



FOR SALE OR LEASE

# 110 Cedar Ln

Knoxville, Tennessee 37912

CAPPIELLO   
COMMERCIAL

PROPERTY SUMMARY

02 / 12



6,446-SF purpose-built restaurant building on 1.86 acres in North Knoxville's primary commercial corridor. Fully built kitchen, dining room, and bar infrastructure delivered on the outbound side of Cedar Lane — a half mile from I-75 with 15,958 VPD. Available fee simple, ground lease, or NNN.

|                         |                              |                              |
|-------------------------|------------------------------|------------------------------|
| <b>6,446</b><br>SQ. FT. | <b>1.86</b><br>ACRES         | <b>2002</b><br>YEAR BUILT    |
| <b>15,958</b><br>CPD    | <b>136</b><br>Parking Spaces | <b>068LD006</b><br>Parcel ID |

110 Cedar Ln, Knoxville, Tennessee 37912

## 110 Cedar Lane Knoxville, Tennessee 37912

- 01 SINGLE TENANT RESTAURANT BUILDING:** 6,446-SF purpose-built restaurant on a 1.86-acre lot with a 136-space parking field and fully built kitchen, dining room, and bar infrastructure.
- 02 OUTBOUND CEDAR LANE — HALF MILE OFF I-75:** 15,958 VPD on Cedar Lane with direct interchange access a half mile away, capturing end-of-day commuter traffic at peak meal times.
- 03 DENSE NATIONAL OPERATOR CORRIDOR:** Adjacent to McDonald's, Taco Bell, Outback Steakhouse, Applebee's, Starbucks, Casey's, Valvoline, and Spark by Hilton.
- 04 STABLE AND GROWING METRO:** Knoxville is Tennessee's third-largest metro with an MSA population exceeding 947,000 and consistent annual growth above 1.5%.
- 05 STABLE LOCAL DEMOGRAPHICS:** Population exceeds 151,168 within 5 miles with a density of 2,035 residents per square mile — one of the most established trade areas in the Knoxville MSA.

OFFERING SUMMARY

PRICE

\$2,400,000

PRICE / SF

\$373

CAP RATE

6.00%

PROPERTY DESCRIPTION

|               |            |
|---------------|------------|
| Year Built    | 2002       |
| Lot Size      | 1.86 Ac    |
| Building Size | 6,446 SF   |
| Parking       | 136 Spaces |
| Ownership     | Fee Simple |

SALE / LEASE TERMS

|            |              |
|------------|--------------|
| List Price | \$2,400,000  |
| Lease Rate | \$12,000 / M |
| Lease Type | [NNN]        |



## LOCAL AERIAL OVERVIEW

03 / 12

### 110 Cedar Ln Knoxville, TN

- McDonald's, Taco Bell, Outback Steakhouse, Applebee's
- Starbucks, Casey's, Valvoline, Hilton
- Direct I-75 interchange access
- [Cedar Lane (15,958 CPD)]



## PROPERTY PHOTOS

05 / 12



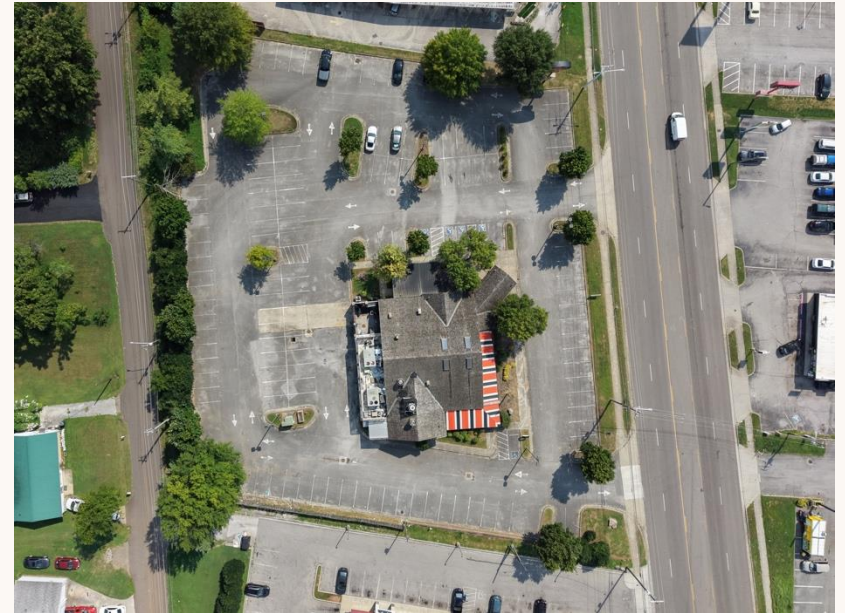
## PROPERTY PHOTOS

05 / 12



## PROPERTY PHOTOS

05 / 12





### North Knoxville Trade Area

One of the most densely populated retail corridors in the Knoxville MSA, Cedar Lane draws from an established residential base that does not require a new market to develop. The corridor serves as the primary commercial artery for neighborhoods between I-75 and the city's northern edge.

