



# Pickle Ball Facility For Sale

## Income producing opportunity

7729 Strawberry Plains Pike ~ Knoxville, TN 37914



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## Property Details

Name	Pickle Ball Facility for Sale
Address	7729 Strawberry Plains Pike Knoxville, TN 37914
Building Size	14,740 SF +/-
Lot Size	6.80 Acres +/-
Sale Price	See Agent

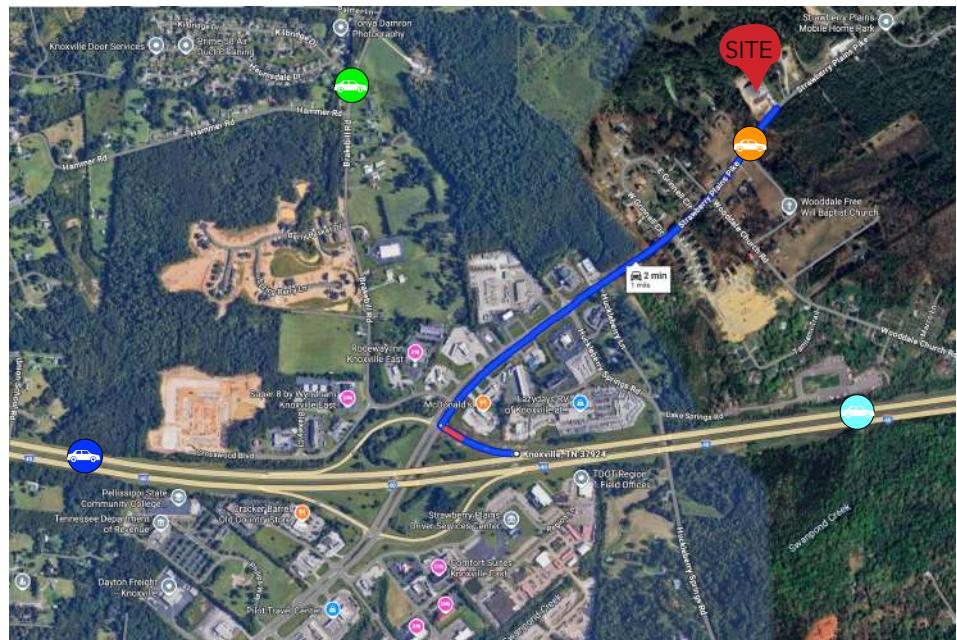
## Market Overview

- Property located on Strawberry Plains Pike in Knoxville, TN
  - 1 mile north of I-40 (only a 2 minute drive +/-)
- 14,740 SF +/- building available for sale on 6.80 acres +/-
- Building Includes:
  - 6 courts
  - 2 Bathrooms
  - Entrance/Reception area
  - Staff Room/Office
  - Pro Shop
  - Event Room
- Nearby attractions include the Knoxville Zoo, Holston Hills Country Club, Historic Ramsey House and the New Covenant Health Park
- Only 15 minute +/- drive to Downtown Knoxville (11.4 miles)

## Traffic Counts \*2024 Data

Strawberry Plains Pike	5,232 ADT	●
Brakebill Road	3,822 ADT	●
Interstate 40 (West of Exit 398)	89,456 ADT	●
Interstate 40 (East of Exit 398)	88,728 ADT	●

