

For Sale or Lease - 7224 Region Ln, Knoxville TN

Restaurant/Redevelopment

5,781 SF



7224 Region Ln

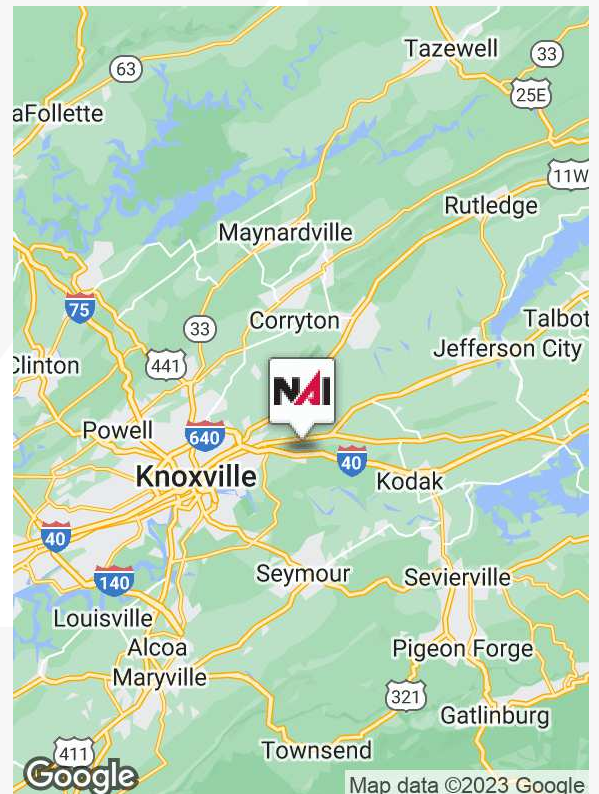
Knoxville, Tennessee 37914

Property Highlights

- Visible to 86,259 CPD (I-40)
- Excellent site for redevelopment
- Dominant exit entering Knoxville
- 45 free Surface Spaces are available; Ratio of 7.52/1,000 SF

Property Description

Knoxville is centrally located to serve the nations supply chain and home to a national lab, the University of TN and the Forks of the River Industrial Park which is 5 minutes east of downtown on Interstate 40. There you will find major manufacturing and distribution from companies like Green Mountain Coffee, Sea Ray, Maleluca, Leisure Pools, and Aqua Chem to name a few. Arterial access is thru Strawberry Plains pike, along exit 398 at Interstate 40 which is also home to Pellissippi State Community College (1500 students and faculty) , and the Regional HQ for the TN Dept of Transportation. There you have a 5,781 SF restaurant with excellent visibility, parking, attractive architecture, and is in turn key ready.



