



HIGHLY VISIBLE RETAIL FOR LEASE: DOWNTOWN KNOXVILLE



HIGHLY VISIBLE RESTAURANT SPACE FOR LEASE

AVAILABLE SPACE: 4,096 SF / Former Regions Bank
707 N Broadway St | Knoxville, TN 37917



SVN | Second Story Real Estate Management
Kelly Fitzgerald
Office: (423) 682-8241
Cell: (615) 714-6378
kelly.fitzgerald@svn.com

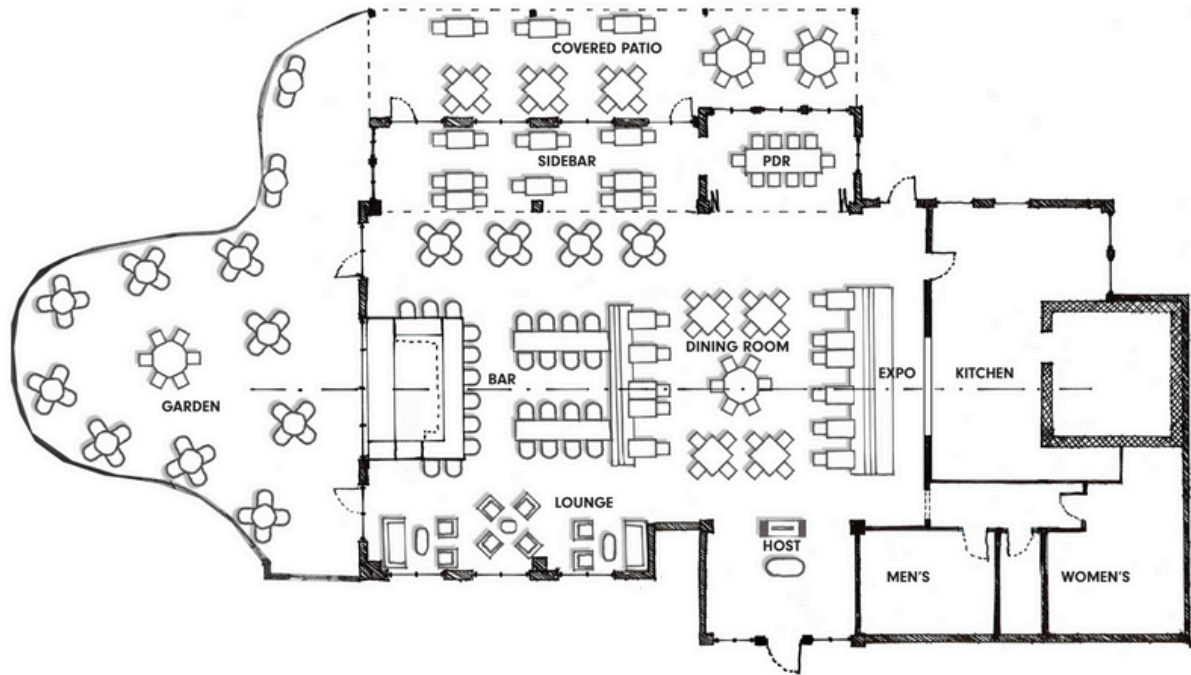
SVN | Wood Properties
George Brown
Office: (865)-936-9999
Cell: (865)-804-1188
george.brown@svn.com

SVN | Wood Properties
Sam Lawrence
Office: (865)-936-9999
Cell: (615)-686-1835
sam.lawrence@svn.com

HIGHLY VISIBLE RETAIL SPACE FOR LEASE

AVAILABLE SPACE: 4,096 SF/ Former Regions Bank
707 N Broadway St | Knoxville, TN 37917

CONCEPTUAL DESIGN



PARKING LOT

FLOOR PLAN

3/16"=1'-0"