## Map



## Demographic Snapshot \*2025 Data

	1 Mile	3 Mile	5 Mile
Population	1,016	9,062	23,152
Average Household Income	\$108,233	\$111,010	\$106,373

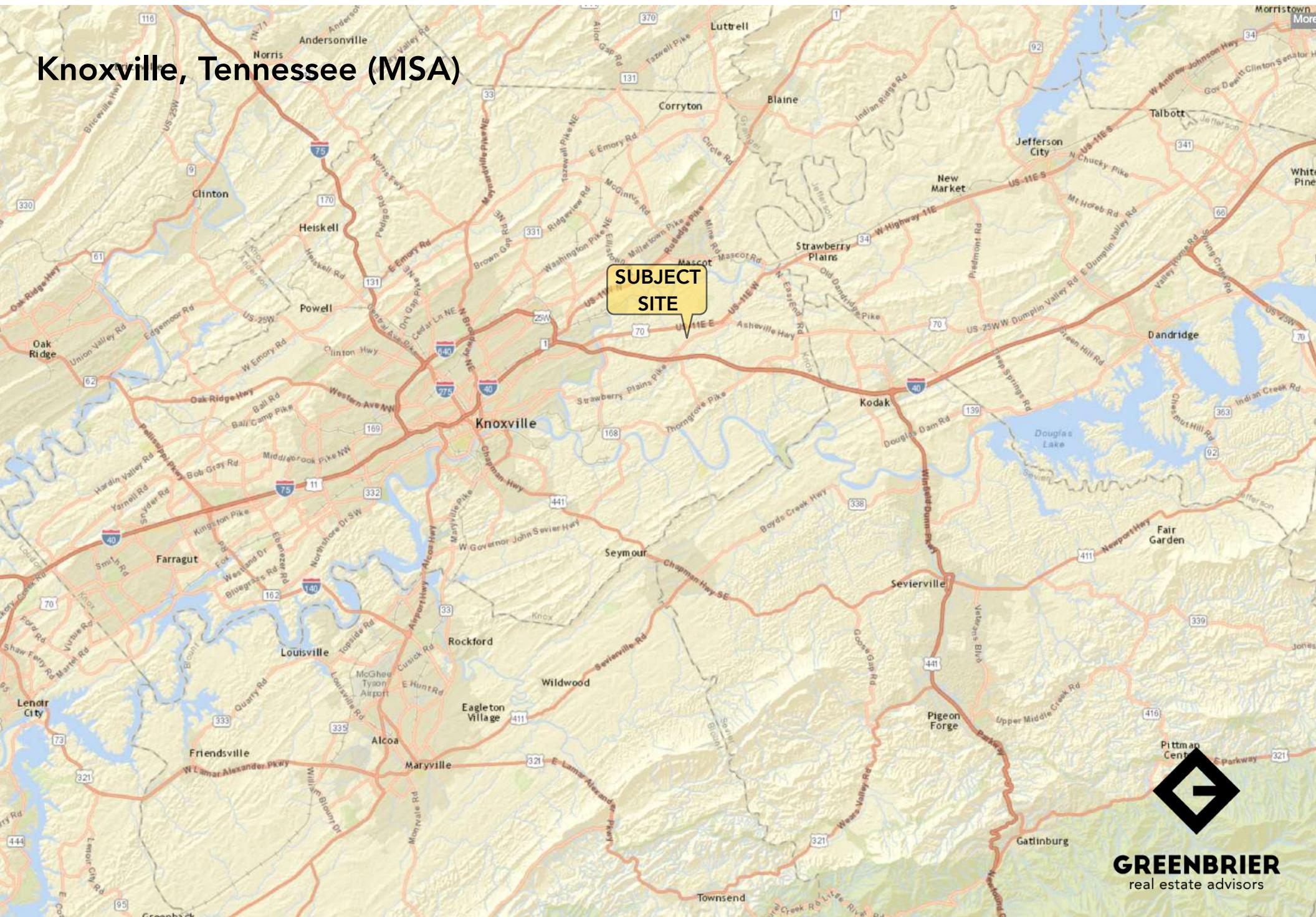


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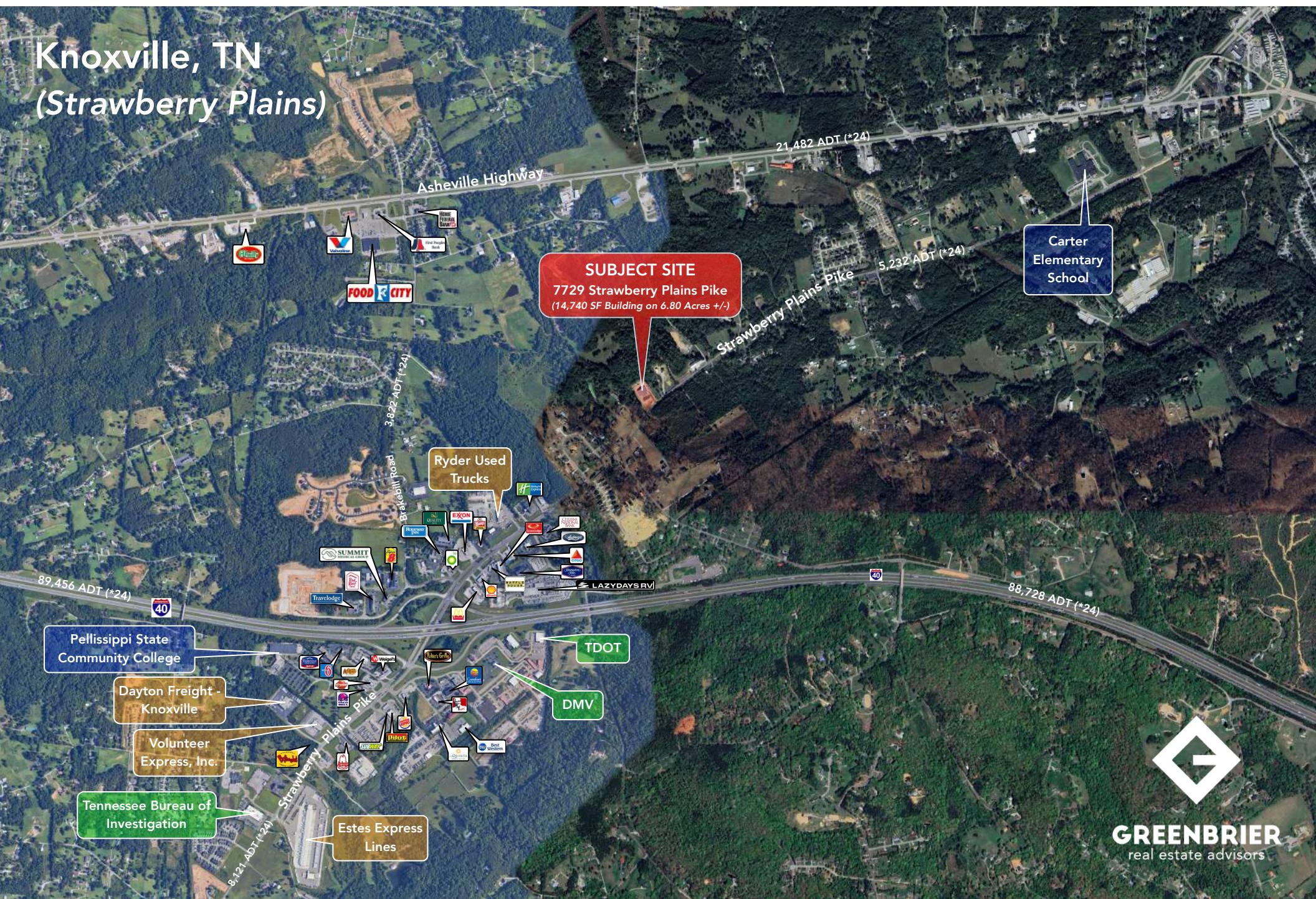
## -Regional Map-

# Knoxville, Tennessee (MSA)



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# Knoxville, TN (Strawberry Plains)





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## - Market Aerial -

# Knoxville, TN (Strawberry Plains)



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# Knoxville, TN (Strawberry Plains)

SUBJECT SITE

7729 Strawberry Plains Pike  
(14,740 SF Building on 6.80 Acres +/-)

