



FOR SUBLEASE

Former Fast-Food Restaurant with Drive-Thru Available For Sublease

11306 Chapman Highway
Knoxville, TN 37865

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MERCHANT AERIAL









SITE HIGHLIGHTS

- 2,810 SF freestanding building with drive-thru
- 1.17 acres
- Two curb cutouts with Chapman Highway
- Pole sign
- Located just north of Chapman Highway and Maryville Highway
- Good street visibility and access

Contact Agent For Lease Rate

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AREA DEMOGRAPHICS (2025)

 POPULATION	1 MILE 3,691	3 MILES 15,455	5 MILES 26,925
 HOUSEHOLDS	1 MILE 1,464	3 MILES 6,101	5 MILES 10,583
 AVG HH INCOME	1 MILE \$130 K	3 MILES \$121 K	5 MILES \$115 K
 ANNUAL RETAIL SPENDING	1 MILE \$84 M	3 MILES \$339 M	5 MILES \$575 M

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