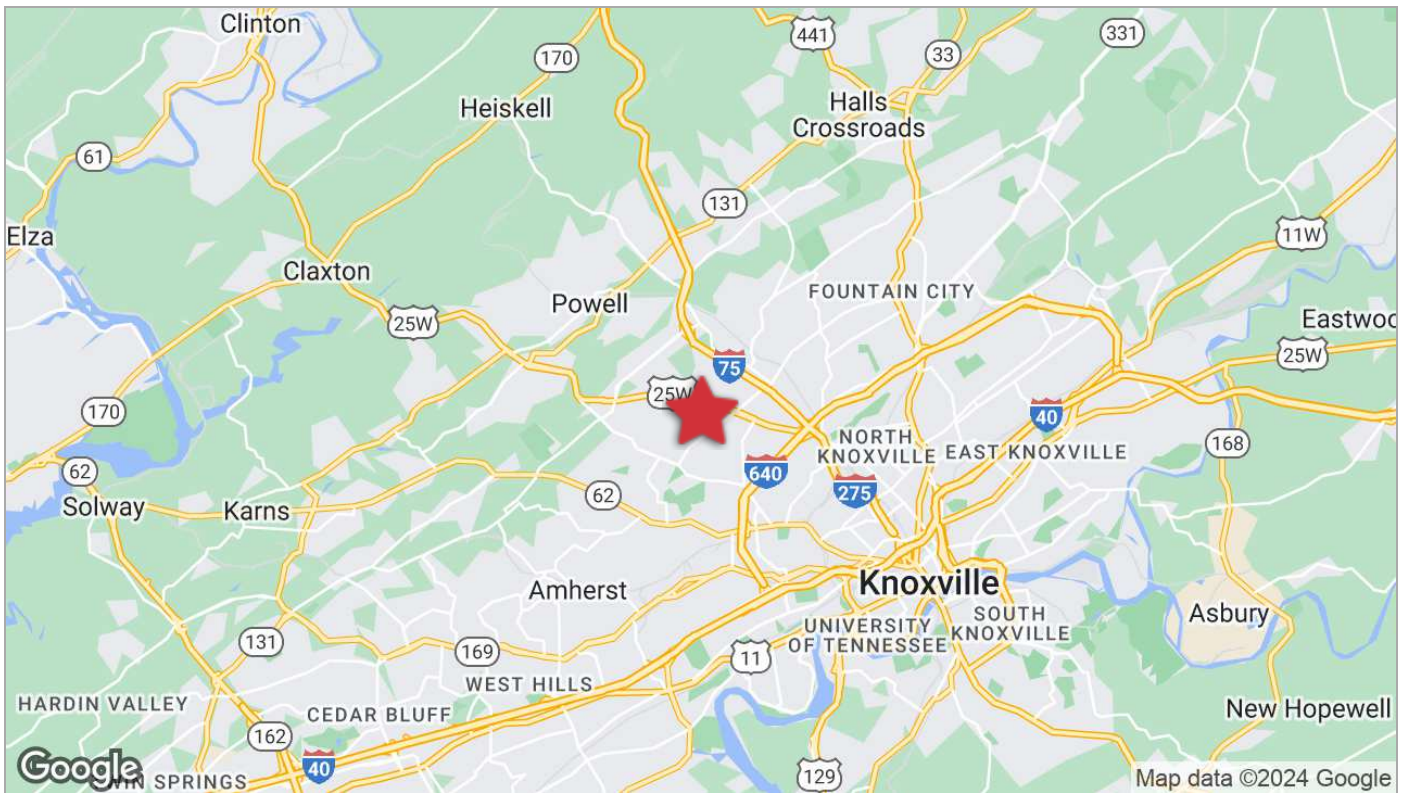
