

CAPPIELLO
COMMERCIAL

COMMERCIAL PROPERTY

Leasing & Investment Opportunity

7001 Maynardville Pike
Knoxville, TN



PROPERTY OVERVIEW

7001 Maynardville Pike, Knoxville TN

ACREAGE

0.5994 AC

YEAR BUILT

1968

TRAFFIC COUNT

32,037 CPD

PARKING

14 Spaces

USE POTENTIAL

Suited for Restaurant, QSR, Coffee Shop, or Medical Clinic

Prime hard corner site with capacity for a 1,500 SF building with drive-thru. Premier ground-lease or build-to-suit opportunity in area's primary retail corridor.

LOCATION

Halls Crossroads, Knox County

Parcel ID: 038KC018

County: Knox

Zoning: Commercial

Lease Type: TBD

Monthly Rent: Upon Request

Why This Property

Hard Corner Site

Prime 0.60-acre corner location in the heart of Halls Crossroads — the exclusive commercial funnel for North Knoxville and Union County.

High-Visibility Traffic

32,037 cars per day (2024 count).
Immediately flanked by Elder's Ace Hardware, Arby's, McDonald's, Sonic, and Advance Auto Parts.

Competitive Entry Point

Significantly below new construction costs in the Knoxville metro. High-margin operation potential for future tenants or strong value-add for an owner-user.

Halls Crossroads Trade Area

1-Mile Radius

POPULATION

3,567

HOUSEHOLDS

1,514

MED. HOUSEHOLD INCOME

\$71,422

5-Mile Radius

POPULATION

87,855

HOUSEHOLDS

36,908

MED. HOUSEHOLD INCOME

\$67,851

10-Mile Radius

POPULATION

267,955

HOUSEHOLDS

110,292

MED. HOUSEHOLD INCOME

\$58,263

MARKET OVERVIEW

Halls Crossroads, TN

Halls Crossroads acts as the exclusive commercial funnel for North Knoxville and Union County, creating a captive trade area with extremely high barriers to entry for new development.

With average household incomes rising and retail inventory tightly constrained, this corridor offers investors exceptional stability and consistent consumer demand that outperforms typical suburban markets.

The area is anchored by a robust retail and service corridor along Maynardville Pike, serving as the primary shopping destination for surrounding rural communities.

GROWTH PROJECTIONS

5-Year Pop. Growth (5-Mile)

+4.77%

Current Year Pop. (5-Mile)

76,210

Avg. Household Income (3-Mile)

\$82,150

5-Year HH Growth (5-Mile)

+4.74%

Strategically Positioned in Retail Core

Elder's Ace Hardware

Arby's

McDonald's

Sonic Drive-In

Advance Auto Parts

Dutch Bros Coffee

Popeyes

Zaxby's

Wendy's

Gondolier Italian

Hammer's Dry Goods

Papa John's Pizza

Subject property is immediately flanked by multiple national credit tenants driving consistent daily consumer traffic.

CAPPIELLO

COMMERCIAL REAL ESTATE

FOR LEASING INQUIRIES

135 S. Forest Park Blvd.

Knoxville, TN 37919

info@capiellorealestate.com

+1 (865) 482-1214

capiellorealestate.com



The information contained herein was obtained from sources believed to be reliable. All information should be independently verified.