For more information

Justin Sterling

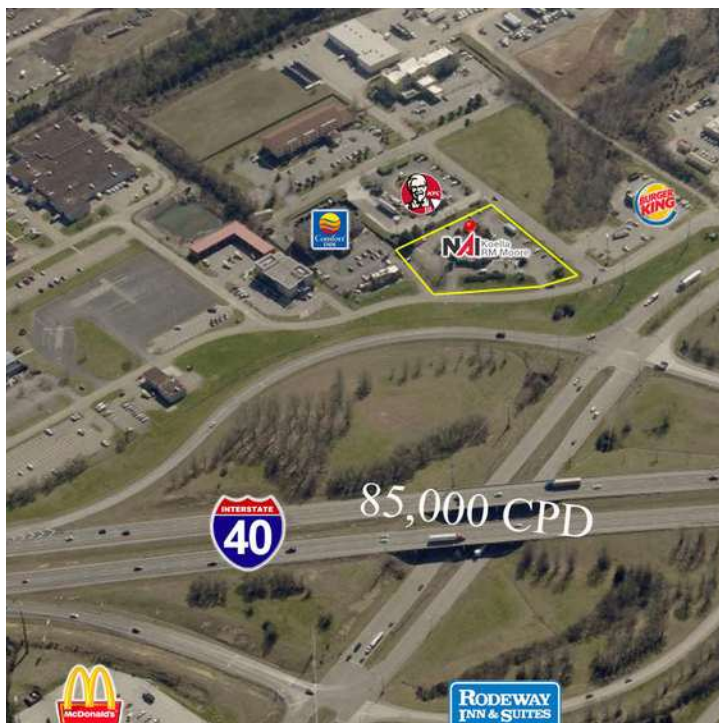
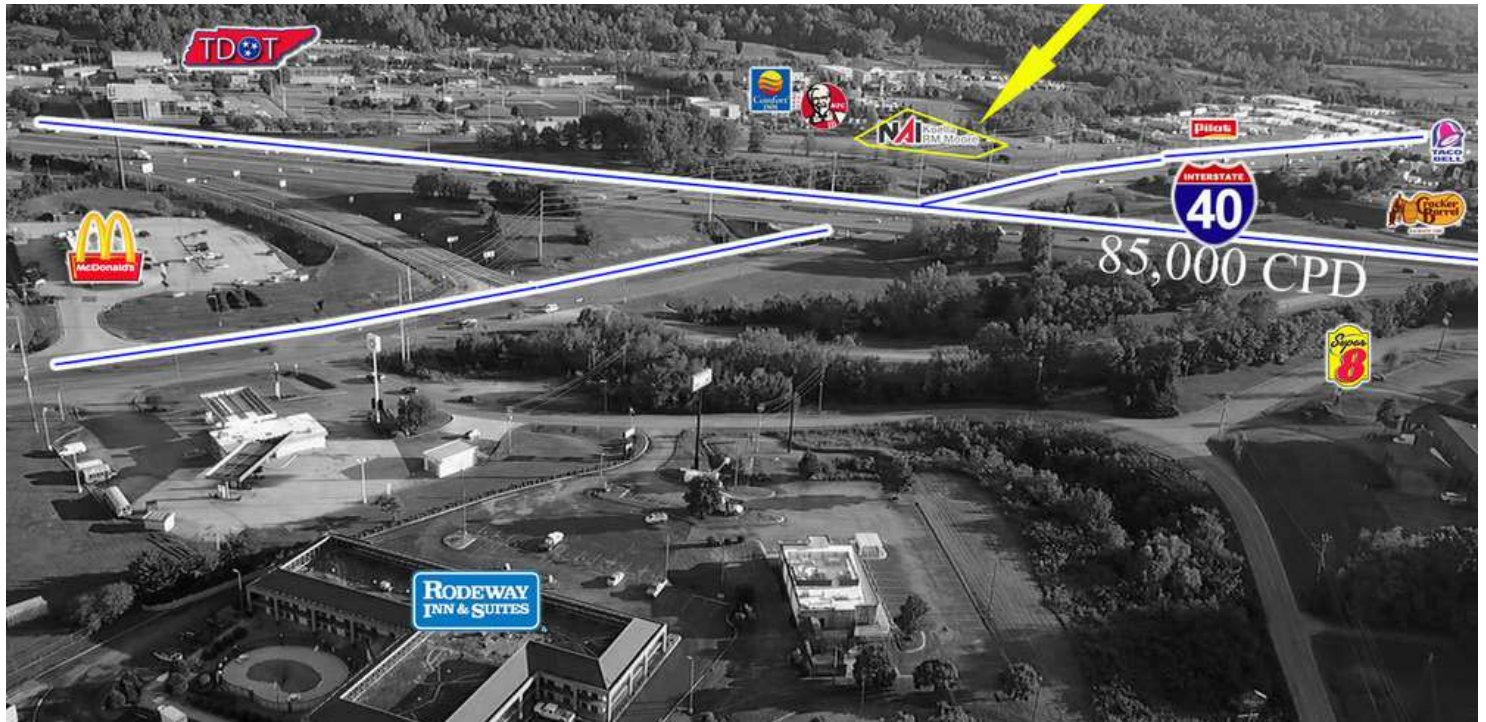
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Aerial Photos

