



## 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

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1st Floor

Space Available	8,400 SF
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

Building was fully renovated in 2010.

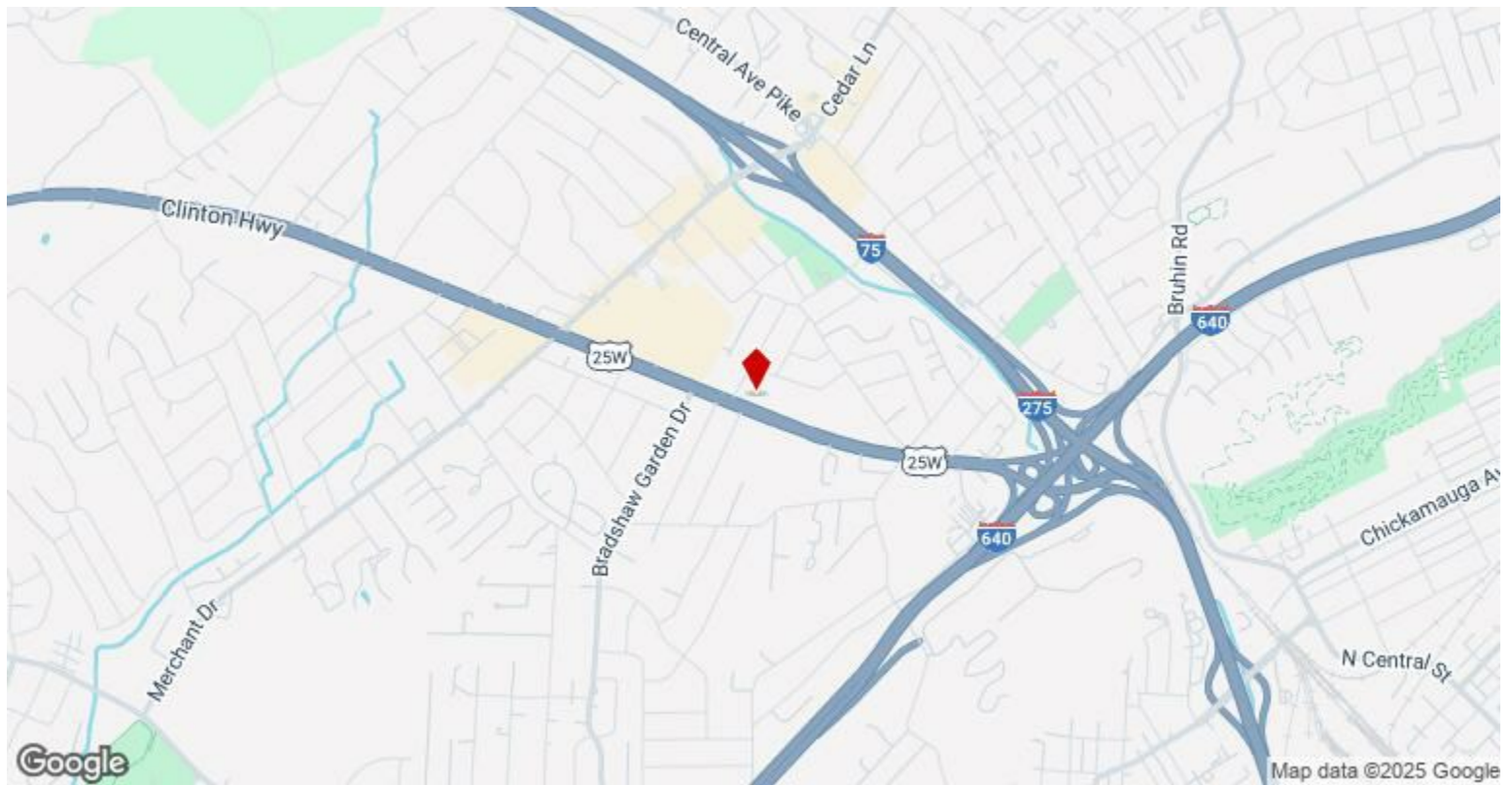
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Dollar General	-	





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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