



FOR SALE

7828 S Northshore Dr

Knoxville, Tennessee 37919

CAPPIELLO 
COMMERCIAL

PROPERTY SUMMARY



A rare owner-user or investment opportunity in Rocky Hill, one of West Knoxville's most established residential neighborhoods. The single-story building most recently operated as a licensed childcare facility, featuring five classrooms, four bathrooms, a reception lounge, a kitchen, and two fully fenced playgrounds. Recent updates include a new roof and gutters (2023) and fresh exterior paint (2024), with existing furniture available to convey. The property is well-suited to continue as a childcare center, convert to a Group Adult Daycare, or be repositioned by an owner-user.

3,680

SQ. FT.

0.43

ACRES

1976

YEAR CONSTRUCTED

16,407

CPD

31

Parking Spaces

133LB00901

Parcel ID

110 Cedar Lane Knoxville, Tennessee 37912

- 01 Turnkey Childcare Facility:** Five classrooms, four bathrooms, a reception lounge, and a kitchen are complemented by two fully fenced playgrounds with mature shade trees. A new roof and gutters (2023) and fresh exterior paint (2024) leave the building turnkey-ready, with existing furniture available to convey.
- 02 Established Rocky Hill Location:** Positioned in one of West Knoxville's most desirable residential neighborhoods along the Tennessee River near Northshore Drive, the property sits within a mature, high-income trade area with steady demand for childcare, medical, and professional services.
- 03 Flexible Use and Exit Strategies:** Zoned RA, the building is well-suited to continue operating as a licensed childcare center, convert to a Group Adult Daycare, or be repositioned by an owner-user seeking a turnkey West Knoxville facility.

OFFERING SUMMARY

PRICE

\$745,000

PRICE / SF

\$202.45

PROPERTY DESCRIPTION

Year Built	1976
Lot Size	0.43 Ac
Building Size	3,680 SF
Parking	31 Spaces
Ownership	Fee Simple



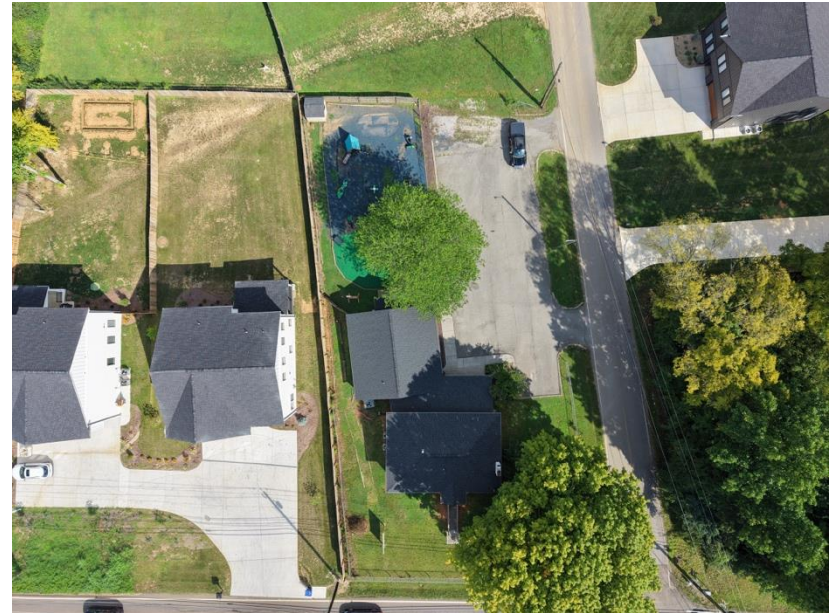
PROPERTY PHOTOS

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PROPERTY PHOTOS

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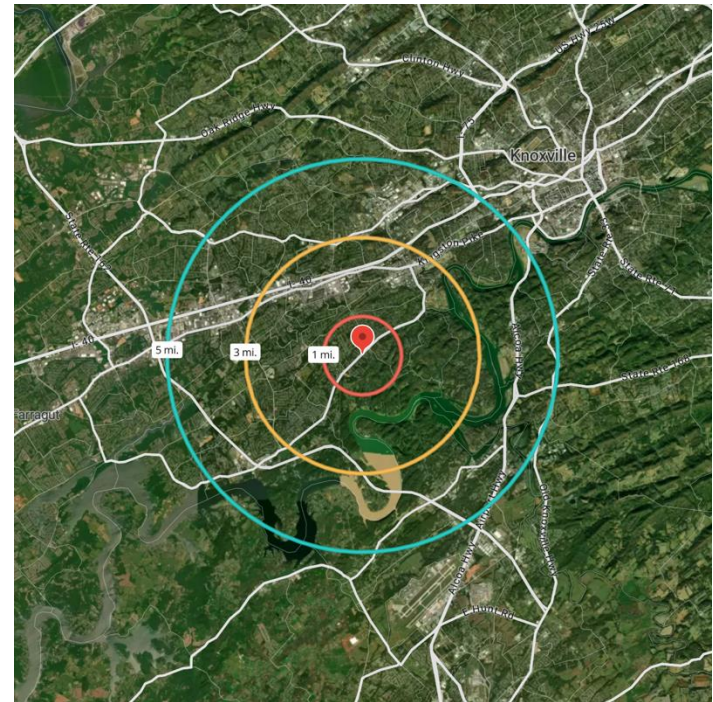
PROPERTY PHOTOS

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West Knoxville Trade Area, Tennessee

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimate	5,088	48,226	112,323
Households (2025 Est.)	2,214	20,616	48,547
HOUSEHOLD INCOME			
Average	\$140,709	\$145,183	\$127,143
Median	\$76,662	\$84,561	\$82,464
Per Capita	\$63,300	\$63,334	\$55,762
HOUSEHOLDS			
2025 Estimate	2,214	20,616	48,547
HOUSING			
Median Home Value	\$389,016	\$453,075	\$399,843
EMPLOYMENT			
2025 Unemployment Rate	5.30%	2.80%	2.70%
Avg Commute Time (minutes)	22.00	20.00	20.00
EDUCATIONAL ATTAINMENT			
High School Graduate	14.90%	15.00%	17.40%
Some College (13-15)	29.50%	22.50%	23.50%
Bachelor's Degree Only	25.20%	33.10%	30.50%
Graduate Degree	26.80%	25.80%	24.20%



Rocky Hill Trade Area

Rocky Hill sits in the heart of West Knoxville's most affluent residential corridor, between Bearden and Pellissippi Parkway along Northshore Drive (SR 332). The site draws from a 5-mile base of 112,323 residents across 48,547 households. Median household income in that ring is \$82,464, and average household income is \$127,143. Within 3 miles, nearly 59% of adults hold a bachelor's degree or higher and the median home value is \$453,075, well above the Knoxville norm.

Northshore Drive is the primary east-west artery for West Knoxville's lakeside neighborhoods. It connects directly to I-140 (Pellissippi Parkway) to the west and runs back toward Papermill Road and I-40 to the east, so the site catches daily commuter traffic beyond the immediate neighborhood. The immediate 1-mile ring is 81% owner-occupied, and most households have been in place since before 2018, which makes for a stable base with low turnover. The Knoxville metro has grown roughly 1.5% a year since 2020, and West Knoxville continues to capture a large share of that growth. The area's income levels and homeownership rates make Rocky Hill one of the more resilient submarkets in the region.

Population Density (Per Square Mile, 5 Mile Radius)

1,562.50

Current Year Population (5-Mile)

112,323

Median Household Income (5-Mile)

\$82,464

Total Households (5-Mile)

48,547

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