



HIGHLY VISIBLE EVENT FOR LEASE: DOWNTOWN KNOXVILLE



HIGHLY VISIBLE EVENT SPACE FOR LEASE

AVAILABLE SPACE: 4,096 SF / Former Regions Bank
707 N Broadway St | Knoxville, TN 37917



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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SVN | Wood Properties

George Brown

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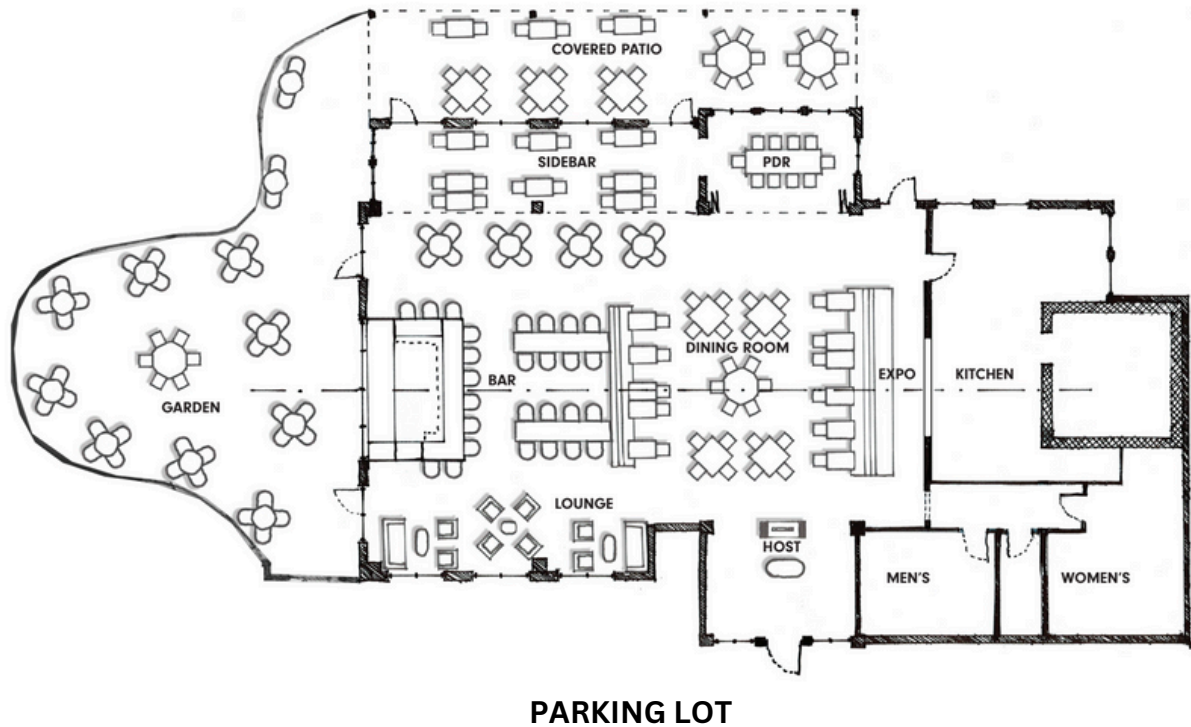
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CONCEPTUAL DESIGN



FLOOR PLAN

3/16"=1'-0"

SEAT COUNT

1. DINING ROOM - 44
2. BAR - 43
3. BAR LOUNGE - 12
4. PDR - 10
5. SIDEBAR - 14
6. COVERED PATIO - 30
7. GARDEN - 46

TOTAL INTERIOR - 123 SEATS

TOTAL EXTERIOR - 76 SEATS

TOTAL - 199

Nestled in the heart of historic Knoxville, the location offers a vibrant mix of culture, commerce, and leisure. Situated near the bustling Broadway St, tenants will find a dynamic array of dining, shopping, and entertainment options within walking distance. The nearby Old City district provides a trendy hub for after-work socializing, while the Knoxville Museum of Art and the Sunsphere offer enriching cultural experiences just a short drive away. Additionally, the property is conveniently located near Interstate 40, making it easily accessible for employees and visitors. Embrace the energy of Knoxville while enjoying the convenience of this prime venue location.

