



FOR SALE OR LEASE

5201 Schubert Road

Knoxville, Tennessee 37912

CAPPIELLO 
COMMERCIAL

PROPERTY SUMMARY



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.

3,448

SQ. FT.

0.80

Acres

1992

Constructed

2,552

CPD

34

Parking Spaces

068NE026

Parcel ID

5201 Schubert Road

- 01 TURNKEY BANK INFRASTRUCTURE:** Former federal credit union branch with three drive-thru lanes, an in-place walk-in vault, safe deposit room, dedicated drive-thru canopy, and full teller line. Significant savings vs. ground-up construction — acquire the shell and all purpose-built financial infrastructure in a single transaction, ready for immediate owner-user occupancy.
- 02 SIGNALIZED CORNER AT MERCHANTS DRIVE:** 17,743 CPD on Merchants Drive with signal-controlled access at the Schubert Road intersection. High-visibility corner position on one of North Knoxville's primary commercial arteries, with consistent daily traffic from an established residential base and a Clinton Highway interchange less than a half mile north.
- 03 NORTH KNOXVILLE COMMERCIAL NODE:** Adjacent to Taco Bell, McDonald's, Dunkin', Walgreens, Arby's, Food City, and Firestone. The Merchants Drive corridor at Clinton Highway is one of North Knoxville's most established commercial nodes — a fully built-out trade area with limited vacant land and high barriers to new competing entry.
- 04 CAPTIVE NORTH KNOX TRADE AREA:** 168,909 residents within 5 miles with a population density of 2,093 per square mile. Median household income of \$54,097 in the 5-mile trade area — a dense, established consumer base with limited alternative service and financial destinations within a close drive.
- 05 BELOW-MARKET NNN LEASE:** Available at \$7,200/month NNN — well below new construction cost for a comparable financial or professional services footprint in the Knoxville metro. Office zoning and drive-thru infrastructure support a financial institution, insurance or financial services firm, medical practice, or professional services operator.

OFFERING SUMMARY

PRICE

\$1,190,000

PRICE / SF

\$345.13

CAP RATE

%6.86

PROPERTY DESCRIPTION

Year Built	1992
Lot Size	0.80 Ac
Building Size	3,448 SF
Parking	34 Spaces
Ownership	Fee Simple

SALE / LEASE TERMS

List Price	\$1,190,000
Lease Rate	\$6800 / M
Lease Type	[NNN]







PROPERTY PHOTOS

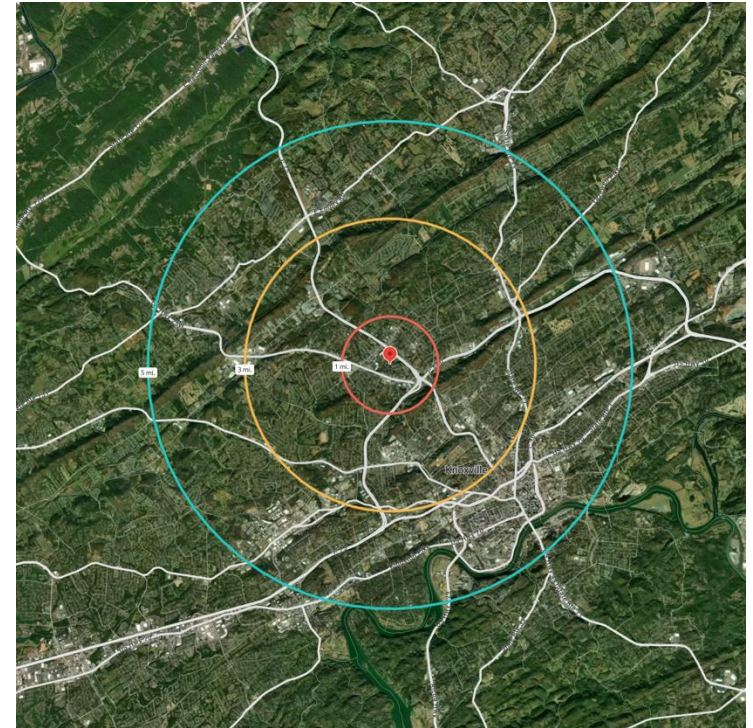
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North Knoxville Trade Area, Tennessee

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimate	6,359	62,167	168,909
Households (2025 Est.)	3,371	27,960	71,308
HOUSEHOLD INCOME			
Median	\$41,086	\$51,744	\$54,097
HOUSEHOLDS			
2025 Estimate	3,371	27,960	71,308
HOUSING			
Median Home Value	\$165,986	\$212,586	\$242,159
EDUCATIONAL ATTAINMENT			
High School Graduate	35.00%	30.10%	27.80%
Some College (13-15)	34.70%	31.30%	29.60%
Bachelor's Degree Only	9.50%	16.50%	19.90%
Graduate Degree	4.40%	9.00%	11.80%



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

Median Household Income (5-Mile)

\$54,097

Total Households (5-Mile)

71,308

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