

I-40 Restaurant

3,456 SF | Sale or Lease



Exit 398 - Knoxville Restaurant Sale or Lease

750 Brakebill Rd, TN
Knoxville, Tennessee 37924

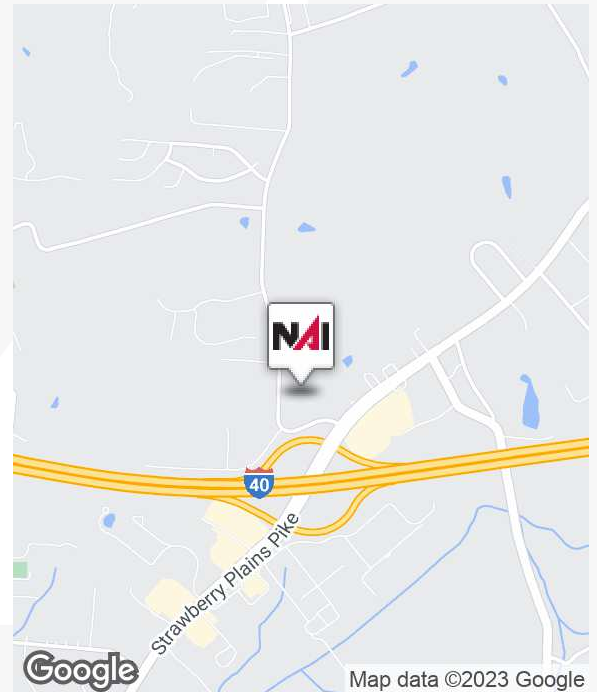
Property Highlights

- Convenient to interstate
- Proximity to many hotels
- Built to National Brand Restaurant Standards
- Outside Seating
- Many recent improvements

Property Description

Freestanding restaurant with grease trap and hood system in place. Well located off of exit 398, offering exposure to both local and interstate clientele. Tall pole mounted sign with interstate visibility, full hood, grease trap, coolers/freezers and abundant parking highlight this opportunity.

Furniture and equipment negotiable.



For more information

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For Sale - 750 Brakebill Rd, TN

Property Description

3,456 SF | \$850,000 or \$18.00NNN



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

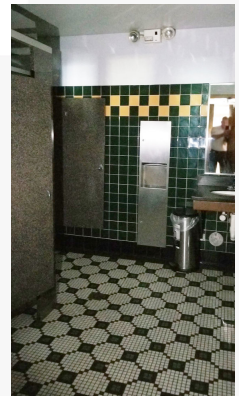
Strawberry Plains is the 1st primary exit when approaching Knoxville from the east.