5,232 ADT (\*24)

3,822 ADT (\*24)

Strawberry Plains Pike

88,728 ADT (\*24)

MHC Kenworth -  
Knoxville

Brakebill Road

Travelodge

SUMMIT  
MEDICAL GROUP

H

Exit 398

Ryder Used  
Trucks

Holiday  
Express

RODeway  
INN

EXON

BEST  
PENN

QUALITY  
INN

TRUCK  
HOME



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Site Aerial

7729 Strawberry Plains Pike ~ Knoxville, TN 37914



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Stone sign pylon



Outdoor picnic area



Warehouse door + HVAC Units



Front Parking



Side Parking



Rear Parking

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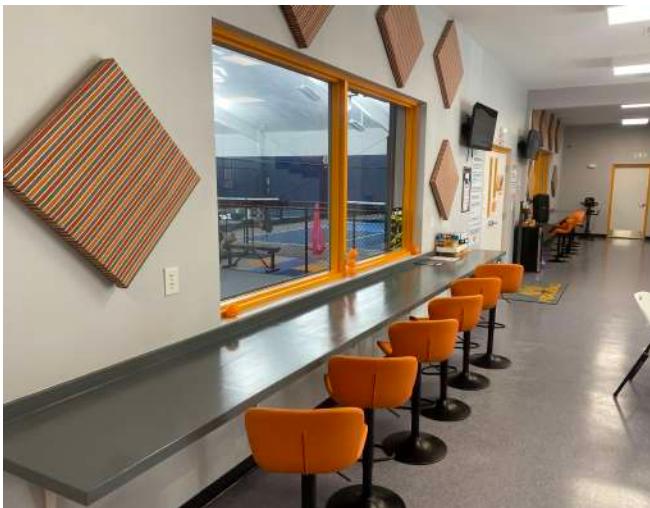
Front Desk + Pro Shop