SEAT COUNT

1. DINING ROOM - 44
2. BAR - 43
3. BAR LOUNGE - 12
4. PDR - 10
5. SIDEBAR - 14
6. COVERED PATIO - 30
7. GARDEN - 46

TOTAL INTERIOR - 123 SEATS

TOTAL EXTERIOR - 76 SEATS

TOTAL - 199

This property offers a prime opportunity for a restaurant user, with the potential for a total re-imagination of the space. Boasting ample parking, excellent outdoor space, and uniquely vaulted ceilings, the property provides a canvas for creating a vibrant and welcoming dining experience. The building is currently in shell condition which allows for seamless customization to suit the needs of any culinary vision. Embrace the potential to craft a unique dining destination with a standout presence in the heart of Knoxville. With its strategic location, generous amenities, and distinctive architectural features, this property is primed to set the stage for a thriving restaurant venture.

HIGHLY VISIBLE RETAIL SPACE FOR LEASE

AVAILABLE SPACE: 4,096 SF/ Former Regions Bank

707 N Broadway St | Knoxville, TN 37917

PROPOSED PARKING

- 67 parking spaces
- Multiple Entry Points from both N Central and N Broadway



HIGHLY VISIBLE RETAIL SPACE FOR LEASE

AVAILABLE SPACE: 4,096 SF/ Former Regions Bank
707 N Broadway St | Knoxville, TN 37917

INTERIOR CONCEPT



MHM

HIGHLY VISIBLE RETAIL SPACE FOR LEASE

AVAILABLE SPACE: 4,096 SF

707 N Broadway St | Knoxville, TN 37917



LISTING HIGHLIGHTS

- Multitude of nearby restaurants, bars, coffee shops, and more
- Highly visible site at a prominent intersection
- Strong residential growth in Knoxville's second most dense neighborhood
- Ample on-site parking
- Several nearby developments bringing countless new residents and employees to the area



