Former Karnes Drug Store

1901 Cumberland Ave, Knoxville, TN 37916

Listing ID:	30554738
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Street Retail
Contiguous Space:	3,378 SF
Total Available:	3,378 SF
Gross Land Area:	6,469 SF
Lease Rate:	$24 PSF (Annual)
Base Monthly Rent:	$6,756
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Ceiling:	11 ft.
Tax ID/APN:	108CD040
Zoning:	CU-2
Building/Unit Size (RSF):	3,378 SF
Property Visibility:	Excellent
Highway Access:	Located on Hwy 11 (Cumberland Avenue)
Tenancy:	Single Tenant
Year Built:	1927
Construction/Siding:	Brick

Overview/Comments

19th & Cumberland is located on the edge of the University of Tennessee's campus and in the heart of the revitalized Cumberland Avenue Corridor. Located in between Campus and two regional hospitals, Fort Sanders Regional Medical Center (541 beds & 1,704 employees) and East Tennessee Children's Hospital (152 beds & 2,358 employees) which provide the additional density and a year-round daytime population. Across the street is TENN, a +/- 268,254 sf mixed-use community on the south side of Cumberland Avenue and a new pay surface parking lot. UT has an eight-level, parking garage (1,000 spaces) that was recently constructed for commuters, employees and special events to the south of the property on Lake Avenue there is behind the property. Walking distance to Neyland Stadium ...

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