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PROPOSED PARKING

- 64 onsite parking spaces, 175 additional parking spaces directly adjacent to the property
- Multiple Entry Points from both N Central and N Broadway



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INTERIOR CONCEPT



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LISTING HIGHLIGHTS

- Multitude of nearby restaurants, bars, coffee shops, and more
- Highly visible site at a prominent intersection
- Strong residential growth in Knoxville's second most dense neighborhood
- Ample on-site parking
- Several nearby developments bringing countless new residents and employees to the area



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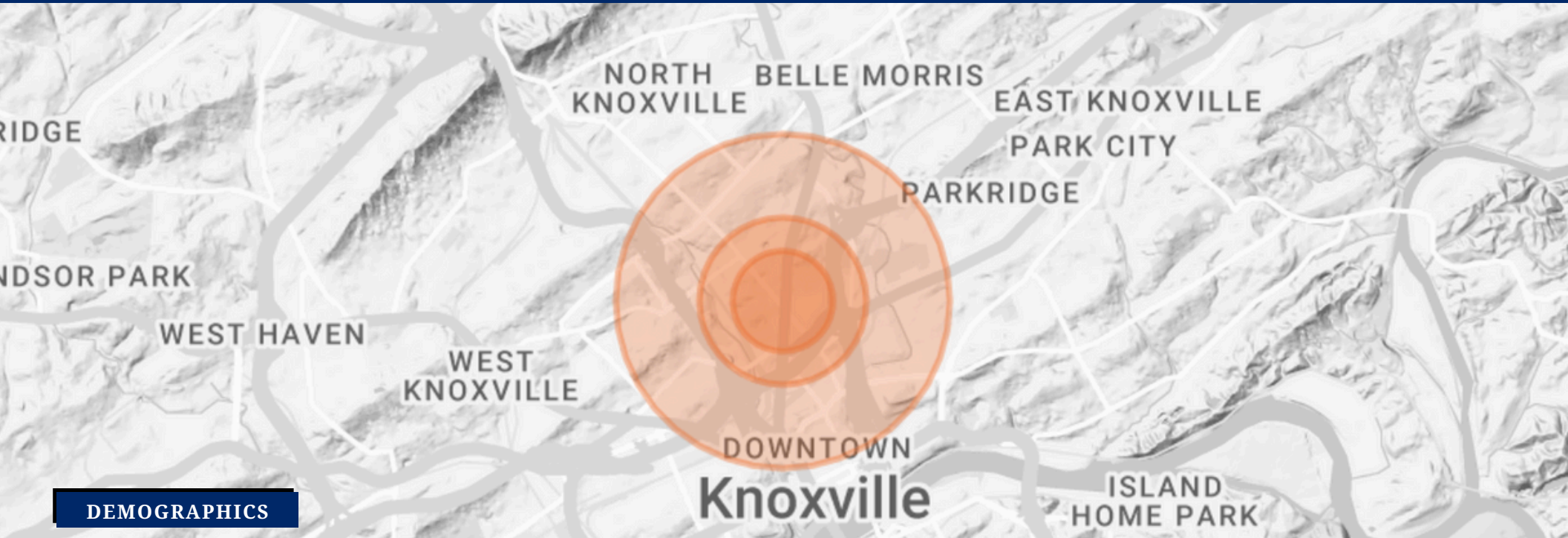
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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Population	10,838	86,970	161,080
2028 Projected Population	11,412	90,512	166,732
Median Age	38.4	33.4	35.4
Households	1 Mile	3 Mile	5 Mile
2023 Households	5,206	35,763	69,084
2028 Projected Households	5,528	37,334	71,552
Average Household Income	\$79,266	\$32,977	\$39,084



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Axle Logistics Headquarters expansion, set to be complete in the Spring of 2025, will allow them to reach their goal of 1,200 employees by 2027, creating more than 600 new jobs



The new Tennessee Smokies Stadium will finish construction by opening day of the 2025 season, bringing several avenues of entertainment, hundreds of condo and apartment units, and considerable revitalization to North and East Knoxville



ShotClub Social, a driving-range and entertainment venue, is set to open in late 2025, bringing highly-desirable traffic and activity to the area, as well as hundreds of full and part time jobs



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ABOUT THE BROKERS



Kelly Fitzgerald is VP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$120 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.



George Brown is the President and Managing Broker at SVN | Wood Properties. He started his commercial real estate career in media relations with CBRE's Corporate Communications Department in Midtown Manhattan and later as a broker with NYC-based Massey Knakal. Shortly after the birth of his first child, George and his wife Meg moved back to their home state of Tennessee in 2008, where he joined Wood Properties as an Affiliate Broker. In 2015, George was named Sales Manager, a position that helped prepare him to take on a greater leadership role two years later. George acquired Wood Properties in January 2017, assuming the mantle of leadership at one of East Tennessee's oldest and most storied real estate companies. One year later, he led the firm through one of its most noteworthy milestones: joining a national real estate brand, SVN. In addition to leading SVN | Wood Properties, George advises clients in the sale and leasing of office buildings, historic buildings, urban infill land and more.