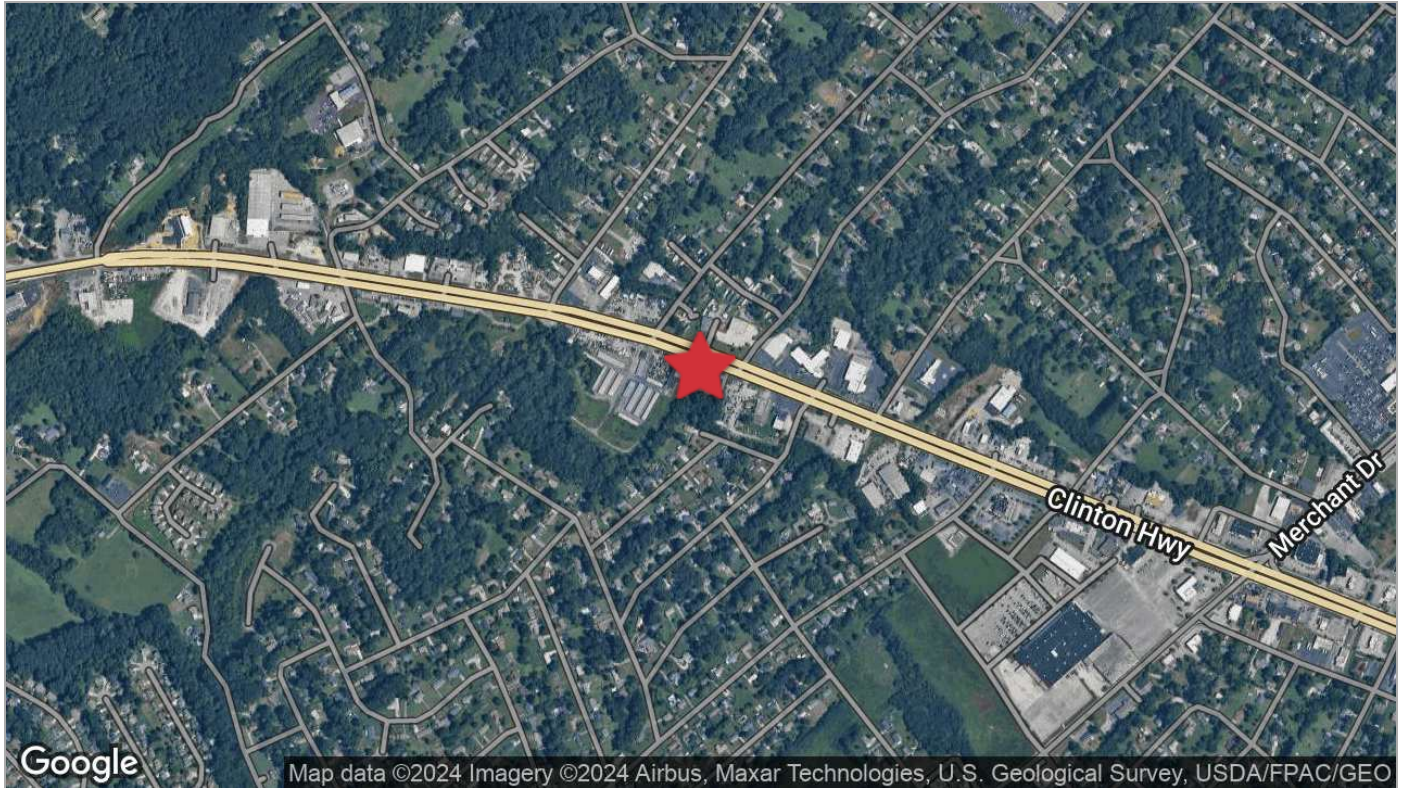
For Sale

