



COMMERCIAL PROPERTY

# Leasing Opportunity

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5201 Schubert Rd,  
Knoxville, TN 37912



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|                |                  |         |               |           |
|----------------|------------------|---------|---------------|-----------|
| SQUARE FOOTAGE | YEAR CONSTRUCTED | ACREAGE | TRAFFIC COUNT | PARKING   |
| 3,448          | 1992             | .80 AC  | 2,552 CPD     | 34 Spaces |

USE POTENTIAL

Suited for Bank, Credit Union, or Professional Services

**A former federal credit union branch available for lease at one of North Knoxville's busiest signalized intersections.**

Positioned at Schubert Road and Merchants Drive with direct exposure to the Clinton Highway commercial node. Turnkey financial infrastructure, drive-thru service capability, and a 3,448 square foot building footprint make this a natural fit for another financial institution, insurance/financial services office, or medical or professional services operator looking to capitalize on an established, high-traffic North Knoxville location.

LOCATION

Merchants Drive, Knox County

Parcel ID: 068NE026

County: Knox

Zoning: O (Office District)

Lease Type: NNN

Monthly Rent: \$7200

# Why This Property

## Turnkey Bank Infrastructure

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Former credit union branch delivered with three drive-thru lanes, an in-place vault, and dedicated drive-thru canopy — purpose-built financial infrastructure ready for immediate user occupancy.

## Captive North Knox Trade Area

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17,743 CPD on Merchant Dr with over 168,000 residents within the 5-mile area. The Merchants Drive corridor is the primary commercial hub serving North Knoxville's established residential base — dense, daytime traffic and limited vacant land keep barriers to new competing entry high.

## Competitive Entry Point

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Significantly below new construction costs in the Knoxville metro. High-margin operation potential for future tenants.

# Merchants Drive Trade Area

## 1-Mile Radius

POPULATION

6,359

HOUSEHOLDS

3,371

MED. HOUSEHOLD INCOME

\$41,086

## 5-Mile Radius

POPULATION

168,909

HOUSEHOLDS

71,308

MED. HOUSEHOLD INCOME

\$54,097

## 10-Mile Radius

POPULATION

373,658

HOUSEHOLDS

156,230

MED. HOUSEHOLD INCOME

\$66,221

# Merchants Drive Trade Area

The Merchants Drive corridor at Clinton Highway represents one of North Knoxville's most established commercial nodes, anchored by an I-75 interchange and surrounded by a dense, infill residential base with decades of built-up consumer demand.

With consistent household income and a fully built-out trade area, the corridor offers operators a stable, proven consumer base without the uncertainty of an emerging or greenfield location.

The area serves as one of the primary service and financial hubs for North Knoxville's established neighborhoods, drawing daily traffic from residents who have limited comparable options within a close drive creating a captive, repeat-customer trade area with minimal exposure to new competition.

Population Density (Per Square Mile, 5 Mile Radius)

2,093.35

Current Year Population (5-Mile)

168,909

Med. Household Income (5-Mile)

\$54,097

Total Households (5 Mile)

71,308



Subject

DUNKIN'

FOOD CITY

Walgreens

Arby's

Firestone











PROPERTY PHOTOS











PROPERTY PHOTOS





PROPERTY PHOTOS



# CAPPIELLO

COMMERCIAL

## FOR LEASING INQUIRIES

135 S. Forest Park Blvd.

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CappComm.com



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