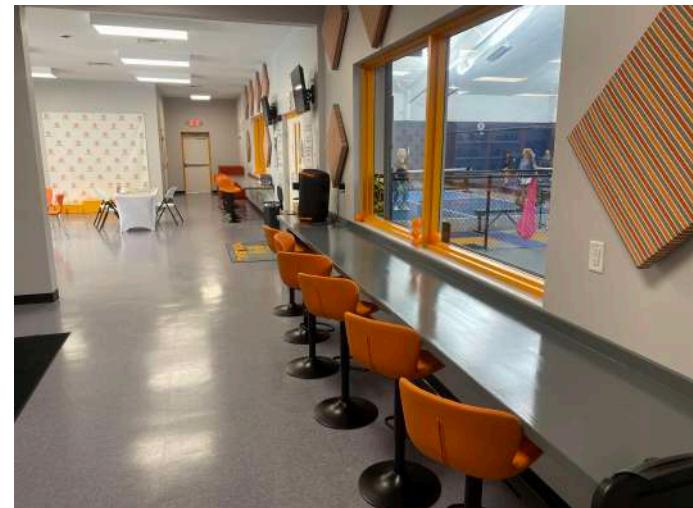
Front Desk + Pro Shop



Event Room

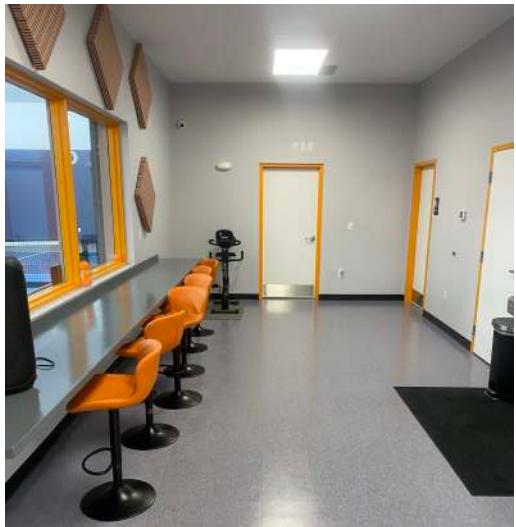


Spectator seating



Spectator seating

