



**Weigel's
Corporate HQ**



**Tennessee
State Bank**

**Weigel's
Auto Spa**



AutoZone



W. Emory Rd. (111,434 VPD)

Clinton Hwy. (30,773 VPD)

- Approximately 2.11 AC at signalized intersection located with multiple points of access.
- Pad sites available as small as 1/2 Acre, 1 Acre, or entire site can be available for single user.
- Over 40,000 VPD at subject intersection.
- Close proximity to Belltown, one of Knoxville largest mixed used development projects.



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Centrally Located Within the Densely Populated Powell Trade Area



Close Proximity to Belttown—One of Knoxville's Largest Suburban Mixed Use Developments



5 Minute Drive Time	
2025 Residential Population	10,391
2025 Total Daytime Population	9,248
Combined Residential / Daytime Population	19,639
2025 Average Household Income	\$102,725
2025 Median Household Income	\$82,392
2025 Total Households	4,251
2025 Median Age	41.3

Source: Esri, Esri-Data Axle

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10 Minute Drive Time	
2025 Residential Population	43,138
2025 Total Daytime Population	36,661
Combined Residential / Daytime Population	79,799
2025 Average Household Income	\$100,357
2025 Median Household Income	\$79,465
2025 Total Households	17,637
2025 Median Age	40.9

15 Minute Drive Time	
2025 Residential Population	120,684
2025 Total Daytime Population	107,440
Combined Residential / Daytime Population	228,124
2025 Average Household Income	\$90,764
2025 Median Household Income	\$68,798
2025 Total Households	49,885
2025 Median Age	38.8

STRATEGICALLY LOCATED IN THE EPICENTER OF NORTHWEST KNOXVILE, CAPTURING NOT ONLY THE POWELL COMMUNITY, BUT THIS ENTIRE QUADRANT OF THE KNOXVILLE MARKET, BOASTING ATTRACTIVE DEMOGRAPHICS AND HEAVY GROWTH.

