

PAD SITE OPPORTUNITY - POWELL SUBMARKET

SIGNALIZED INTERSECTION OF CLINTON HWY. @ W. EMORY RD.

7536 Clinton Hwy, Powell, TN 37849



- 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



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



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DEMOGRAPHIC SUMMARY

7536 Clinton Hwy. Powell, TN 37849

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
	400.000
2025 Median Household Income	\$82,392
COOF Tatal Have abalds	4.054
2025 Total Households	4,251
2025 Modian Ago	44.2
2025 Median Age	41.3

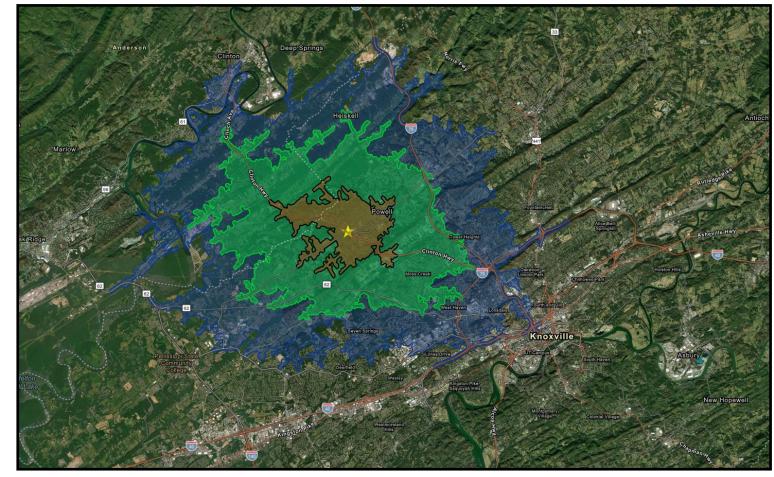
43,138
36,661
70 700
79,799
\$100,357
\$79,465
17,637
40.9

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	

Source: Esri, Esri-Data Axle

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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.



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