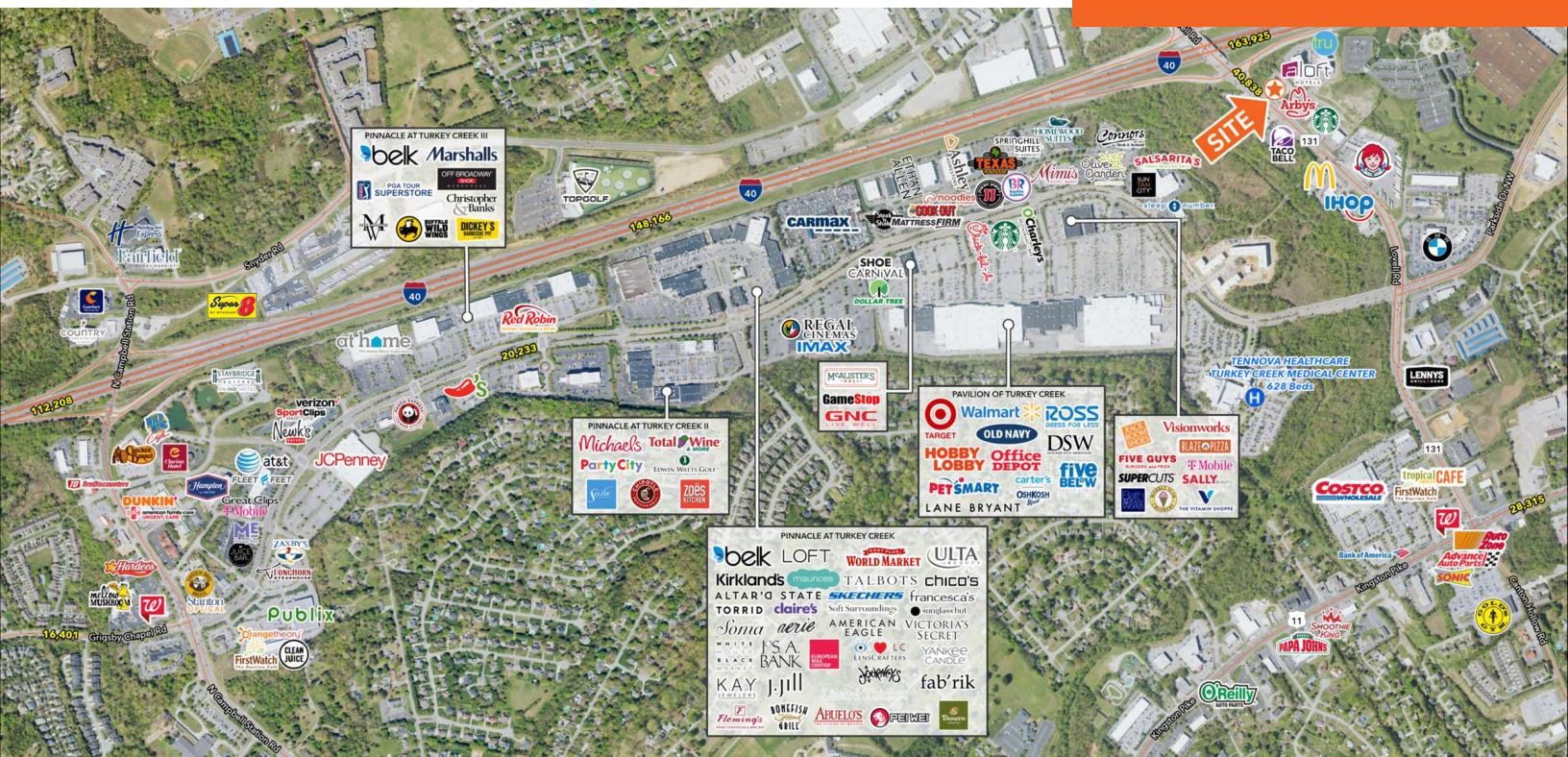


FORMER QSR SITE

410 LOVELL ROAD, KNOXVILLE, TN 37934

FOR LEASE



LOCATION DESCRIPTION

Knoxville is located in East Tennessee and is the county seat of Knox County. The eleven county MSA boasts an estimated population of more than 886,000 people with Knoxville being the largest metropolitan area in East Tennessee. The property is located just off I-40 at the Turkey Creek exit, Knoxville's primary retail trade area. The site is highly visible with traffic counts of over 40,000 vehicles per day and a prominent pylon sign that is visible from I-40.

