



FOR SALE OR LEASE

7005 Maynardville Pk

Knoxville, Tennessee 37918

CAPPIELLO 
COMMERCIAL



A rare former Regions Bank branch available for acquisition along Knoxville's highest-traffic north corridor. Turnkey bank infrastructure, four drive-thru lanes, 2 stories with both internal and external access on both levels, access to signal light, and 83' of frontage on 32,037 CPD make this an exceptional owner-user or repositioning opportunity.

6,864

SQ. FT.

0.90

Acres

1995

Remodeled

32,037

CPD

28

Parking Spaces

038KC01701

Parcel ID

7005 Maynardville Pike

- 01 **TURNKEY BANK INFRASTRUCTURE:** Former Regions Bank branch with three drive-thru lanes, walk-in vault, safe deposit boxes, full teller line, and 83' of road frontage. Significant savings vs. ground-up construction — acquire the shell and infrastructure in a single transaction.
- 02 **SIGNALIZED CORNER ON MAYNARDVILLE PIKE:** 32,037 VPD with signal-controlled access and 83' of frontage in the heart of Halls Crossroads. High-visibility position on the primary commercial artery for North Knoxville and Union County.
- 03 **HALLS CROSSROADS COMMERCIAL CORRIDOR:** Adjacent to Dutch Bros, Ace Hardware, McDonald's, Arby's, Wendy's, Popeyes, and Zaxby's. Halls Crossroads functions as the exclusive commercial funnel for North Knox and Union County with extremely high barriers to new competitive entry.
- 04 **CAPTIVE NORTH KNOX TRADE AREA:** 87,855 residents within 5 miles with a 5-year population growth projection of +4.77% and household growth of +4.74%. Average household income of \$82,150 within 3 miles — an established, growing consumer base with limited alternative retail destinations.
- 05 **MULTIPLE EXIT STRATEGIES:** GC zoning and drive-thru infrastructure support owner-user bank or credit union, NNN lease to financial or medical tenant, QSR redevelopment, or medical clinic conversion. 2-story building with internal and external access on both levels.

OFFERING SUMMARY

PRICE

\$1,600,000

PRICE / SF

\$233

CAP RATE

%7.20

PROPERTY DESCRIPTION

Year Built	1976
Lot Size	0.90 Ac
Building Size	6,864 SF
Parking	28 Spaces
Ownership	Fee Simple

SALE / LEASE TERMS

List Price	\$1,600,000
Lease Rate	\$9600 / M
Lease Type	[NNN]



LOCAL AERIAL OVERVIEW



PROPERTY PHOTOS

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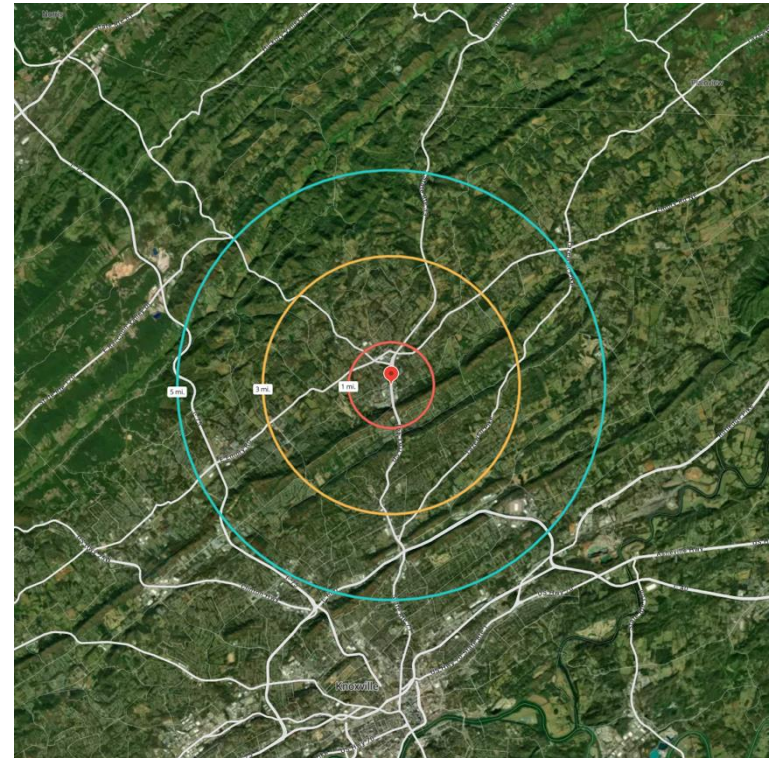
PROPERTY PHOTOS

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North Knoxville Trade Area, Tennessee

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimate	2,563	39,076	87,330
Households (2025 Est.)	1,321	16,541	37,204
HOUSEHOLD INCOME			
Median	\$49,512	\$77,866	\$67,984
HOUSEHOLDS			
2025 Estimate	1,321	16,541	37,204
HOUSING			
Median Home Value	\$266,540	\$310,361	\$274,376
EDUCATIONAL ATTAINMENT			
High School Graduate	30.70%	24.30%	28.50%
Some College (13-15)	37.50%	33.20%	32.40%
Bachelor's Degree Only	21.80%	23.00%	20.20%
Graduate Degree	2.70%	13.50%	11.50%



Halls Crossroads Trade Area

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.

Population Density (Per Square Mile, 5 Mile Radius)

1,252.30

Current Year Population (5-Mile)

76,210

Median Household Income (5-Mile)

\$82,150

Total Households (5-Mile)

37,204

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