



FOR SALE OR LEASE

8874 Kingston Pike

Knoxville, Tennessee 37923

CAPPIELLO 
COMMERCIAL



A rare multi-tenant office holding on one of Knoxville's most active west corridor, available for outright purchase or ground lease. Two-story configuration, 19 on-site parking spaces, existing suite build-out, C-Commercial zoning, and 20,704 CPD on Kingston Pike at Cedar Bluff make this an exceptional candidate for a professional services owner-user, medical or financial operator, or a value-add investor seeking proven West Knoxville office exposure.

10,000

SQ. FT.

0.46

Acres

1982

Year Constructed

20,704

CPD

19

Parking Spaces

132 03205

Parcel ID

8874 Kingston Pike

01 ESTABLISHED CEDAR BLUFF OFFICE ASSET: Two-story, 10,000 SF multi-tenant office building with existing suite configuration, 19 on-site parking spaces, and a fully built-out interior ready for an owner-user or repositioning by a value-add investor. Significant capital savings versus ground-up construction — acquire the shell and existing build-out in a single transaction.

02 PRIME KINGSTON PIKE CORRIDOR VISIBILITY: 20,704 CPD on Kingston Pike in Cedar Bluff, one of West Knoxville's most active professional and commercial corridors. High-visibility position surrounded by regional retailers, financial institutions, and medical operators drawing from Knoxville's most affluent residential base.

03 HIGH-INCOME WEST KNOXVILLE TRADE AREA: 142,272 residents within 5 miles with a median household income of \$89,733 — one of the strongest consumer profiles in the Knoxville market. Fully built-out trade area with limited exposure to new competitive supply creates a durable, repeat-traffic professional base.

04 FLEXIBLE ACQUISITION STRUCTURE: Available fee simple or via ground lease — giving buyers, operators, and developers a range of entry points. C-Commercial zoning supports professional office, medical, retail, and service uses without requiring a rezoning.

05 MULTIPLE EXIT STRATEGIES: C zoning and two-story configuration support a professional services owner-user, NNN lease to a medical or financial tenant, value-add office repositioning, or ground lease redevelopment to a regional or national user seeking established Kingston Pike presence.

OFFERING SUMMARY

PRICE

\$2,400,000

PRICE / SF

\$240

CAP RATE

%10.42

PROPERTY DESCRIPTION

Year Built	1982
Lot Size	0.46 Ac
Building Size	10,000 SF
Parking	19 Spaces
Ownership	Fee Simple

SALE / LEASE TERMS

List Price	\$2,400,000
Lease Rate	\$25/SF/Yr
Lease Type	[NNN]







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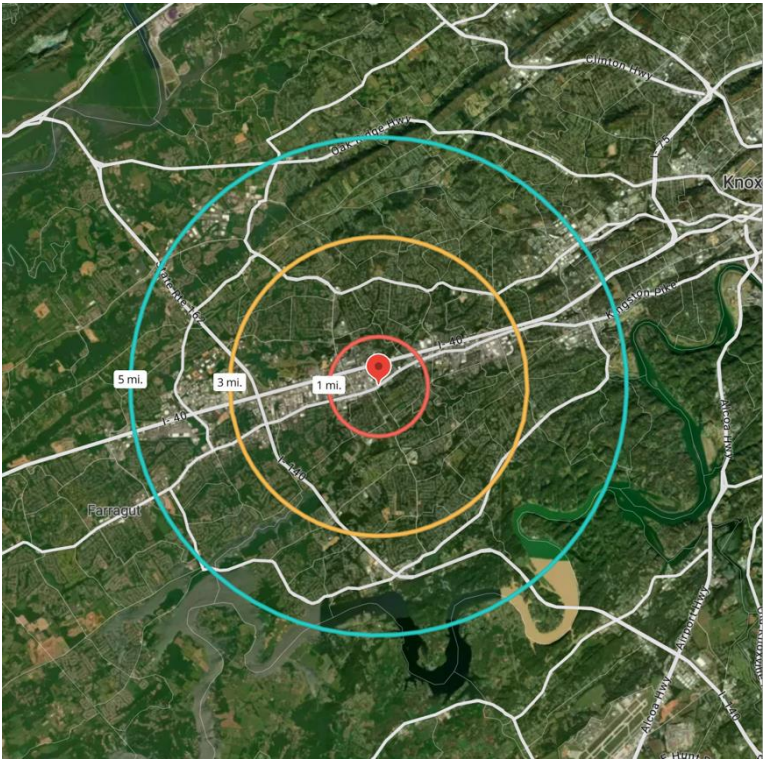




West Knoxville Trade Area, Tennessee

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimate	7,123	70,591	142,272
Households (2024 Est.)	3,306	30,188	58,399
HOUSEHOLD INCOME			
Median	\$49,937	\$82,475	\$89,733
HOUSEHOLDS			
2024 Estimate	3,306	30,188	58,399
HOUSING			
Median Home Value	\$343,449	\$382,233	\$390,685
EDUCATIONAL ATTAINMENT			
High School Graduate	15.50%	16.50%	16.90%
Some College	29.20%	24.70%	24.30%
Bachelor's Degree Only	31.60%	31.00%	31.70%
Graduate Degree	17.90%	23.30%	22.80%

Source: Social Explorer; U.S. Census Bureau ACS 2020–2024 (5-Year Estimates) | 8874 Kingston Pike, Knoxville, TN 37923



Cedar Bluff Trade Area

Kingston Pike at Cedar Bluff represents one of West Knoxville's most established professional and commercial corridor — anchored by dense retail, medical, and financial services uses and surrounded by some of Knoxville's highest-income residential neighborhoods.

Current Year Population (5-Mile)

142,272

With above-average household incomes and a fully built-out trade area constrained by existing development, the corridor offers buyers and tenants a stable, proven consumer and professional base without the risk of an emerging location.

The area functions as one of the primary professional services and commercial hub for West Knoxville's established neighborhoods, drawing daily traffic from a high-income residential base with consistent demand for office, medical, and service-oriented uses — creating a durable, repeat-traffic trade area with limited exposure to new competitive supply.

Population Density (Per Square Mile, 5 Mile Radius)

2,713.50

Current Year Population (5-Mile)

142,272

Median Household Income (5-Mile)

\$89,733

Total Households (5-Mile)

58,399

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