\$230,000 Development Site



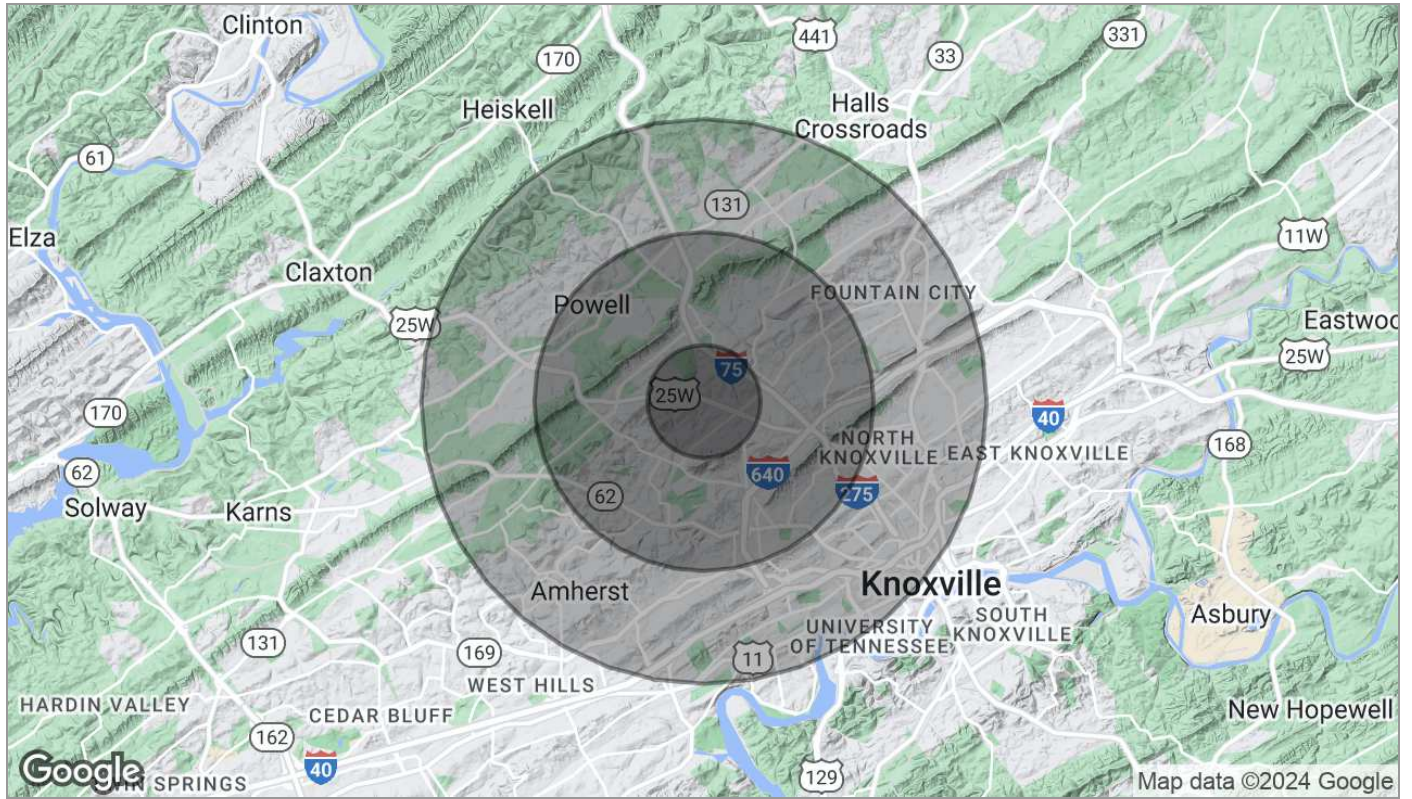
For Sale

\$230,000 Development Site



For Sale

\$230,000 Development Site



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,790	45,679	129,010
MEDIAN AGE	37.9	36.1	35.3
MEDIAN AGE (MALE)	37.9	35.4	33.9
MEDIAN AGE (FEMALE)	38.7	36.9	36.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,191	21,023	57,873
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$50,674	\$45,770	\$48,114
AVERAGE HOUSE VALUE	\$135,275	\$126,181	\$134,115

* Demographic data derived from 2020 ACS - US Census