

RETAIL SPACE FOR LEASE

CBRE

1830 Cumberland Avenue Knoxville, TN 37916



The Offering



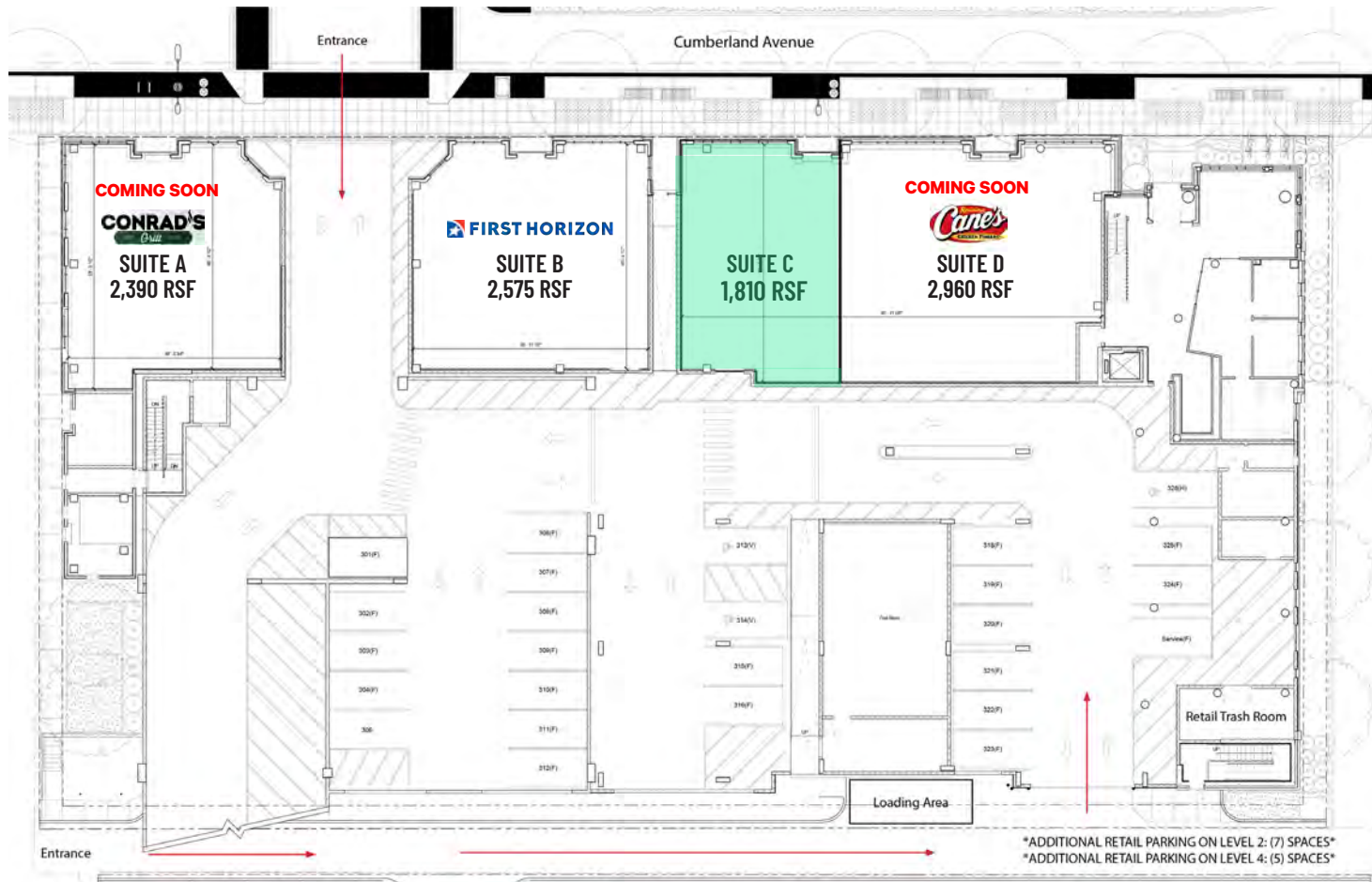
Offering Summary

Premises:	Suite C – 1,810 SF
Asking Rate:	Contact Broker
Building Size:	268,254 SF
Zoning:	FD-CU-2
Submarket:	Downtown Knoxville CBD

Property Highlights

Located inside of TENN, is 1,810 SF of second generation restaurant space available in September 2024. TENN is a ±268,254-SF mixed-use community with 600+ residents. The property is located on the south side of Cumberland Avenue, between 18th and 19th Streets, in the heart of the revitalized Cumberland Avenue Corridor and on the edge of UT campus. Positioned in between Campus and 2 regional hospitals, Fort Sanders Regional Medical Center (541 beds and 1,516 employees), East Tennessee Children’s Hospital (152 beds and 2,108 employees) and UT (33,805 students and 4,530 faculty & staff) which provide density and year-round daytime population. Additionally, Neyland Stadium (101,915 seats) and Thompson-Boling Arena (21,678 seats) are in walking distance.