For Sale - 750 Brakebill Rd, TN

Additional Photos

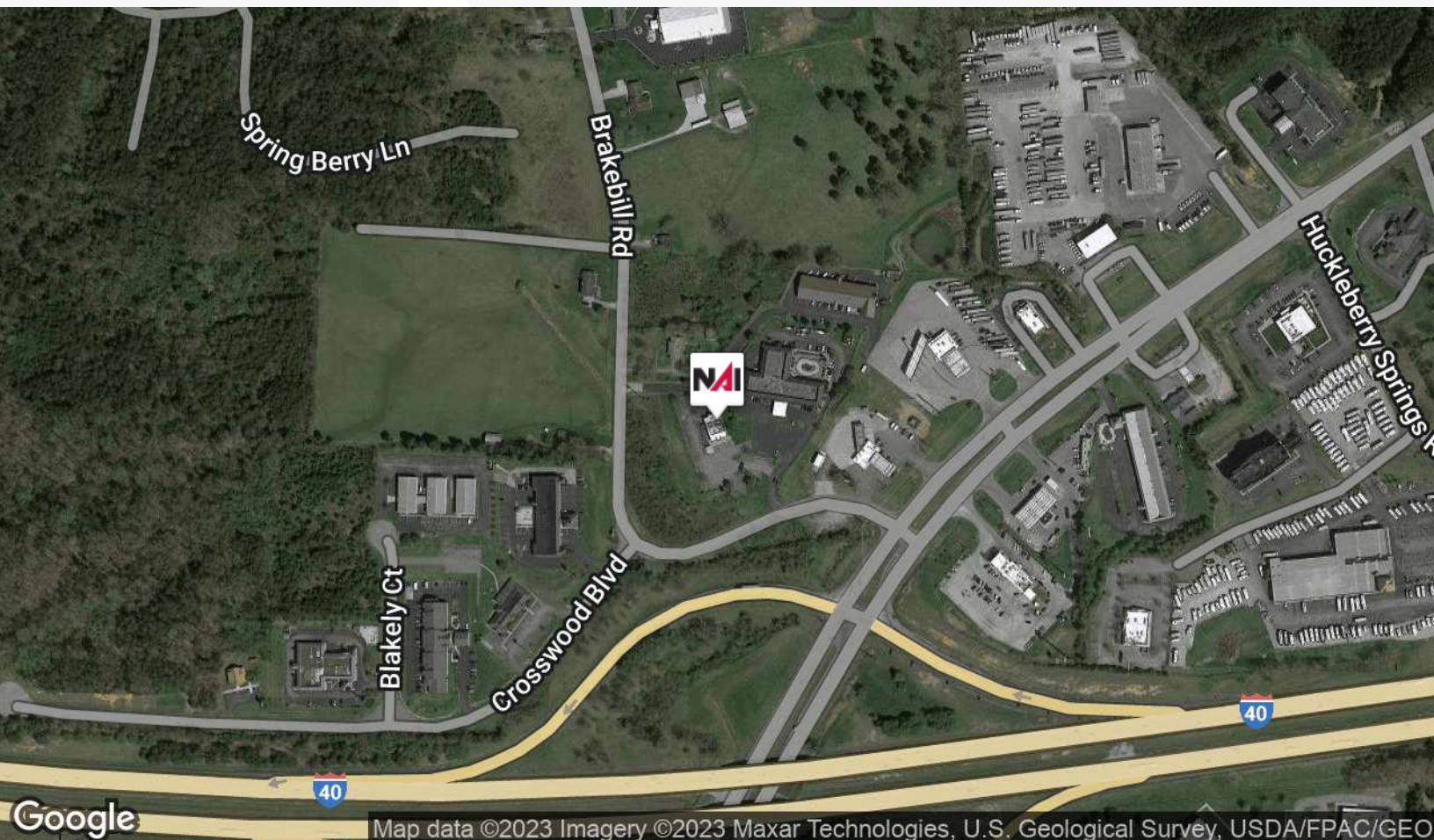