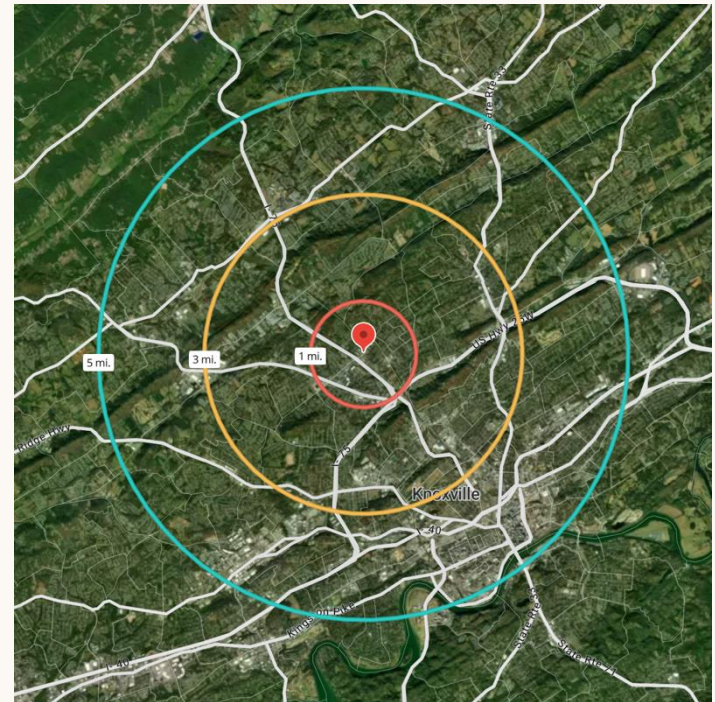


### Regional Residential Catchment

The I-75 interchange a half mile from the site extends the effective trade area beyond the immediate neighborhood, pulling regional pass-through traffic in addition to the established local base. Knoxville's metro has grown consistently above 1.5% annually.

# North Knoxville Trade Area, Tennessee

|                               | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>             |           |           |           |
| 2025 Estimate                 | 7,502     | 64,287    | 151,168   |
| Households (2025 Est.)        | 3,758     | 28,143    | 63,771    |
| <b>HOUSEHOLD INCOME</b>       |           |           |           |
| Average                       | \$55,452  | \$68,465  | \$73,667  |
| Median                        | \$43,166  | \$50,772  | \$53,699  |
| Per Capita                    | \$28,273  | \$30,440  | \$31,991  |
| <b>HOUSEHOLDS</b>             |           |           |           |
| 2025 Estimate                 | 3,758     | 28,143    | 63,771    |
| <b>HOUSING</b>                |           |           |           |
| Median Home Value             | \$176,906 | \$215,355 | \$238,962 |
| <b>EMPLOYMENT</b>             |           |           |           |
| 2025 Unemployment Rate        | 5.30%     | 2.80%     | 2.70%     |
| Avg Commute Time (minutes)    | 22.00     | 20.00     | 20.00     |
| <b>EDUCATIONAL ATTAINMENT</b> |           |           |           |
| High School Graduate          | 33.40%    | 30.50%    | 28.90%    |
| Some College (13-15)          | 32.90%    | 31.50%    | 30.20%    |
| Bachelor's Degree Only        | 10.90%    | 16.30%    | 19.60%    |
| Graduate Degree               | 6.60%     | 8.40%     | 10.50%    |



## North Knoxville Trade Area

North Knoxville is one of the most densely populated retail trade areas in the Knoxville MSA. Cedar Lane draws from a 5-mile residential base of 151,168 people across 63,771 households — a captive, established customer pool that doesn't require a new market to develop. The corridor functions as the primary commercial artery serving the residential neighborhoods between I-75 and the city's northern edge.

The I-75 interchange a half mile from this site pulls regional pass-through traffic in addition to the local base, extending the effective draw beyond the immediate neighborhood. Knoxville's metro area has grown consistently above 1.5% annually, and North Knoxville's residential density makes it one of the more insulated submarkets in the region from the demand swings that affect lower-density corridors.

Population Density (Per Square Mile, 5 Mile Radius)

2,035.89

Current Year Population (5-Mile)

151,168

Median Household Income (5-Mile)

\$53,699

Total Households (5-Mile)

63,771

## **Confidentiality & Disclaimer**

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