5,781 SF



5,781 SF



For Sale - 7224 Region Ln

Interior

5,781 SF | Call For market Price



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Kitchen

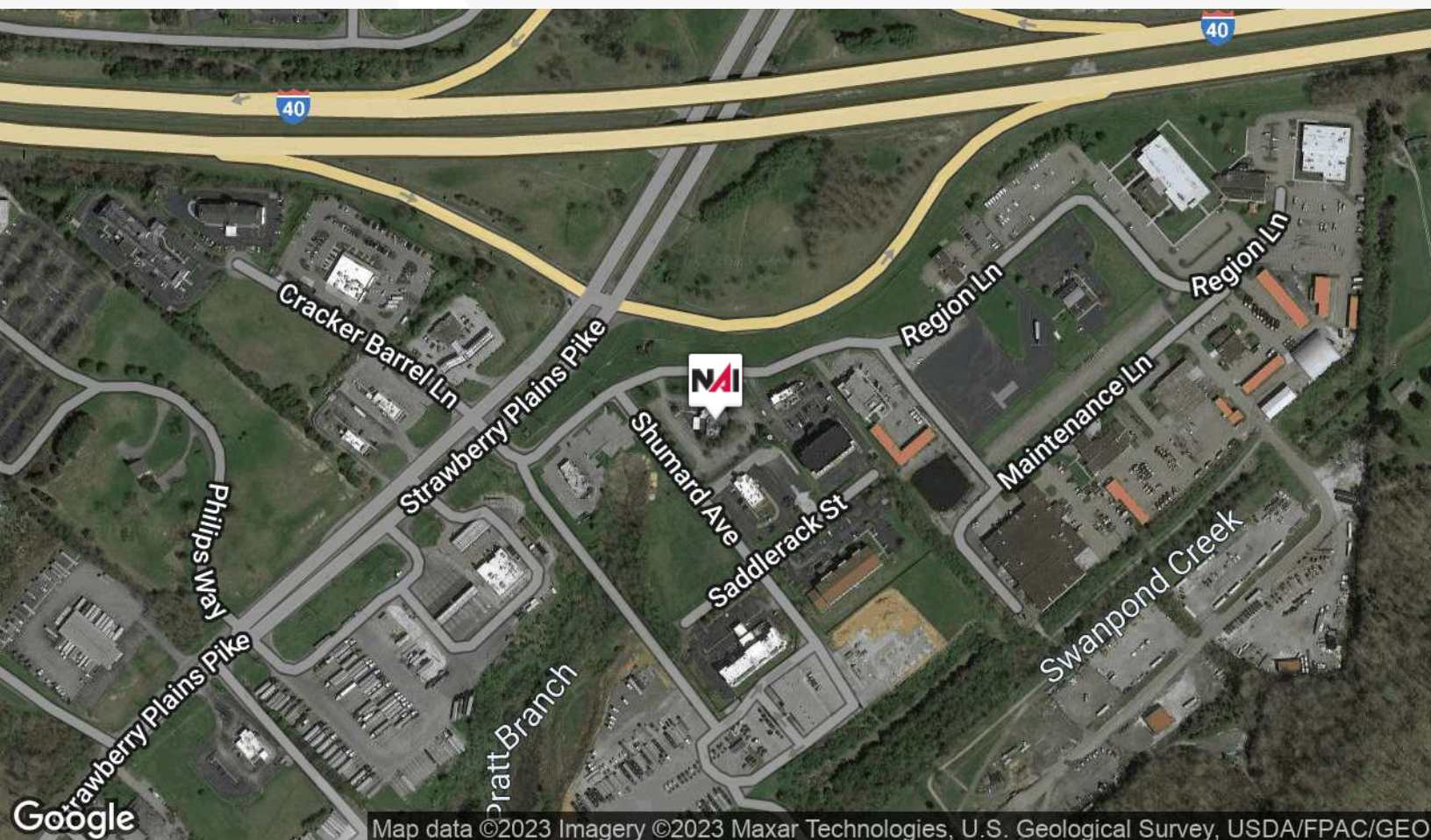
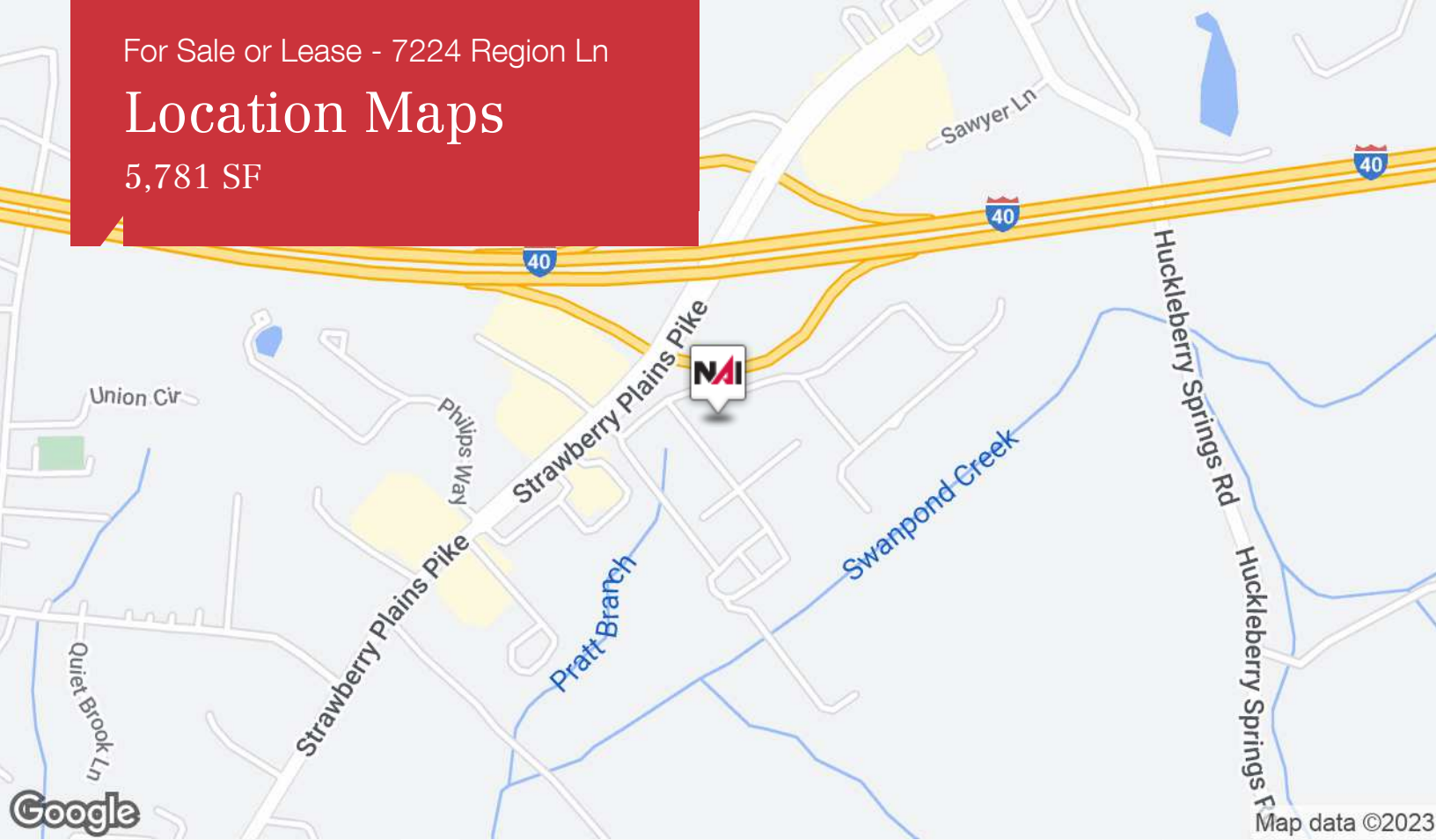
5,781 SF



