

# QSR SUBLICENSE

2456 E MAGNOLIA AVE, KNOXVILLE, TN 37917

FOR LEASE



## LOCATION DESCRIPTION

Located in East Knoxville at the hard corner of E Magnolia and N Chestnut St. Improvements on the site include a 3,062 SF 2nd gen QSR with a drive-thru. The site is positioned just a mile away from the new Knoxville Smokies stadium and mixed use district.

## PROPERTY HIGHLIGHTS

- 3,062 SF KFC Sub-Lease
- Hard corner at signalized intersection of E Magnolia and N Chestnut St.
- 1 Mile from new minor league baseball stadium and mixed use district
- Average daily traffic on E Magnolia 12,659



## DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2025 Total Population	9,553	72,248	145,512
2025 Total Households	4,191	31,374	61,941
2025 Average Household Income	\$51,824	\$65,073	\$69,694

TSCG®

CHRIS CALDWELL

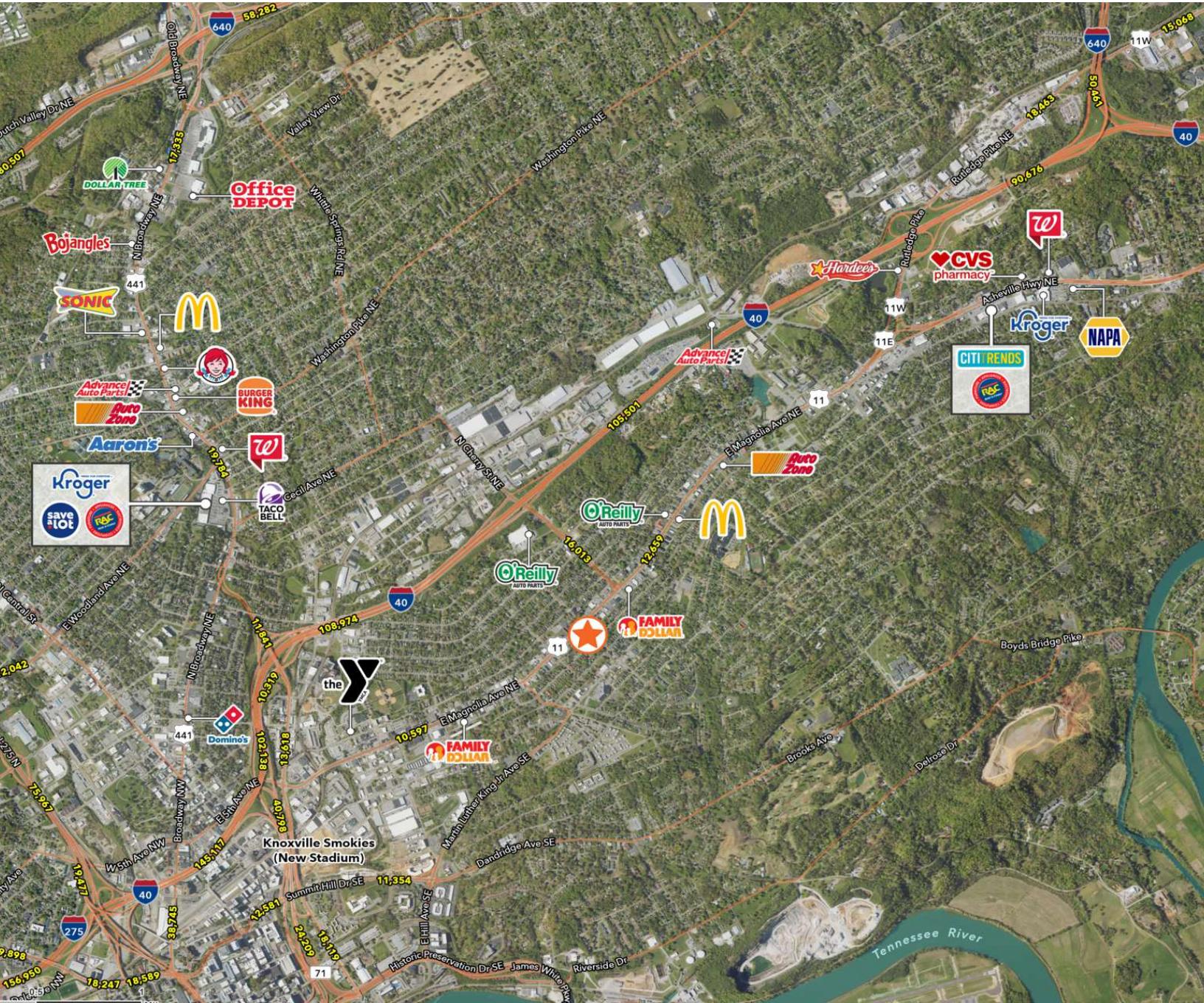
chris.caldwell@tscg.com

615.259.0200

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