7729 Strawberry Plains Pike ~ Knoxville, TN 37914



Spectator seating + Staff room door + Bathroom doors + Closet door



Bathroom + Locker 1



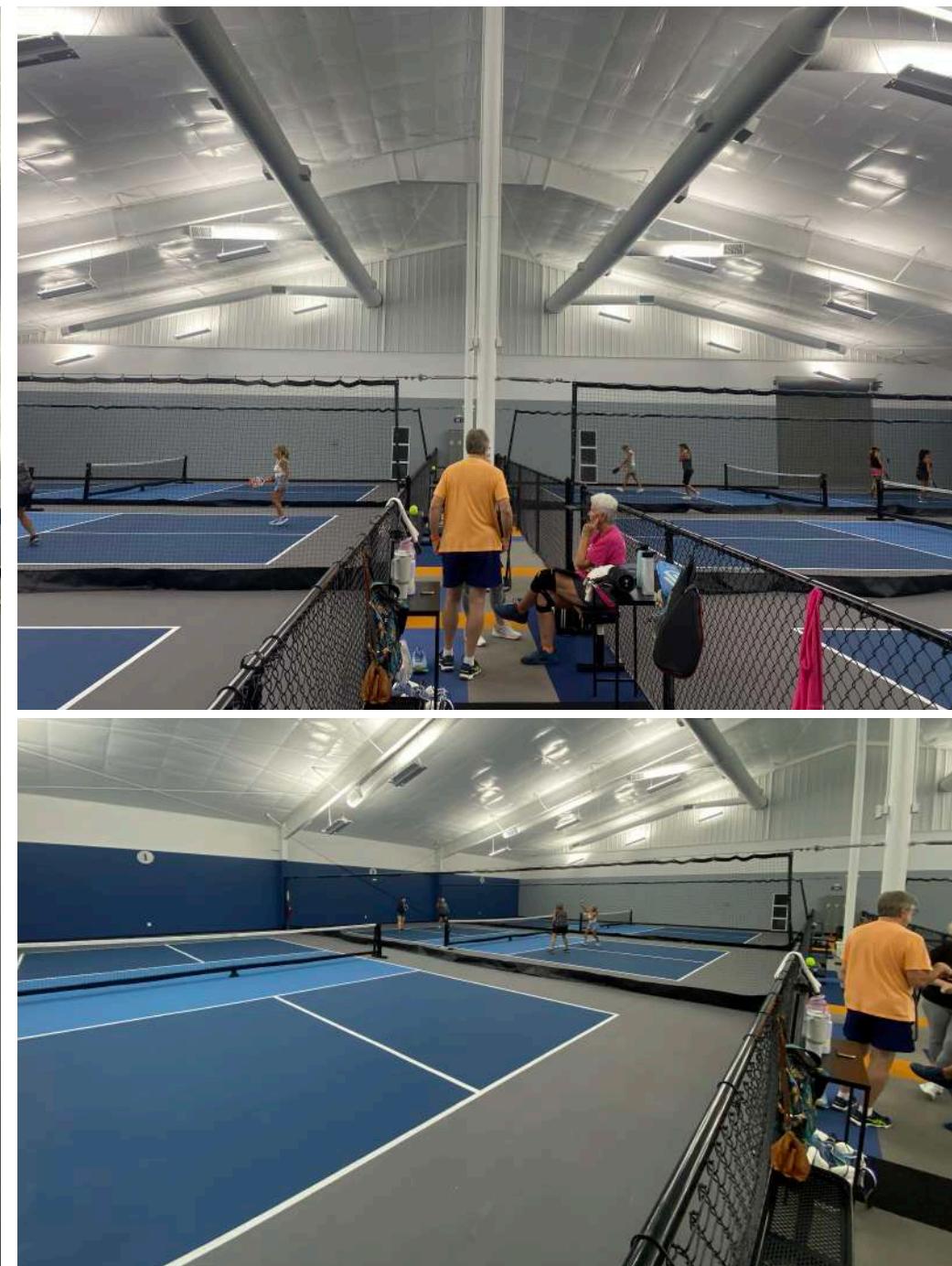