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

SVN | Wood Properties

George Brown

Office: (865)-936-9999

Cell: (865)-804-1188

george.brown@svn.com

SVN | Wood Properties

Sam Lawrence

Office: (865)-936-9999

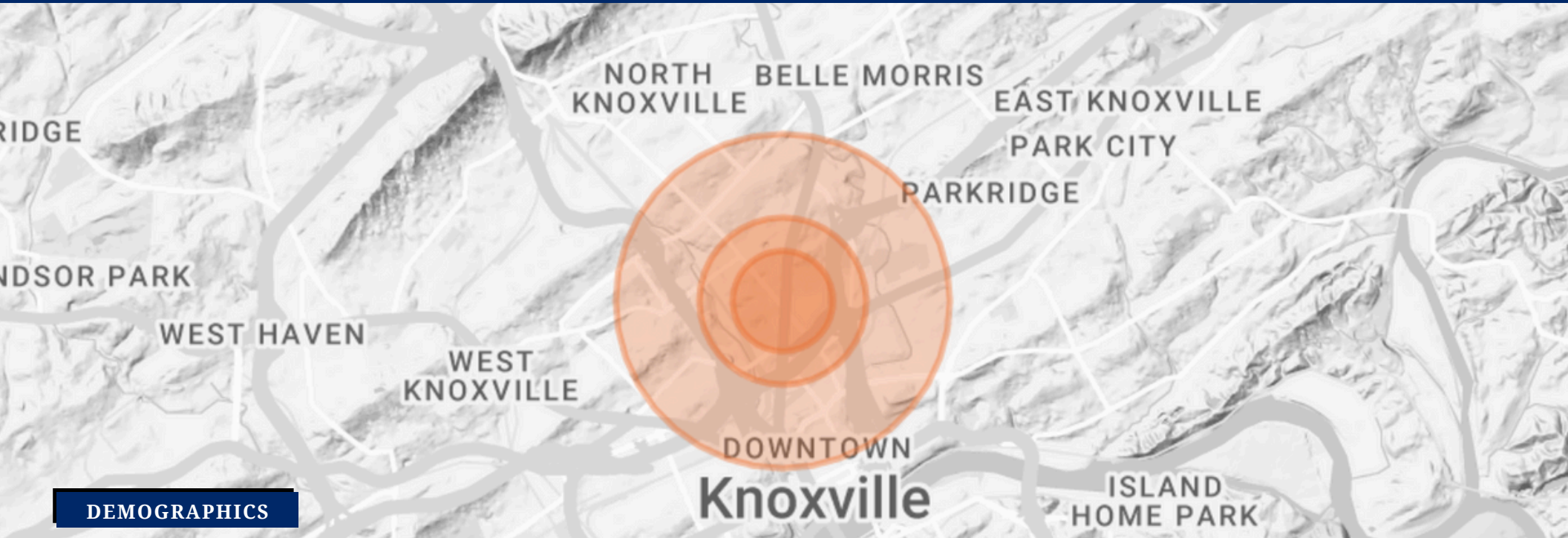
Cell: (615)-686-1835

sam.lawrence@svn.com

HIGHLY VISIBLE RETAIL SPACE FOR LEASE

AVAILABLE SPACE: 4,096 SF

707 N Broadway St | Knoxville, TN 37917



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Population	10,838	86,970	161,080
2028 Projected Population	11,412	90,512	166,732
Median Age	38.4	33.4	35.4

Households	1 Mile	3 Mile	5 Mile
2023 Households	5,206	35,763	69,084
2028 Projected Households	5,528	37,334	71,552
Average Household Income	\$79,266	\$32,977	\$39,084



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

SVN | Wood Properties

George Brown

Office: (865)-936-9999

Cell: (865)-804-1188

george.brown@svn.com

SVN | Wood Properties

Sam Lawrence

Office: (865)-936-9999

Cell: (615)-686-1835

sam.lawrence@svn.com



Axle Logistics Headquarters expansion, set to be complete in the Spring of 2025, will allow them to reach their goal of 1,200 employees by 2027, creating more than 600 new jobs



The new Tennessee Smokies Stadium will finish construction by opening day of the 2025 season, bringing several avenues of entertainment, hundreds of condo and apartment units, and considerable revitalization to North and East Knoxville



ShotClub Social, a driving-range and entertainment venue, is set to open in late 2025, bringing highly-desirable traffic and activity to the area, as well as hundreds of full and part time jobs



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

SVN | Wood Properties

George Brown

Office: (865)-936-9999

Cell: (865)-804-1188

george.brown@svn.com

SVN | Wood Properties

Sam Lawrence

Office: (865)-936-9999

Cell: (615)-686-1835

sam.lawrence@svn.com



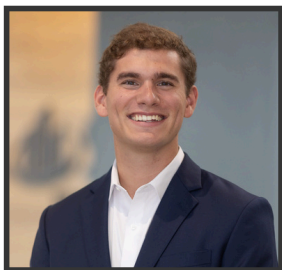
ABOUT THE BROKERS



Kelly Fitzgerald is VP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$120 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.



George Brown is the President and Managing Broker at SVN | Wood Properties. He started his commercial real estate career in media relations with CBRE's Corporate Communications Department in Midtown Manhattan and later as a broker with NYC-based Massey Knakal. Shortly after the birth of his first child, George and his wife Meg moved back to their home state of Tennessee in 2008, where he joined Wood Properties as an Affiliate Broker. In 2015, George was named Sales Manager, a position that helped prepare him to take on a greater leadership role two years later. George acquired Wood Properties in January 2017, assuming the mantle of leadership at one of East Tennessee's oldest and most storied real estate companies. One year later, he led the firm through one of its most noteworthy milestones: joining a national real estate brand, SVN. In addition to leading SVN | Wood Properties, George advises clients in the sale and leasing of office buildings, historic buildings, urban infill land and more.



Sam Lawrence was raised in Franklin, Tennessee, just a couple of hours away from his new home in Knoxville, Tennessee. He started his commercial real estate career as an intern at SVN | Wood Properties in July of 2023. During his time at SVN, Sam has become a Junior Advisor and has gathered experience brokering deals of several asset classes, including but not limited to office, industrial, and retail properties. Sam is also a proud member of the Knoxville Fellows program, a graduate level program which aims to develop the next generation of servant-leaders to seek the peace of the city. In July, Sam will transition out of the Junior Advisor Course and will become an Associate Advisor.