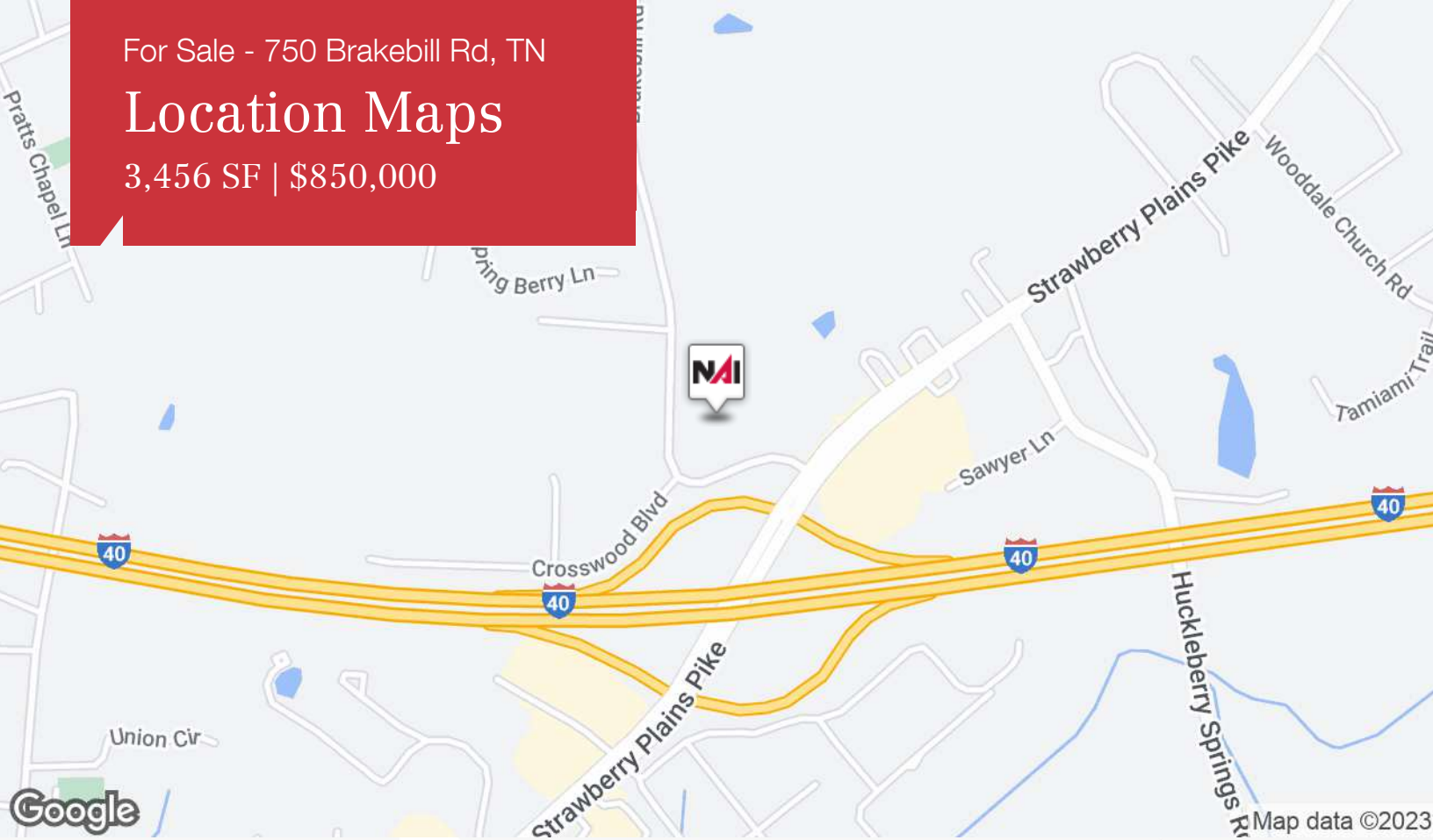
3,456 SF | Turn Key Ready