Bathroom + Locker 2



Staff Room/Office space

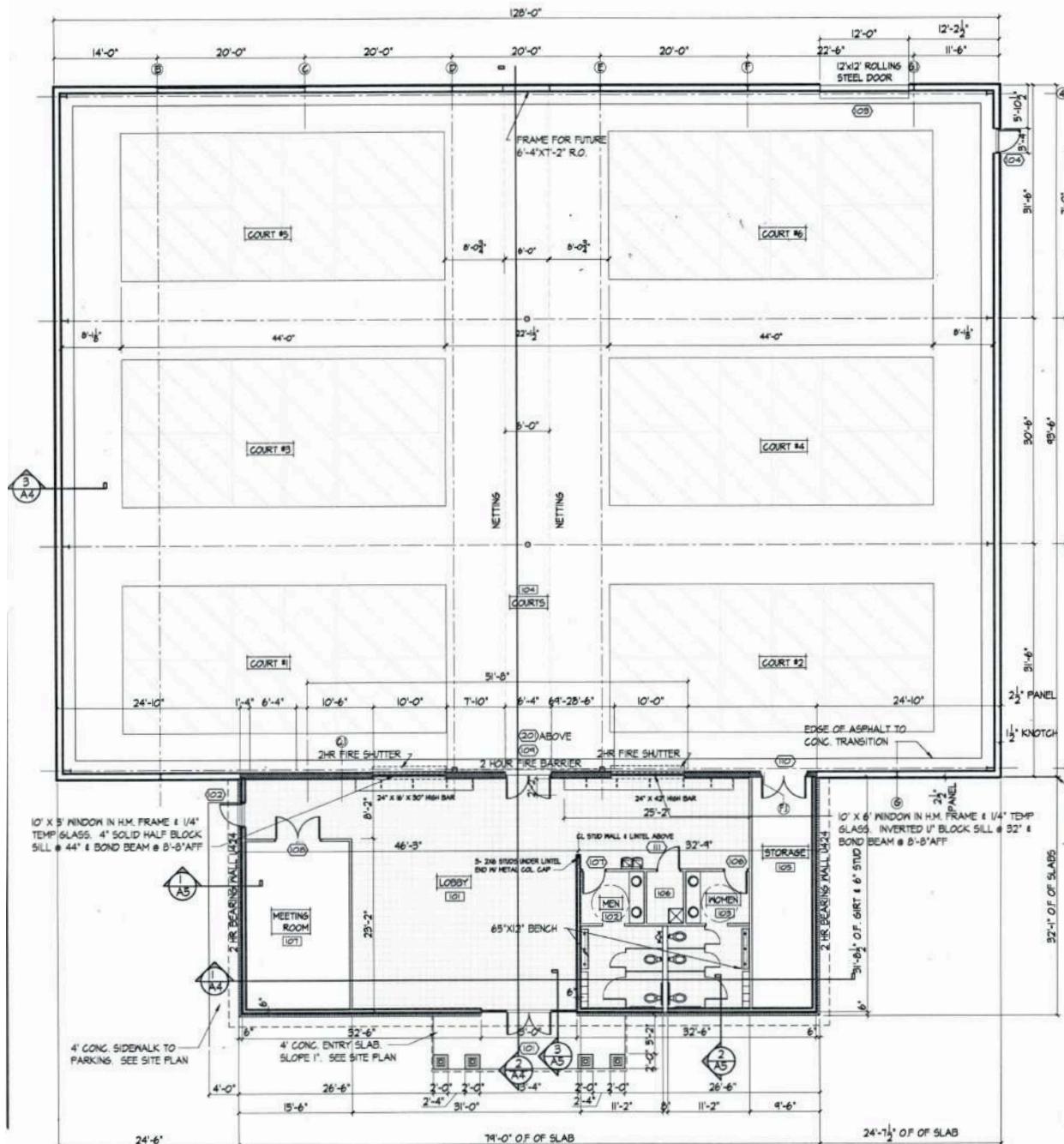


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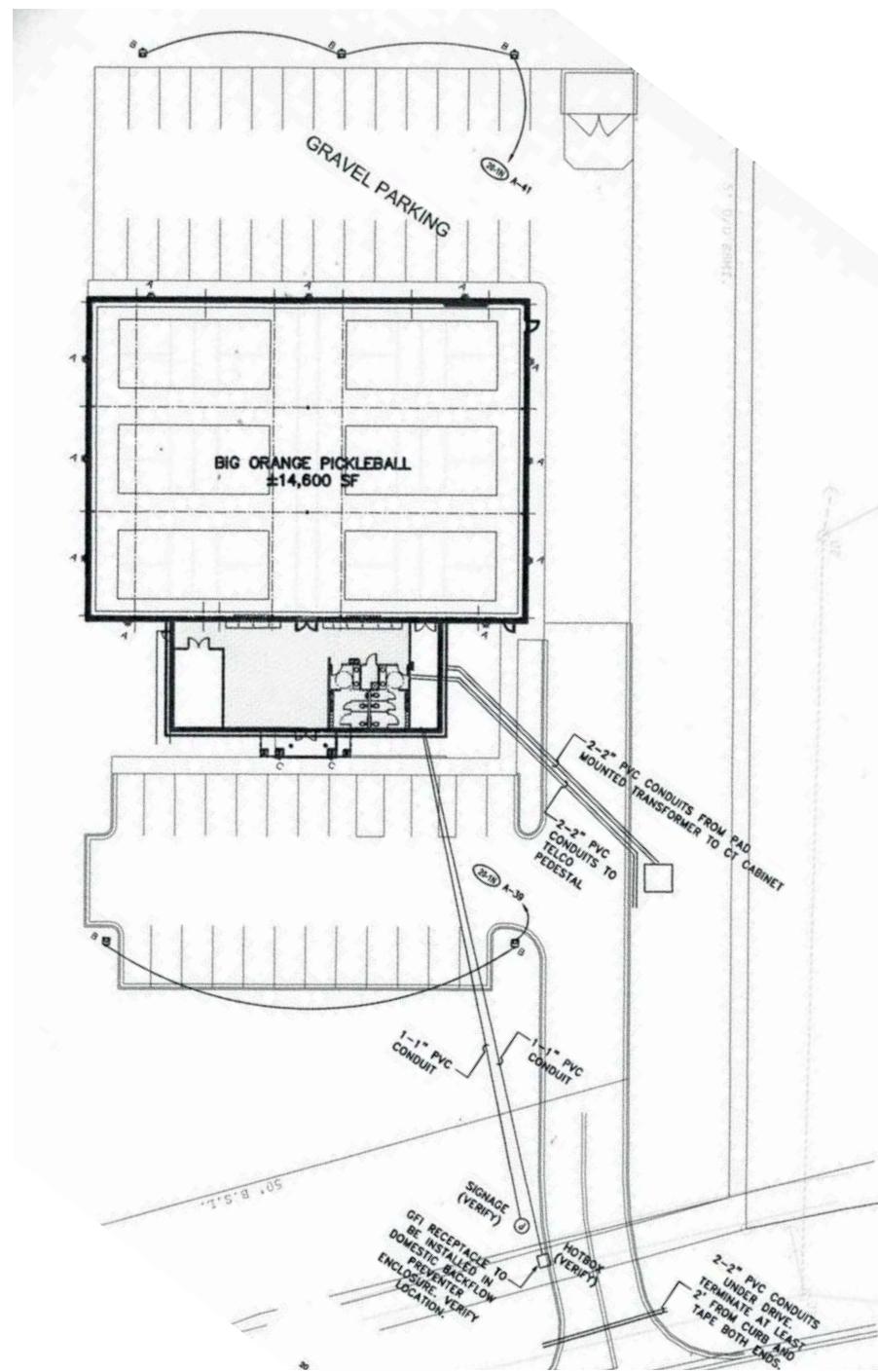


