



Property Description

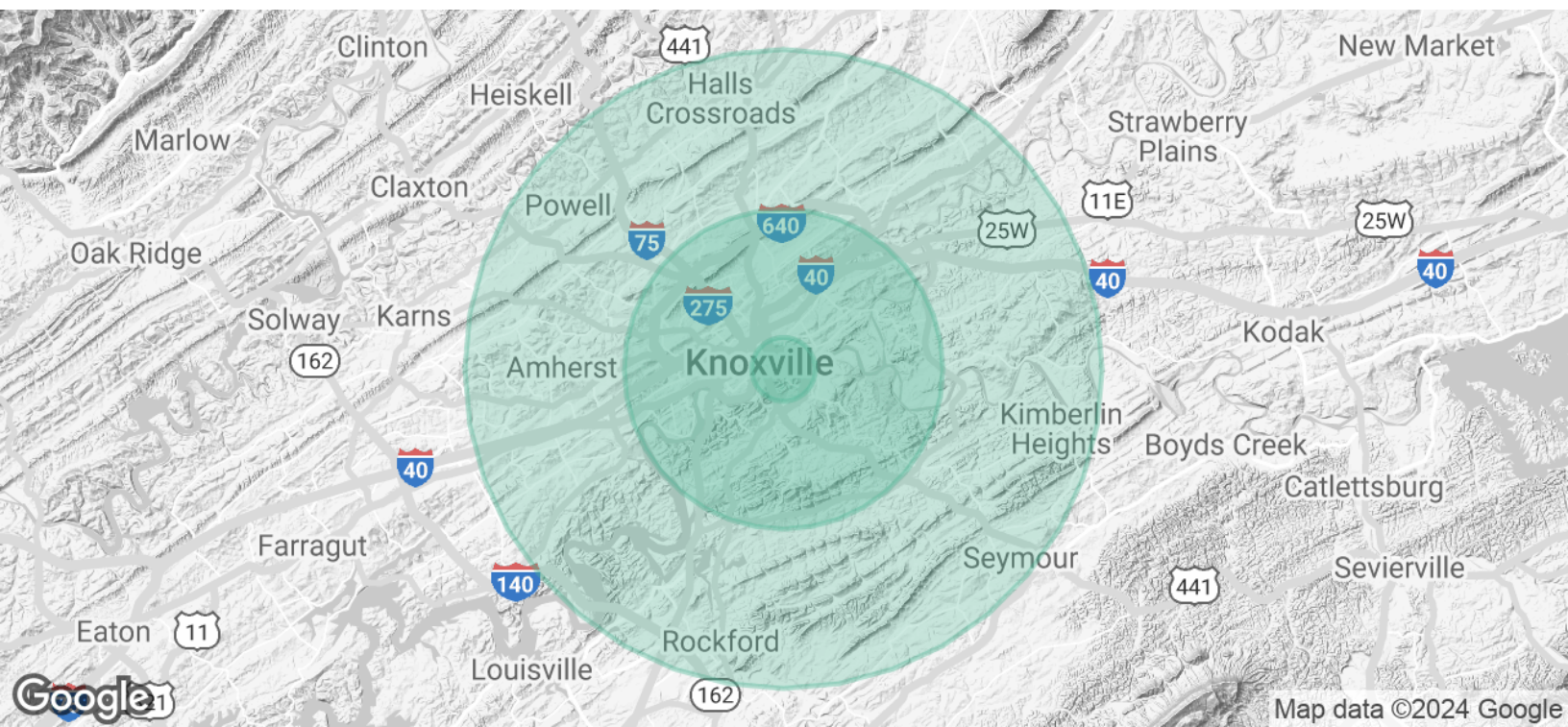
The historic commercial heart of the Old Sevier neighborhood is teeming with life. 808 Sevier Avenue is located ½ mile from the Gay Street Bridge and ½ mile from James White Parkway. Neighbors include Honeybee Coffee, Hi-Wire Brewing, Fly by Night Cocktail Lounge, Alliance Brewing, South Coast Pizza, and the Landing House.

This uniquely located property consists of two structures functioning as one building. There is an opportunity to use one of the structures as an expansive covered outdoor space.

Opportunity waits for a restaurant, watering hole, retail store, performance space, or redevelopment.

Offering Summary

Building Size	5112 SF
Year Built	1986
Lot Size	9975 SF
Zoning	SW-3
Parking	7 spaces
List Price	\$950,000



Population	1 Mile	5 Miles	10 Miles
Total Population	10,837	126,146	331,253
Average Age	29.4	35.0	38.0
Average Age (Male)	29.1	33.6	36.5
Average Age (Female)	30.1	36.0	39.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,769	62,546	152,864
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$40,740	\$46,019	\$64,499
Average House Value	\$140,384	\$131,225	\$176,073

Traffic Counts
6,375/day

2020 American Community Survey (ACS)

AVISON
YOUNG

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Old Sevier Retail Property for Sale

808 Sevier Avenue



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