FOR LEASE

2550 Sutherland Ave

Knoxville, Tennessee 37919

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COMMERCIAL

A versatile freestanding commercial opportunity positioned along Sutherland Avenue in the heart of Knoxville's Marble City corridor. The 2,000 SF flex building sits on 0.40 acres and features a pull-through drive-in garage, a newly installed curbed gravel parking lot, and updated sidewalk infrastructure — delivering a clean, move-in-ready asset with both convenience and curb appeal. At 13,170 CPD, Sutherland Avenue provides consistent consumer traffic and strong corridor visibility, making this an exceptional opportunity for a service-oriented tenant or light-distribution operator seeking a turnkey space in an established Knoxville corridor.

2,000 SQ. FT.	**0.40** Acres	**1982** Effective Year Built
13,170 CPD	**4** Parking Spaces	**108AG006** Parcel ID

2550 Sutherland Avenue

01 **TURNKEY FLEX BUILDING WITH DRIVE-IN ACCESS:** 2,000 SF freestanding flex building on 0.38 acres featuring a pull-through drive-in garage, newly installed curbed gravel parking lot, and updated sidewalk — delivered in clean, move-in-ready condition.

02 **SUTHERLAND AVENUE CORRIDOR:** 13,170 CPD of sustained daily traffic along one of Knoxville's most active inner-city commercial corridors, running parallel to Kingston Pike and positioned just south of I-40 with rapid access to both downtown and West Knoxville.

03 **MARBLE CITY TO BEARDEN TRADE AREA:** Situated along the Sutherland corridor between Marble City and Bearden — home to River Sports Outfitters, Cherokee Mills, Seed Coffee Co., West High School, and a dense mix of established local and regional operators. Strong daytime population and consistent consumer activity throughout the week.

04 **AFFLUENT WEST KNOXVILLE DEMOGRAPHICS:** The surrounding 37919 zip code carries a median household income of $71,863 with a growing population base and continued residential development pressure — an established, income-qualified trade area with strong tenant demand fundamentals.

05 **FLEXIBLE USE FOR THE RIGHT OPERATOR:** C-Commercial zoning and a pull-through garage configuration support a wide range of service, trade, light distribution, and retail uses — a rare small-bay opportunity in a mature infill corridor with limited competitive supply.

OFFERING SUMMARY

Leasing Terms

$45,600 / Year

Price / SF / YR

$22.80

Lease Type

NNN

PROPERTY DESCRIPTION

Effective Year Built	**1982**
Lot Size	**0.40 Ac**
Building Size	**2,000 SF**
Parking	**4 Spaces**

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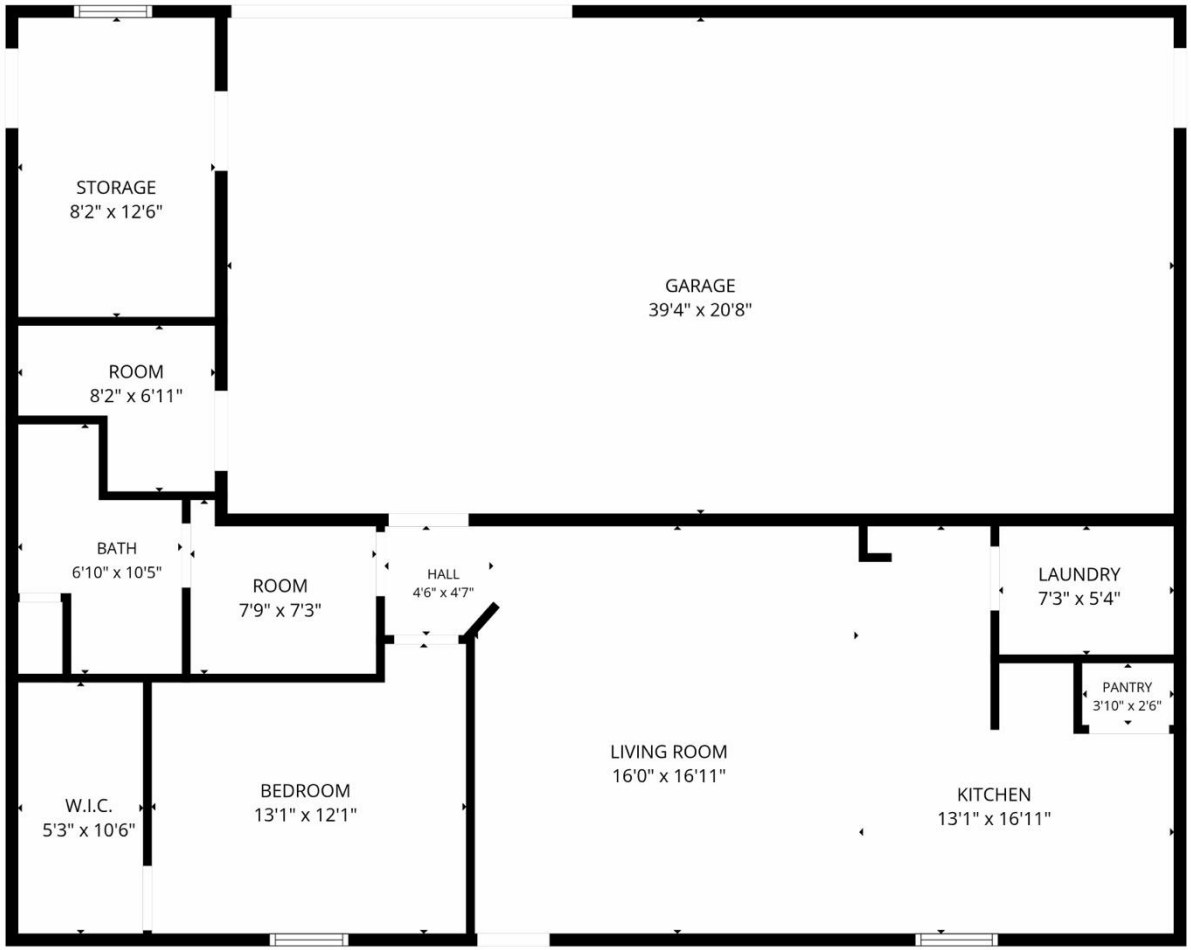
Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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PROPERTY PHOTOS