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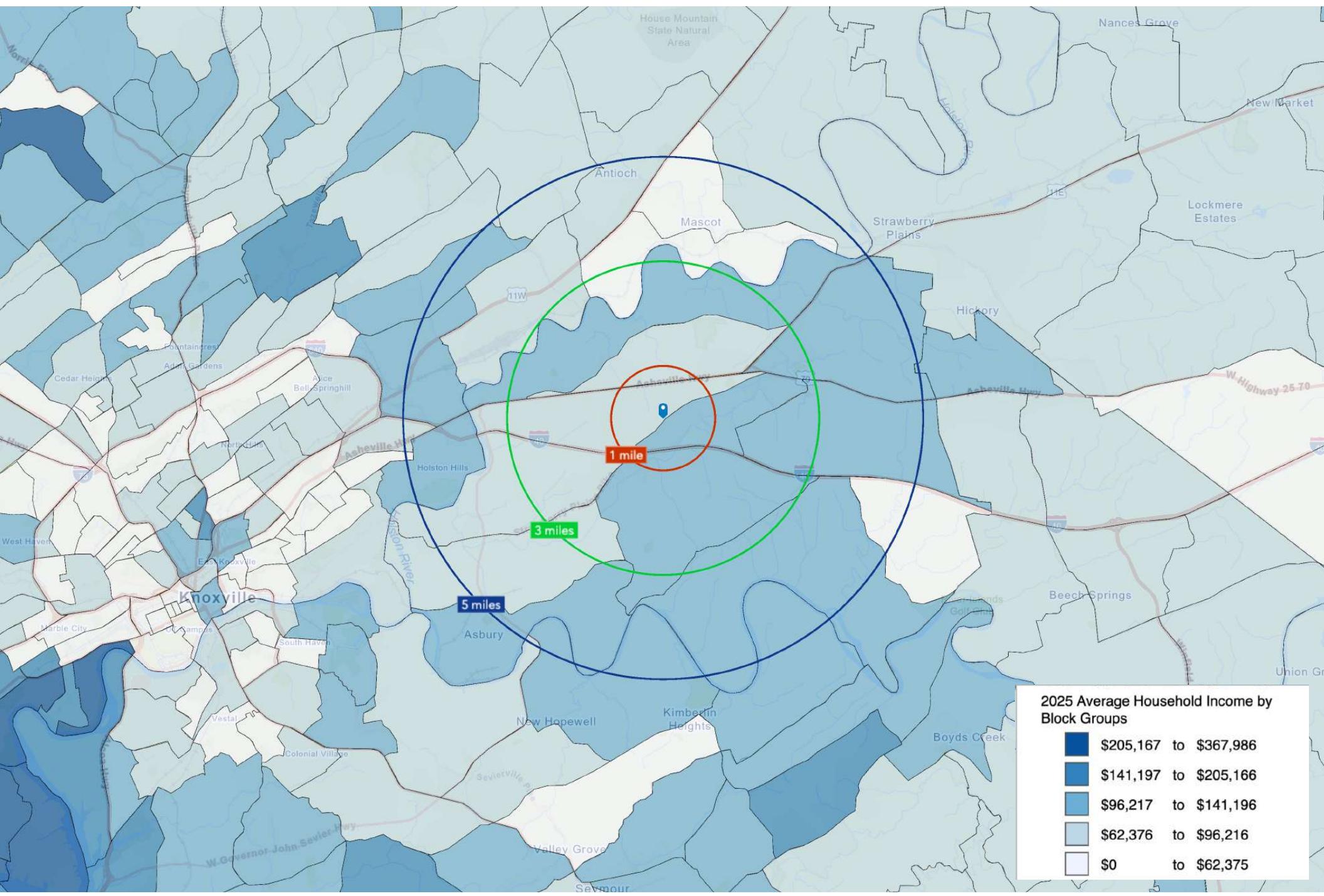