For Sale - 750 Brakebill Rd, TN

Location Maps

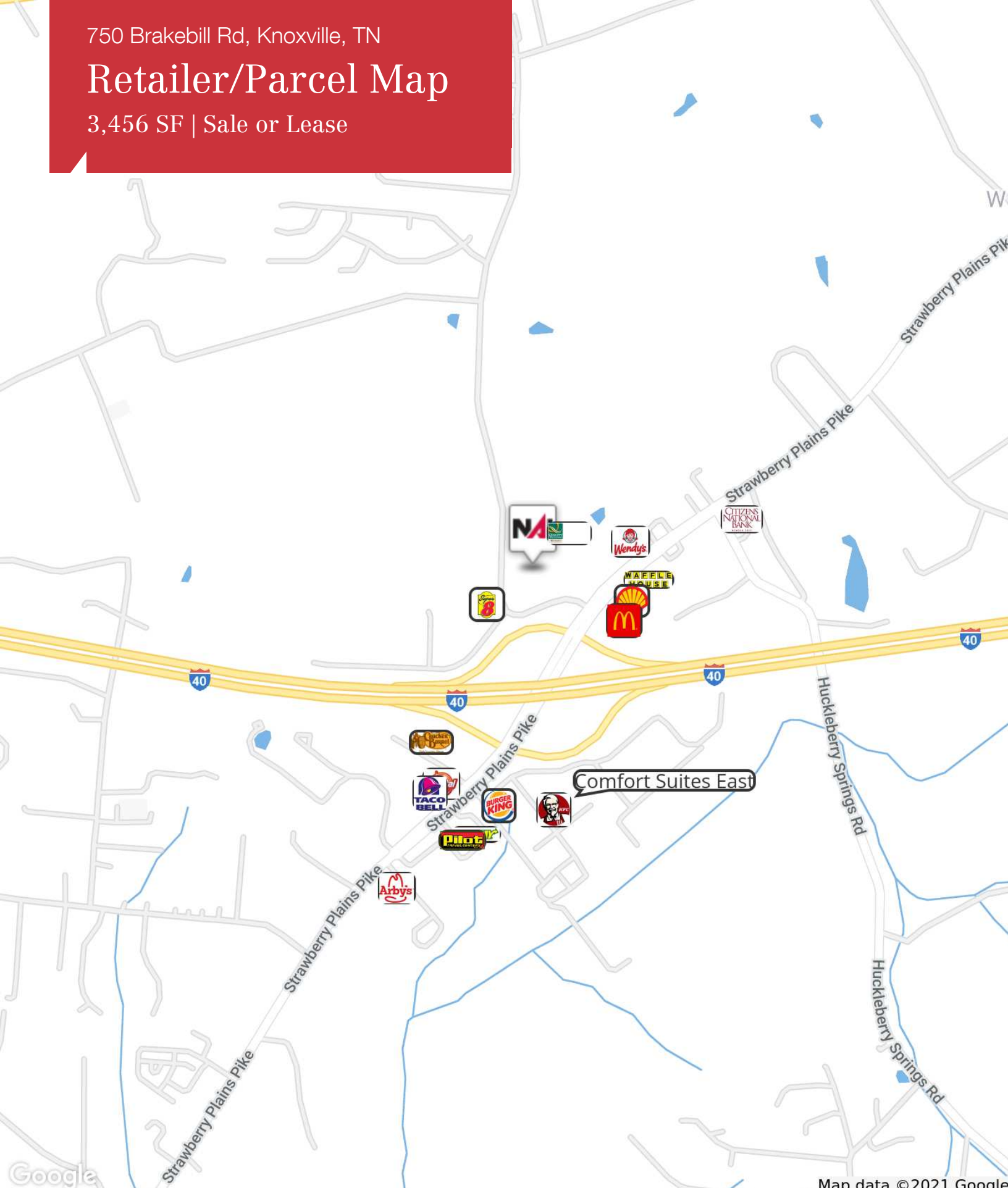
3,456 SF | \$850,000



750 Brakebill Rd, Knoxville, TN

Retailer/Parcel Map

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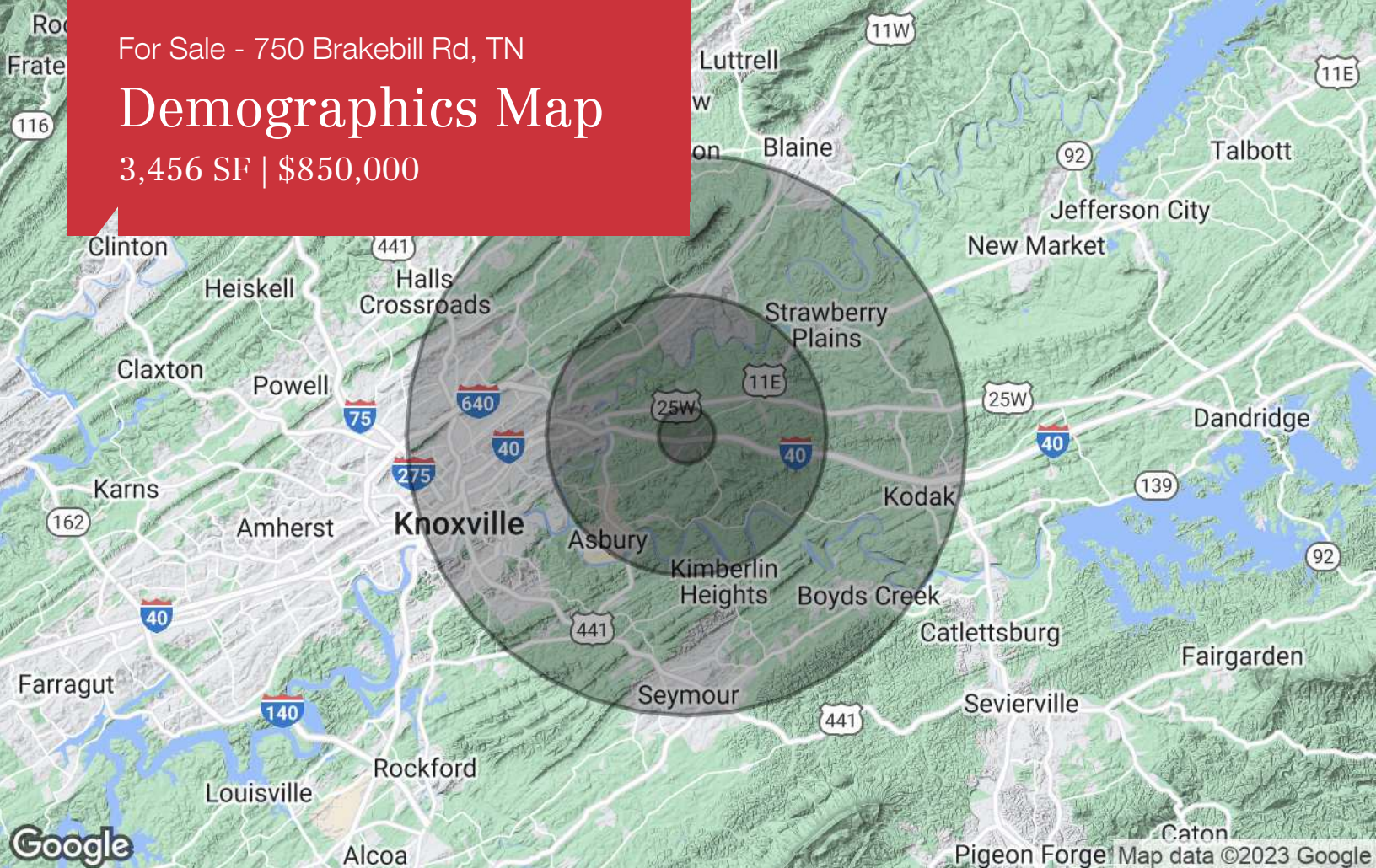


Map data ©2021 Google

For Sale - 750 Brakebill Rd, TN

Demographics Map

3,456 SF | \$850,000



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	690	19,918	143,430
MEDIAN AGE	44.3	43.3	39.9
MEDIAN AGE (MALE)	44.6	42.1	38.0
MEDIAN AGE (FEMALE)	43.6	44.4	41.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	312	8,531	62,713
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$53,984	\$57,619	\$49,261
AVERAGE HOUSE VALUE	\$160,282	\$161,702	\$163,820

Race

	1 Mile	5 Miles	10 Miles
% WHITE	98.5%	92.3%	83.5%
% BLACK	0.9%	6.2%	15.2%
% ASIAN	0.6%	1.0%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.1%
% OTHER	0.0%	0.3%	0.5%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	1.3%	1.3%	1.5%

* Demographic data derived from 2020 ACS - US Census