



Offering Memorandum

8 Emory Pl

KNOXVILLE, TN 37917



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Property Information

PROPERTY SUMMARY

8 EMORY PL

KNOXVILLE, TN 37917

OFFERING SUMMARY

SALE PRICE: \$1,100,000

LEASE RATE: \$20.00 SF/yr (NNN)

AVAILABLE SF: 3,586 SF

ZONING: DK-E



PROPERTY SUMMARY

8 Emory Place is a built-out restaurant space available for sale or lease in one of Knoxville's most active and design-driven corridors. Located within the Emory Place Historic District, the building offers existing kitchen infrastructure, bar area, and dining space. The space provides a true plug-and-play opportunity for an owner-operator or investor. Historic brick, tall ceilings, and exposed architectural elements create an inviting atmosphere that aligns with the creative character of the district. Positioned just minutes from Downtown Knoxville, the property benefits from strong visibility, walkability, and steady foot traffic from nearby residential, office, and retail uses. This is a rare opportunity to establish a restaurant presence in a rapidly evolving historic corridor, with the flexibility to either own or lease a turnkey space in Emory Place.

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

TENANCY	Single
NUMBER OF FLOORS	2
YEAR BUILT	1928
NUMBER OF BUILDINGS	1

PROPERTY HIGHLIGHTS

- Historic architectural features including original brick facades, stained glass, high ceilings, and strong natural light.
- Surface-level parking in Emory Place available on a first-come, first-served basis.
- Established creative business district with ongoing redevelopment and a growing mix of design, tech, retail, and local businesses.
- Walkable location with easy access to coffee shops, restaurants, street retail, and a quick commute to Downtown Knoxville and interstate connections.