30 Paved + 35 Gravel



7729 Strawberry Plains Pike ~ Knoxville, TN 37914



7729 Strawberry Plains Pike ~ Knoxville, TN 37914 (5 Mile Radius)

## KEY FACTS

23,152



2024 Total Population (Esri)



2.4  
Average Household Size

44.4



2024 Median Age (Esri)

\$72,161  
Median Household Income

## BUSINESS



519

Total Businesses



5,734

Total Employees

## EDUCATION

9%

No High School Diploma



35%  
High School Graduate

29%

Some College



26%  
Bachelor's/Grad/Prof Degree



2024 Daytime Population

2024 Total Daytime Population

17,676

2024 Daytime Population: Workers

5,612

2024 Daytime Population: Residents

12,064

## EMPLOYMENT



61%

White Collar



28%

Blue Collar



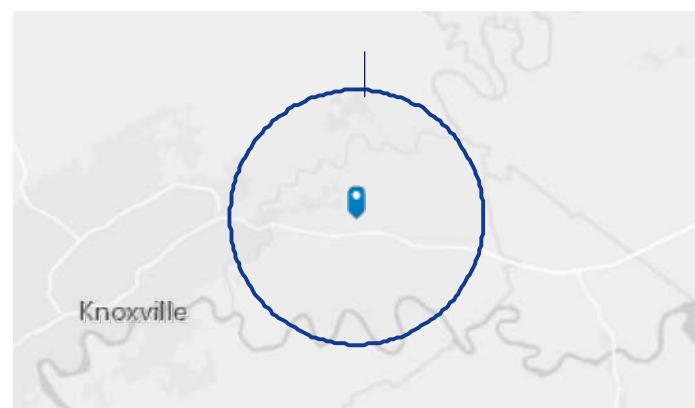
Services

3.3%

12%

Unemployment Rate

7729 Strawberry Plains Pike, Knoxville, Tennessee, 37924



Knoxville

## Average Household Income



\$91,423

2024 Average Household Income

## Total Retail Sales



\$1,246,761,430

2024 Total (SIC01-99) Sales (\$000)

MARKET ECONOMIC INFORMATION (\*2023)

<b>POPULATION FIGURES</b>	
Knoxville, TN DMA	1,443,661
Ranked 62nd out of 210	
DMA markets in U.S.	
Knoxville, TN MSA	903,964
City of Knoxville Population	195,343
Knox County Population	494,293

#### TOP EMPLOYERS

1. U.S. Department of Energy – Oak Ridge	16,175
2. Covenant Health	11,913
3. Knox County Schools	10,047
4. University of Tennessee	9,299
5. Wal-Mart Stores	6,863
6. University Health Systems	5,387
7. Clayton Homes	5,047
8. Denso Manufacturing	5,000
9. Dollywood	4,500
10. K-VA-T Food Stores (Food City)	4,302
11. Roark Capital Group	3,873
12. State of Tennessee	3,122
13. Sevier County Schools	3,000
14. Knox County Government	2,941
15. Tennova Healthcare	2,927
16. Blount Memorial Hospital	2,688

## MSA SECTOR BREAKDOWN ON EMPLOYMENT

<b>Industry (by SIC Codes *2023)</b>	<b>Employees</b>
Construction	19,421
Finance, Insurance, Real Estate	24,701
Government	20,371
Manufacturing	34,811
Services	194,261
Wholesale Trade	18,711
Retail Trade	89,121
Transportation, Communications, & Public Utilities	15,801

## UNIVERSITIES & COLLEGES Enrollment

The University of Tennessee	36,304
Pellissippi State Community College	8,710
Roane State Comm. College (Harriman)	4,457
Walters State Community College	5,379
Tusculum University (Greeneville)	1,111
Carson Newman	2,735
Bryan College (Dayton)	1,587
Maryville College	1,147
Tennessee Wesleyan College	1,052
South College	4,175

AREA HOSPITALS	# of Beds
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University of Tennessee Medical Center	716
Fort Sanders Regional Medical Center	547
Parkwest Medical Center	493
Blount Memorial Hospital	304
Methodist Medical Center of Oak Ridge	283
Tennova Healthcare – North Knoxville	219
East Tennessee Children's Hospital	152
Turkey Creek Medical Center	107

# KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

**LEGEND:**

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

Trade area boundaries are approximate in concept and intended for general reference.