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Location Maps

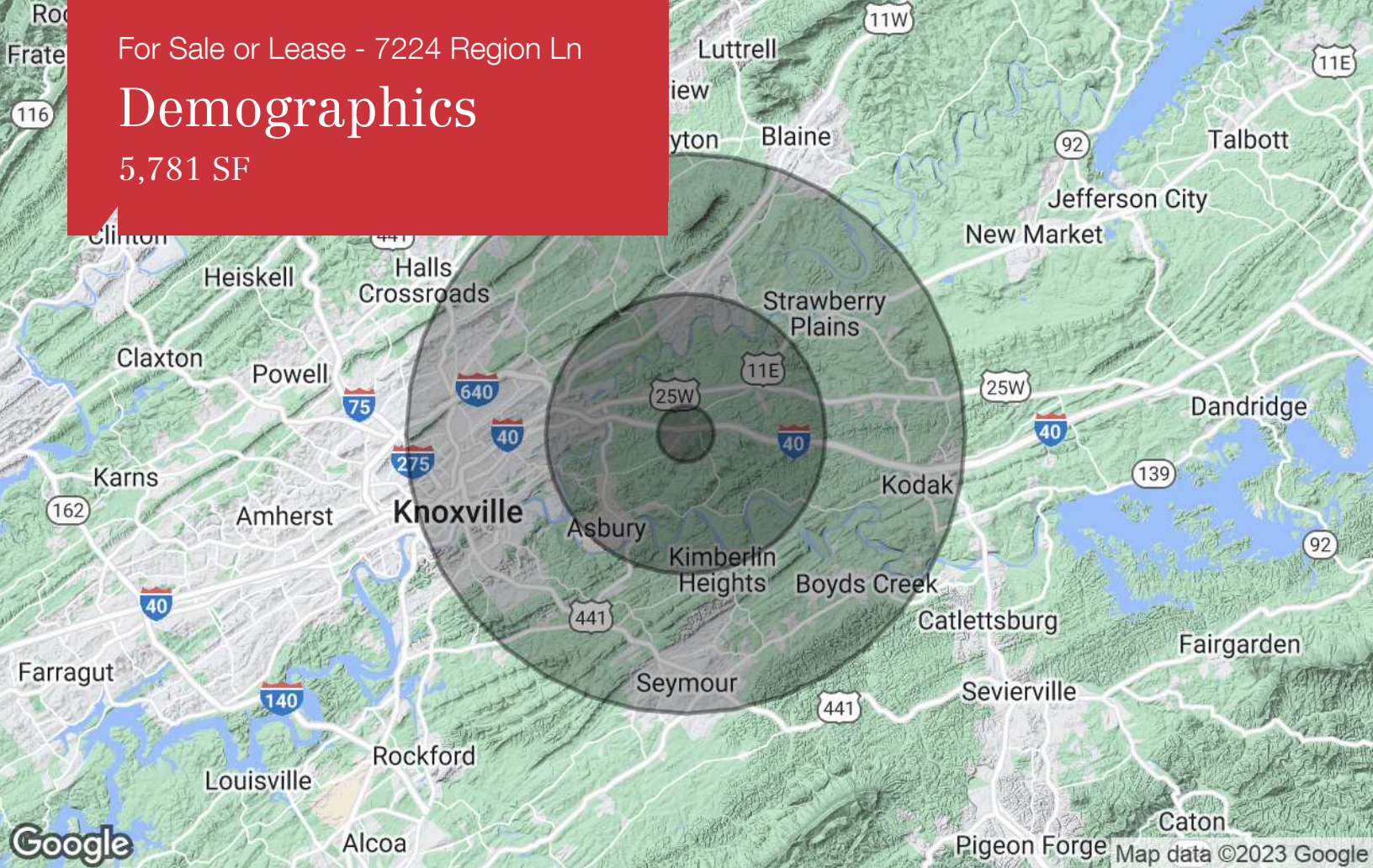
5,781 SF



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Demographics

5,781 SF



Population

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| TOTAL POPULATION | 611 | 19,730 | 143,501 |
| MEDIAN AGE | 45.0 | 42.9 | 39.9 |
| MEDIAN AGE (MALE) | 44.1 | 41.6 | 38.0 |
| MEDIAN AGE (FEMALE) | 45.2 | 44.1 | 41.6 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 272 | 8,399 | 62,885 |
| # OF PERSONS PER HH | 2.2 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$51,627 | \$57,563 | \$49,103 |
| AVERAGE HOUSE VALUE | \$166,967 | \$162,793 | \$164,233 |

Race

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % WHITE | 99.2% | 92.6% | 83.4% |
| % BLACK | 0.5% | 5.9% | 15.2% |
| % ASIAN | 0.3% | 1.0% | 0.7% |
| % 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 | 0.8% | 1.3% | 1.6% |

* Demographic data derived from 2020 ACS - US Census