PROPERTY HIGHLIGHTS

- 3,198 SF
- 59,017 SF (1.39 AC) of developable land
- 40,000 ADT on Lovell Road
- Left in/left out access to Lovell Road
- Pylon sign visible from I-40 (147,000 ADT)



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2024 Total Population	2,737	42,228	120,492
2024 Total Households	1,070	16,848	48,116
2024 Average Household Income	\$148,643	\$142,345	\$139,905

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CHRIS CALDWELL

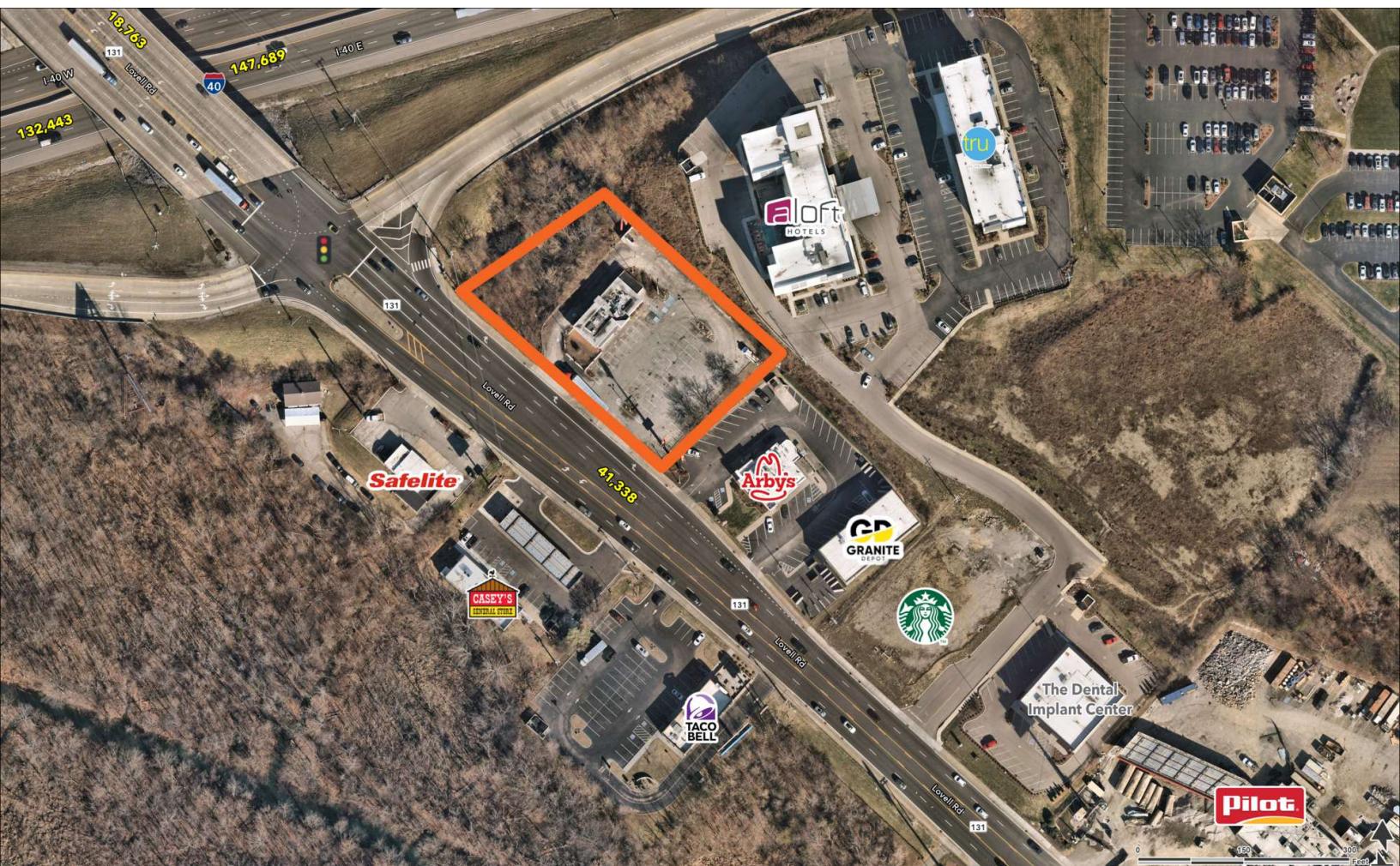
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