INTERIOR PHOTOS





Location Information

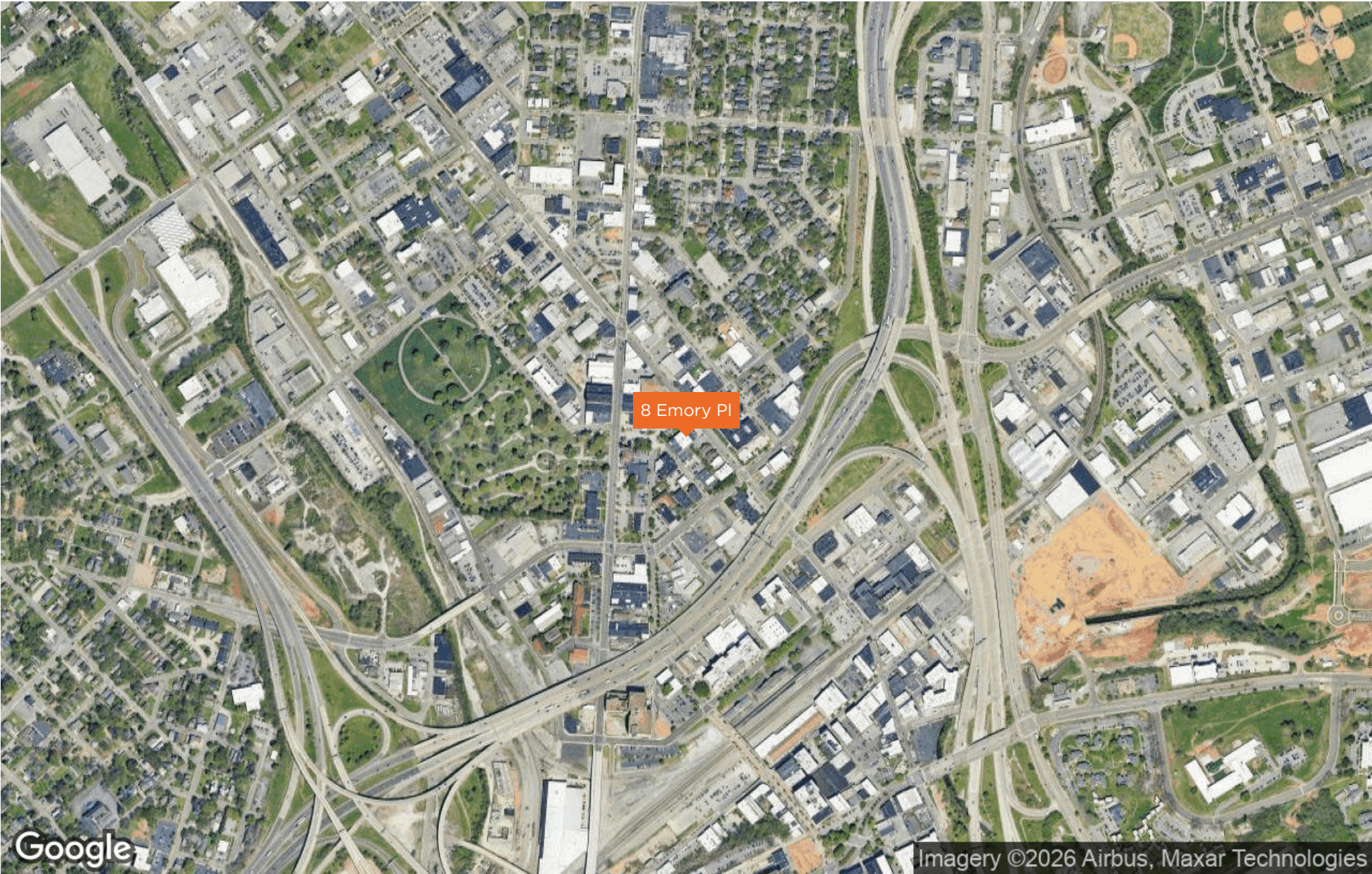


LOCATION DESCRIPTION

Emory Place sits at the intersection of Downtown Knoxville, Old North, and the Old City, offering a central location within one of the city's most active redevelopment corridors. The district is known for its historic architecture, growing mix of creative offices, local retailers, coffee shops, and neighborhood restaurants—all within easy walking distance. With quick access to Broadway, Central Street, Gay Street, and nearby interstate ramps, the area provides a convenient connection to the broader Knoxville region while maintaining a walkable, neighborhood feel. It's a location that blends historic character with ongoing investment, attracting businesses looking for both accessibility and community.



LOCATION MAP



REGIONAL MAP

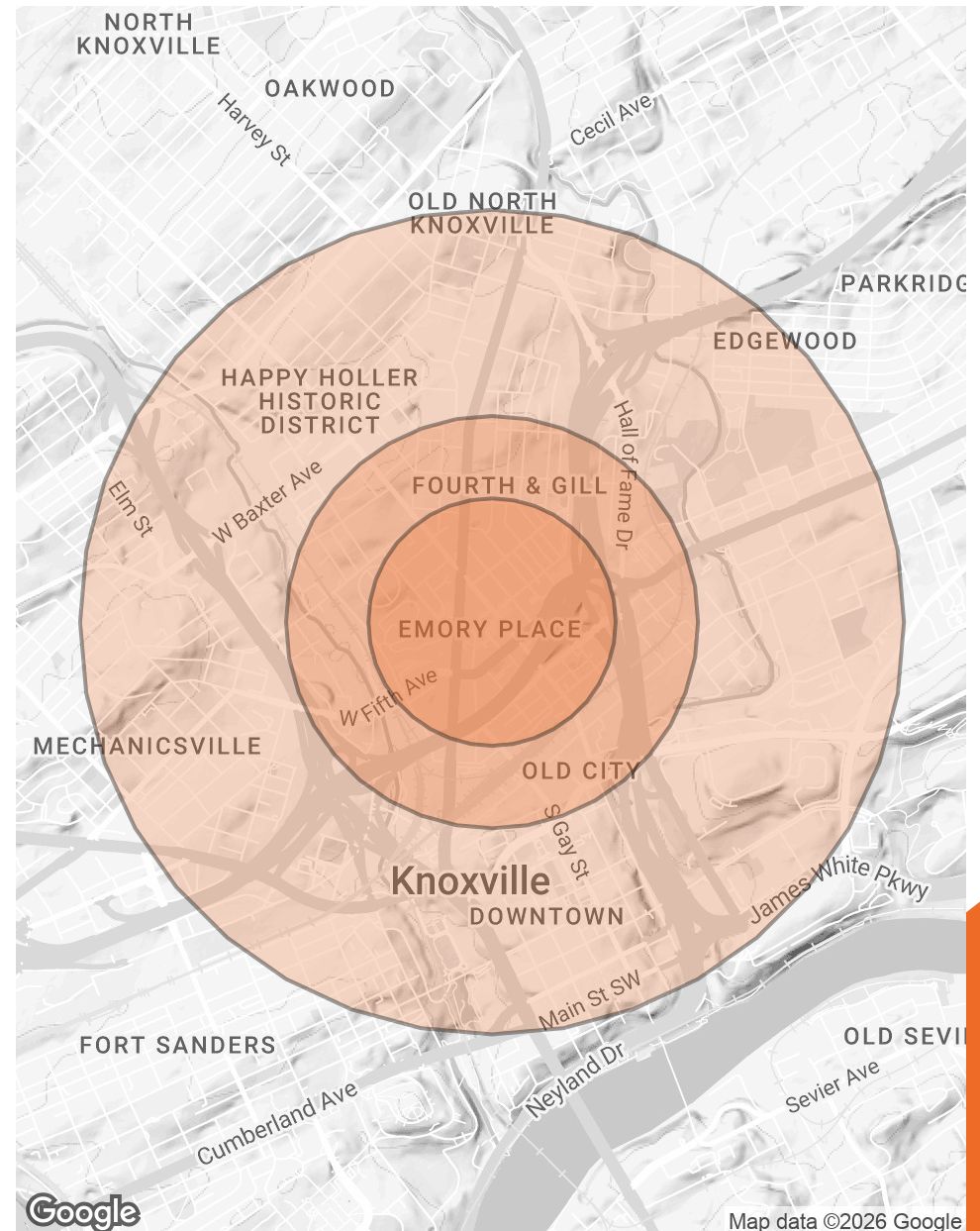


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,015	2,732	11,401
AVERAGE AGE	43	43	37
AVERAGE AGE (MALE)	44	43	37
AVERAGE AGE (FEMALE)	42	42	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	456	1,402	5,723
# OF PERSONS PER HH	2.2	1.9	2
AVERAGE HH INCOME	\$84,236	\$83,125	\$69,566
AVERAGE HOUSE VALUE	\$426,051	\$466,114	\$419,478

Demographics data derived from AlphaMap



TEAM CONTACT INFORMATION



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