



## Excellent Highway Frontage For Lease

4804 Clinton Hwy, Knoxville, TN 37912

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# Excellent Highway Frontage For Lease

\$13.00 /SF/YR

Prime 8,400 Sq. Ft. Free-Standing Building for Lease – Knoxville, TN. Unlock exceptional accessibility and convenience with this highly sought-after commercial space in Knoxville! This standalone 8,400 sq. ft. building is strategically located just off Interstate 640, a major east-west corridor providing seamless connectivity to I-40 and I-75. Situated in a high-traffic commercial and retail district, this property benefits from outstanding exposure and accessibility,...

- Excellent Clinton Highway retail or medical location near a signalized hard corner.
- 25,000 VPD; 172 linear feet of frontage on Clinton Highway.
- Large Pylon sign for great brand exposure to Clinton Highway.
- Ample parking.
- Flexible space; minimal TI required.



Rental Rate: \$13.00 /SF/YR

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 8,400 SF

Year Built: 1984

Walk Score ®: 56 (Somewhat Walkable)

Transit Score ®: 29 (Some Transit)

Rental Rate Mo: \$1.08 /SF/MO

## 1st Floor

1

Space Available	8,400 SF	Building was fully renovated in 2010.
Rental Rate	\$13.00 /SF/YR	
Date Available	Now	
Service Type	Triple Net (NNN)	
Space Type	New	
Space Use	Retail	
Lease Term	10 - 15 Years	

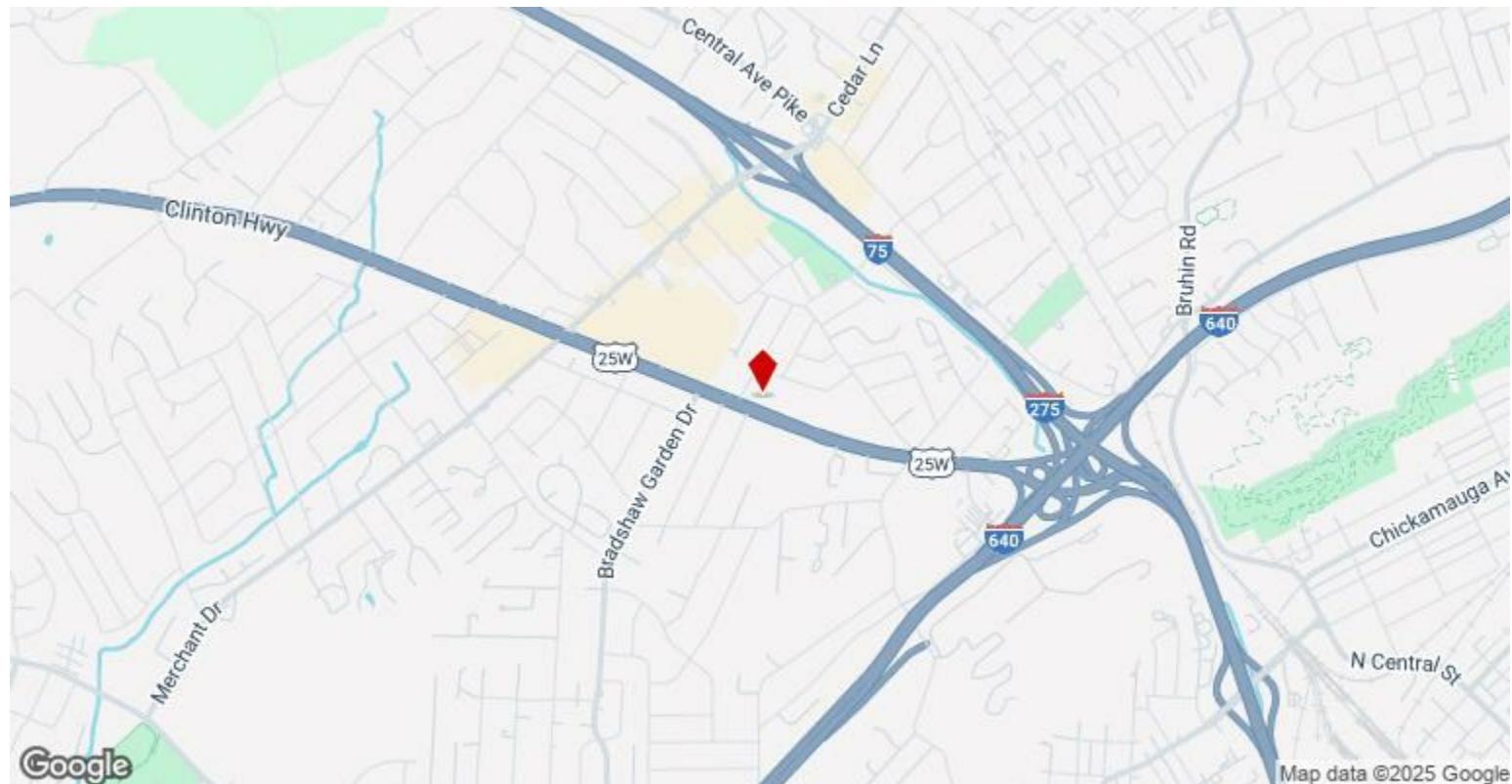
## Major Tenant Information

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**Tenant**  
Dollar General

**SF Occupied**  
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**Lease Expired**



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Situated in a high-traffic commercial and retail district, this property benefits from outstanding exposure and accessibility, making it ideal for a variety of business uses. Whether you're looking to establish a thriving storefront, expand operations, or secure a well-positioned site, this location offers unmatched potential to capture consumer attention.

Don't miss this prime leasing opportunity in one of Knoxville's most dynamic business hubs!

**EXCELLENT HIGHWAY FRONTAGE.** Owner will consider selling both parcels which would equal around 68.433 sq.ft.

## Property Photos



Building Photo