

RETAIL SPACE FOR LEASE

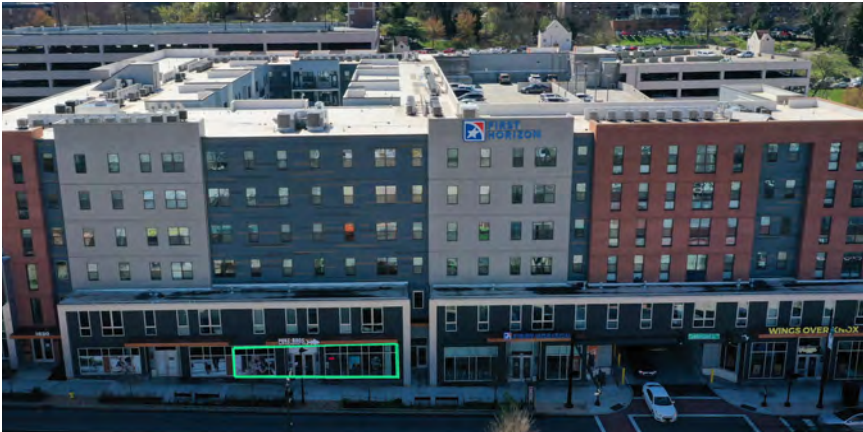
CBRE

# 1830 Cumberland Avenue Knoxville, TN 37916



# The Offering

## Join First Horizon Bank & Raising Cane's at TENN



### Offering Summary

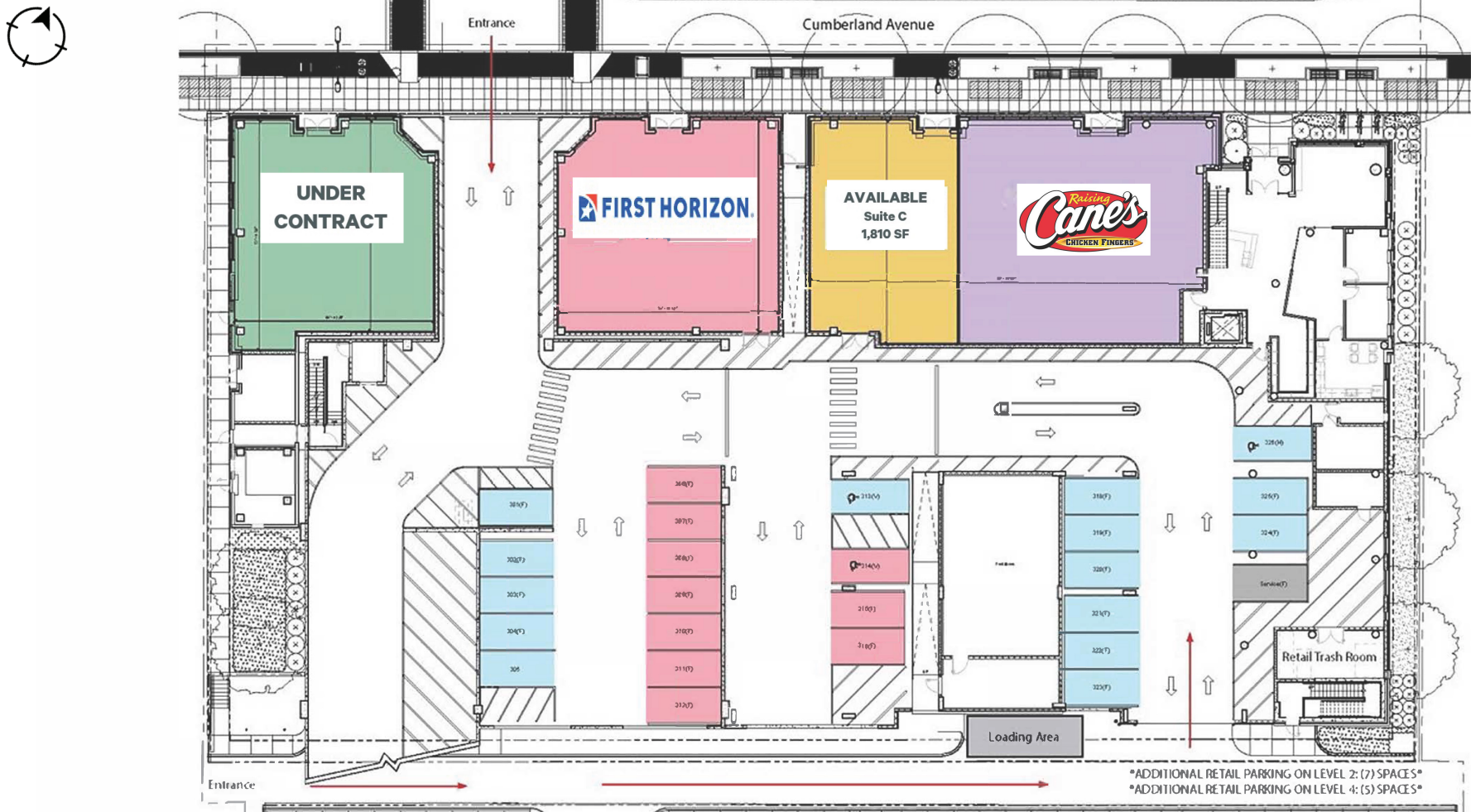
Premises:	Suite C – 1,810 SF
Asking Rate:	Contact Broker
Lease Term:	60 Months
Building Size:	268,254 SF
Zoning:	FD-CU-2
Submarket:	Downtown Knoxville CBD

### Property Description

Located inside of TENN, is 1,810 SF of second generation restaurant space available December 2024. TENN is a ±268,254 SF mixed-use community with 600+ residents.

