

# Excellent Highway Frontage Retail or Medical FOR LEASE

4804 Clinton Highway, Knoxville, Tennessee



**Building Size: 8,400 SF  
Lot Size: 43,560 SF (1 Acre)**

- ✓ **Rent/Square Foot/Year: \$13.00**  
(subject to scheduled increases)
- ✓ **Lease Type: Absolute Triple Net**
- ✓ **Lease Term: Minimum of 10-year Initial Term.**
- ✓ **Available: June 1, 2025**
- ✓ **Large Pylon sign for optimal Brand exposure.**
- ✓ **Ample parking.**
- ✓ **Surrounded by National tenants Surrounded by key tenants such as Food City, Dollar Tree, Popeyes, Napa Auto Parts and more!**

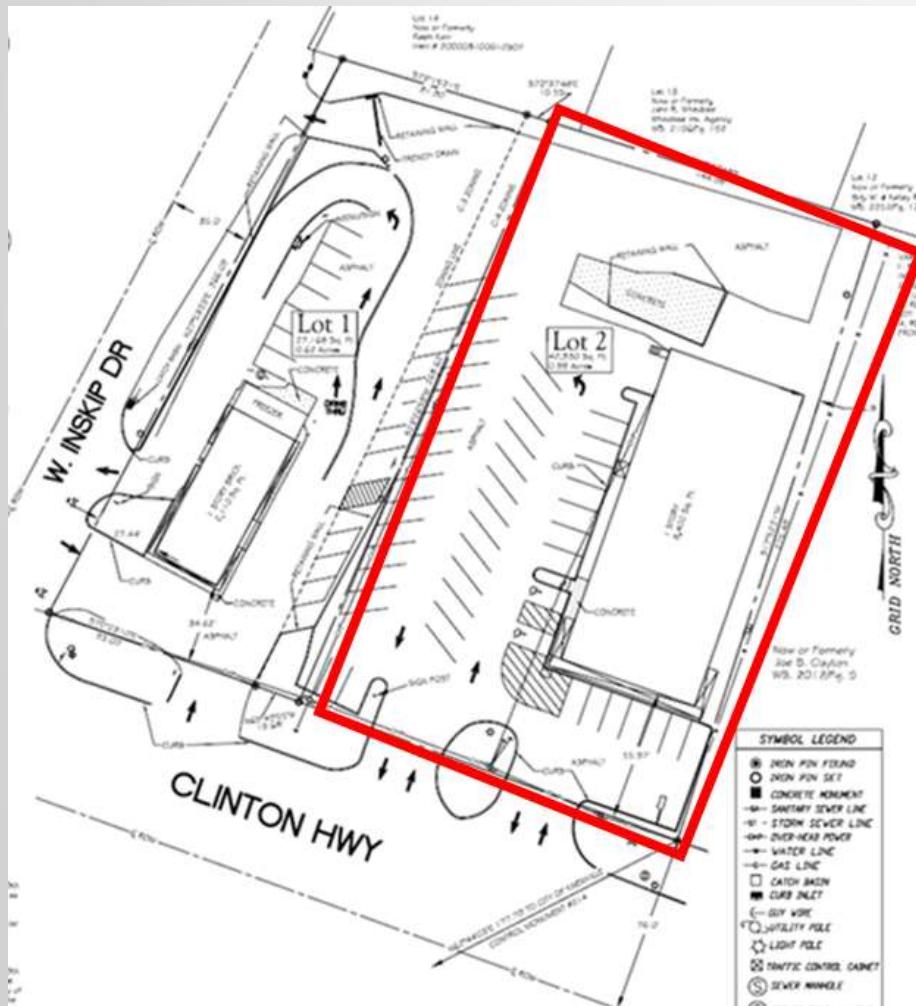


- ✓ **172 feet of exposure on Clinton Highway; near lighted Intersection – 25,000+ Vehicles/Day.**
- ✓ **Close proximity to major interstates boasting 214,000 vehicles per day:**
  - I-40/75
  - I-275
  - I-640

**Please Do Not Disturb Existing Tenant**

# Property Details

## Excellent Clinton Highway Retail or Medical Location Near Hard Corner/Signalized Intersection



- ✓ Flexible space; minimal TI required.
- ✓ Excellent positioning - 172 feet of frontage on Clinton Highway (25,000 VPD).
- ✓ Building fully renovated in 2010.
- ✓ Ample parking.
- ✓ Formerly occupied by Dollar General for 15 years.
- ✓ CH2 Zoning.

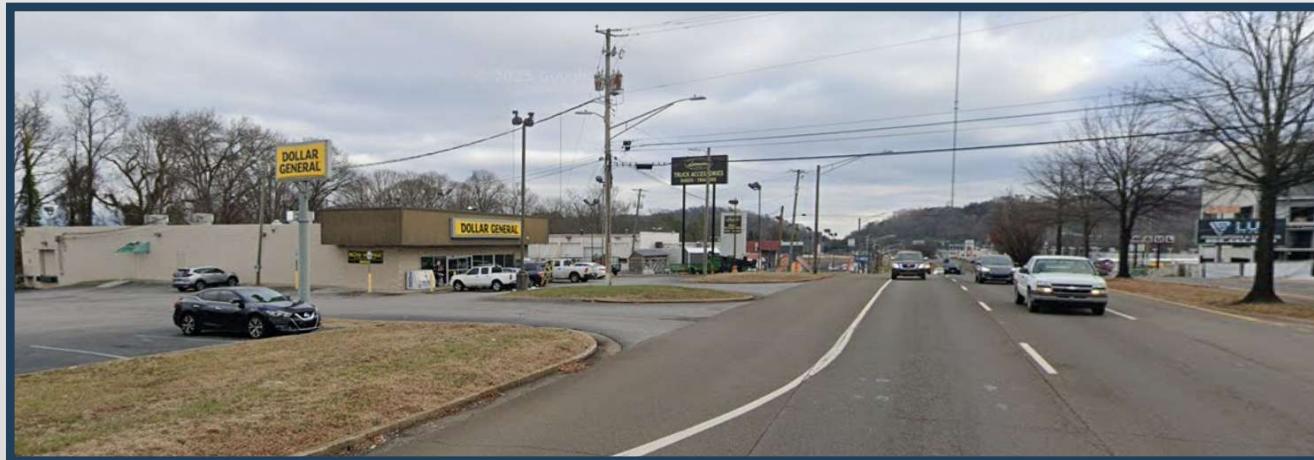
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# Contact For More Information

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