Floor Plan



1830 CUMBERLAND AVENUE

Market Overview



1830 CUMBERLAND AVENUE

Demographics

1 MILE

17,205

2024 Population

21.3

2024 Median Age

\$47,886

2024 Average Household Income

3 MILES

77,252

2024 Population

28.3

2024 Median Age

\$66,838

2024 Average Household Income

5 MILES

146,521

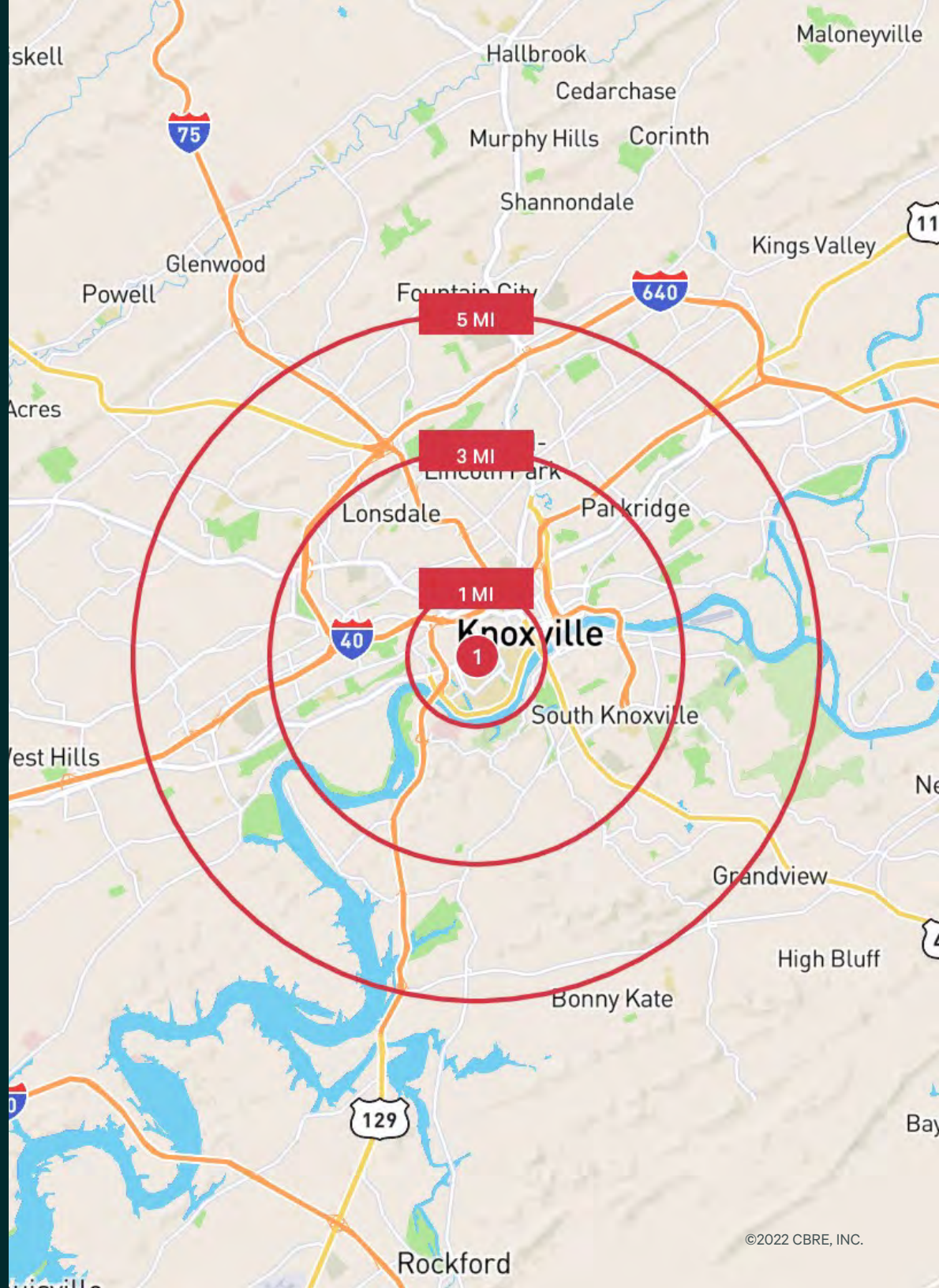
2024 Population

32.8

2024 Median Age

\$72,467

2024 Average Household Income



Contact Us

CBRE



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