The property is located on the south side of Cumberland Avenue, between 18th and 19th Streets, in the heart of the revitalized Cumberland Avenue Corridor and on the edge of UT campus. Positioned in between Campus and 2 regional hospitals, Fort Sanders Regional Medical Center (541 beds and 1,516 employees), East Tennessee Children's Hospital (152 beds and 2,108 employees) and UT (38,728 students and 10,294 faculty & staff) which provide density and year-round daytime population. Additionally, Neyland Stadium (101,915 seats) and Thompson-Boling Arena (21,678 seats) are within walking distance.

# Floor Plan



1830 CUMBERLAND AVENUE

# Photo Gallery

Exterior



Interior: Front Counter



Interior: Center Bar Seating



Interior: Kitchen/Fryers



1830 CUMBERLAND AVENUE

# Market Overview



1830 CUMBERLAND AVENUE

# Demographics

1 MILE

17,205

2024 Population

21.3

2024 Median Age

\$47,886

2024 Average Household Income

3 MILES

77,252

2024 Population

28.3

2024 Median Age

\$66,838

2024 Average Household Income

5 MILES

146,521

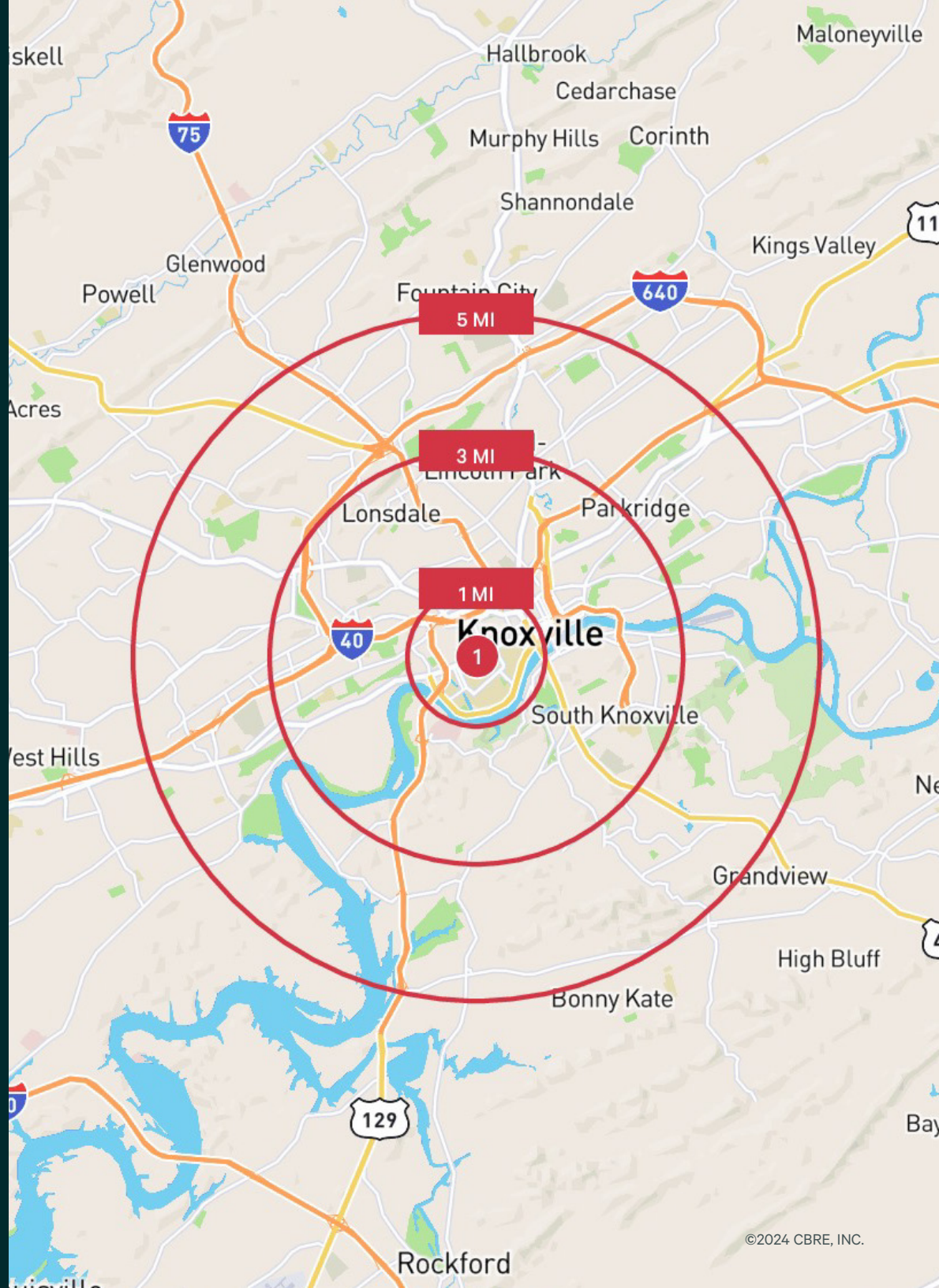
2024 Population

32.8

2024 Median Age

\$72,467

2024 Average Household Income



# Contact Us

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