



FOR LEASE

4861 Chambliss Ave

Knoxville, Tennessee 37919

CAPPIELLO
COMMERCIAL

PROPERTY SUMMARY



A versatile office-zoned cottage positioned on Chambliss Avenue in the heart of Knoxville's Bearden district, one block off Kingston Pike. The 1,594 SF building sits on 0.17 acres and features two private suites with full baths, a large living area with fireplace, a separate office, original hardwood floors, and a fully redone kitchen — delivering a freshly painted, move-in-ready space with both character and curb appeal. Walkable to Bearden's restaurants, bars, and the Kroger shopping center, Chambliss Avenue offers a quiet professional setting steps from Kingston Pike, making this an exceptional opportunity for an office, wellness, or professional services user seeking a turnkey space in one of Knoxville's most established trade areas.

1,594

SQ. FT.

0.17

Acres

1938

Year Built

O

Office Zoning

2 / 2

Suites / Full Baths

107KH034

Parcel ID

4861 Chambliss Avenue

- 01** **TURNKEY OFFICE COTTAGE WITH PRIVATE SUITES:** 1,594 SF building on 0.17 acres with two private suites, each with a full bath, plus a fireplace living area, separate office, and fully redone kitchen — freshly painted inside and out.
- 02** **ONE BLOCK OFF KINGSTON PIKE:** Steps from West Knoxville's primary retail corridor with quick access to Northshore Drive, Papermill Drive, and I-40 — walkable to Bearden's restaurants, bars, and the Kroger shopping center.
- 03** **ESTABLISHED OFFICE STREET:** Chambliss Avenue has transitioned from residential to professional office use, with neighboring cottages converted under the same O zoning — a quiet, professional address beside the Pike's retail frontage.
- 04** **AFFLUENT BEARDEN DEMOGRAPHICS:** The 1-mile trade area carries a median household income of \$81,187 and a median home value of \$518,252, with 62% of adults holding a bachelor's degree or higher.
- 05** **FLEXIBLE OFFICE AND SERVICE USE:** O (Office) zoning supports professional office and low-intensity service uses — the building has previously housed an IT services firm and a boutique spa.

OFFERING SUMMARY

Leasing Terms

\$28,500/ Year

Price / SF / YR

\$17.88

Lease Type

NNN

PROPERTY DESCRIPTION

Year Built	1938
Lot Size	0.17 Ac
Building Size	1,594 SF
Layout	2 Suites / 2 Baths
Parking	Off-Street
Zoning	O (Office) / R (Residential)



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

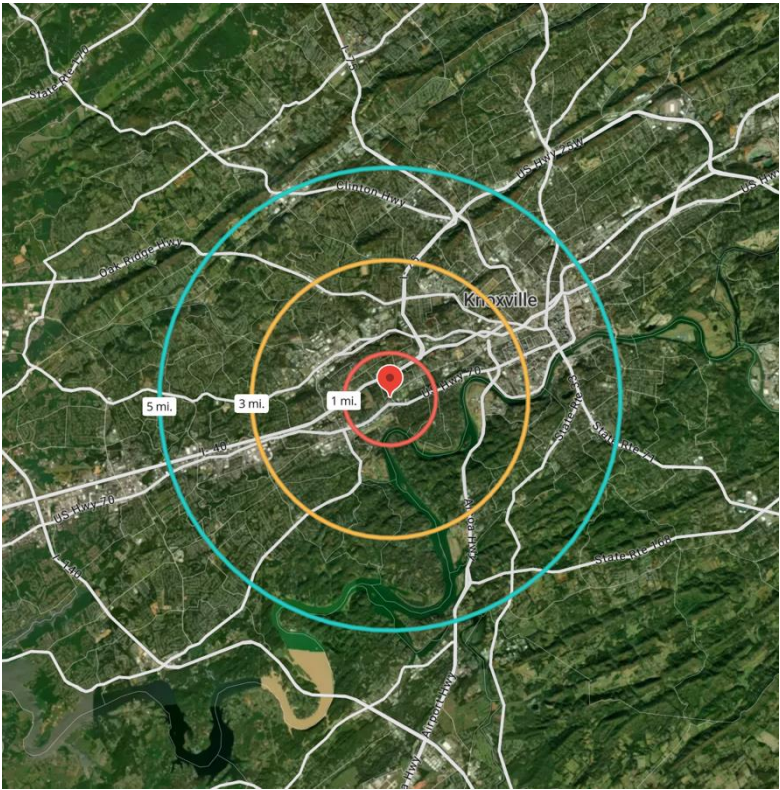


DEMOGRAPHICS

Bearden Trade Area, Tennessee

	1 MILE	3 MILES	5 MILES
POPULATION			
2020-2024 ACS Estimate	5,072	49,101	150,733
Households (2020-2024 Est.)	2,149	22,729	61,225
HOUSEHOLD INCOME			
Median	\$81,187	\$68,140	\$64,333
HOUSEHOLDS			
2020-2024 Estimate	2,149	22,729	61,225
HOUSING			
Median Home Value	\$518,252	\$381,356	\$314,872
EDUCATIONAL ATTAINMENT			
High School Graduate	15.90%	19.20%	22.40%
Some College (13-15)	19.10%	23.80%	25.60%
Bachelor's Degree Only	33.70%	27.50%	25.40%
Graduate Degree	28.40%	23.40%	18.90%

Source: U.S. Census Bureau, ACS 2020–2024 5-Year Estimates - Bearden, Knoxville TN 37919



MARKET OVERVIEW

Bearden Trade Area

The Bearden submarket is one of Knoxville's most established and consistently active commercial zones, centered on the Kingston Pike corridor in the heart of West Knoxville. The area functions as a primary retail, service, and professional destination for the western half of the city — 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 one block off Kingston Pike on Chambliss Avenue, a street that has steadily converted from residential to professional office use, placing it at the center of a trade area serving over 150,000 residents within five miles with a median household income of \$64,333. Within one mile, median household income rises to \$81,187 and median home value reaches \$518,252 — a concentrated, affluent client base for office, wellness, and professional services users.

Current Year Population (5-Mile)

150,733

Median Household Income (5-Mile)

\$64,333

Total Households (5-Mile)

61,225

Median Home Value (1-Mile)

\$518,252

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135 S Forest Park Blvd, Knoxville, Tennessee 37919



Anthony Cappiello

Chief Executive Officer, Principal Broker

Tony@cappcomm.com

Alston Gage

Broker

Alston@cappcomm.com

(615)-293-1349