PROPERTY PHOTOS

PHOTO NOTICE

The Following Photos Have Been Digitally Enhanced

The structure at 2550 Sutherland Avenue was occupied at the time of photography. Interior photos were taken while personal property and equipment were present inside the space.

AI image processing was used to digitally remove interior contents from the photos. The images shown are intended to represent the space as it would appear vacant and available for occupancy — they are not intended to be doctored or misleading with respect to the structure, dimensions, or condition of the building itself.

PROPERTY PHOTOS

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LOCAL AERIAL OVERVIEW

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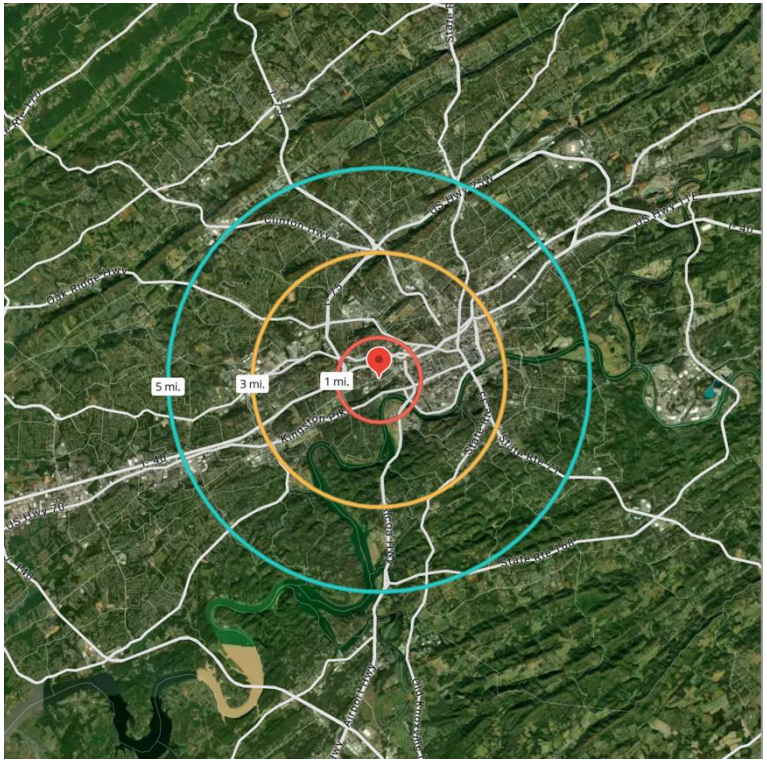
West Knoxville Trade Area, Tennessee

	1 MILE	3 MILES	5 MILES
POPULATION			
2020-2024 ACS Estimate	5,945	67,011	156,551
Households (2020-2024 Est.)	2,208	26,460	67,594
HOUSEHOLD INCOME			
Median	$34,766	$44,944	$52,137
HOUSEHOLDS			
2020-2024 Estimate	2,208	26,460	67,594
HOUSING			
Median Home Value	$133,231	$250,373	$241,647
EDUCATIONAL ATTAINMENT			
High School Graduate	29.80%	24.80%	26.00%
Some College (13-15)	32.60%	23.00%	26.80%
Bachelor's Degree Only	10.80%	21.00%	21.30%
Graduate Degree	3.60%	17.70%	14.90%

Source: U.S. Census Bureau, ACS 2020–2024 5-Year Estimates · 2550 Sutherland Ave, Knoxville TN 37919



MARKET OVERVIEW

Bearden/West Town Trade Area

The Bearden/West Town submarket represents one of Knoxville's most established and consistently active commercial zones, anchored by the Kingston Pike corridor to the north and bounded by I-40 to the south. The area functions as a primary retail, service, and professional destination for West Knoxville — a dense, built-out infill market with limited new supply and strong repeat-traffic dynamics driven by an established residential base.

The subject property sits within this submarket with direct access to Sutherland Avenue and proximity to Kingston Pike's high-volume commercial spine, placing it at the center of a trade area serving over 156,000 residents within five miles with a median household income of $52,137. The surrounding corridor hosts a concentration of professional services, contractors, specialty retail, and owner-operated businesses — a tenant mix that reflects stable, need-based demand with low turnover and limited vacancy exposure.

Population Density (Per Square Mile, 5 Mile Radius)

2,034.67

Current Year Population (5-Mile)

156,551

Median Household Income (5-Mile)

$52,137

Total Households (5-Mile)

67,594

Confidentiality & Disclaimer

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