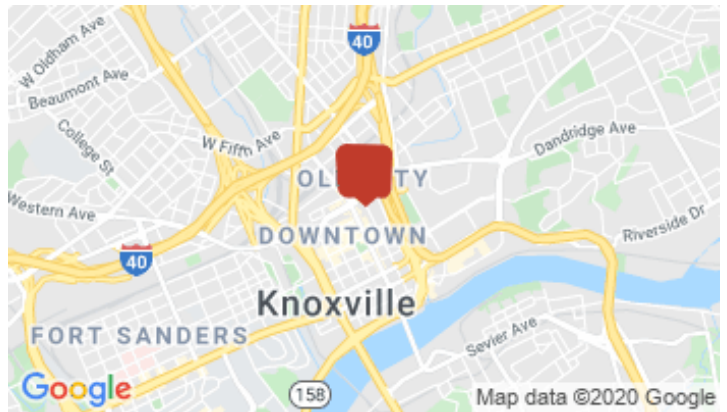


First-Class Downtown Knoxville Restaurant/Retail for Lease



301 State St, Knoxville, TN 37902

Listing ID:	30509523
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Restaurant, Street Retail
Contiguous Space:	4,096 SF
Total Available:	4,096 SF
Lease Rate:	\$26 PSF (Annual)
Base Monthly Rent:	\$8,874
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Loading:	1 Dock, 1 Door
Ceiling:	16 ft.
Tax ID/APN:	095IA004
Zoning:	C-2/H-1
Property Visibility:	Excellent
Highway Access:	Easy and excellent access to the Interstate via James White Parkway (0.4mi).
Tenancy:	Single Tenant
Construction/Siding:	Brick



Overview/Comments

The Cal Johnson Building ground floor is purpose-built as a clean canvas for a 4,092 square-foot restaurant. The tenant will start with a finished shell with ceiling heights of 16+ feet. The space is equipped with new grease interceptors, ample electric power and gas, and all utilities, including life safety. The HVAC units have been sized for restaurant capacity and will be delivered with the space; some supplementation might be necessary, depending on use. The kitchen can be positioned in the space in a variety of different ways, and the entire building is ADA compliant. A TI allowance is available under certain circumstances. A PILOT means taxes will be advantageously low.

This historic property is located between Gay Street, Market Square, and the Old City, in the midst of an already-thriving and still-growing residential area of downtown Knoxville. The entire area is a regional destination. Foot traffic is excellent. Gay Street is right around the corner; is downtown's major artery and home to hotels, entertainment and shopping venues; and carries the main flow of Knoxville's inimitable downtown vibe.

The building has an incredible history, and Cal Johnson's is a singular Knoxville story. Born into slavery, through ambition, grit, imagination, skill, and vision, he would ultimately become the wealthiest African-American in Tennessee. He developed and owned quite a bit of real estate here in Knoxville, but this particular structure, dated to ...

Property Contacts



Robert Finley
Conversion Properties, Inc.
865-318-5943 [M]
865-318-5943 [O]
rfinley@conversionprop.com



Joe Petre
Conversion Properties, Inc.
865-599-1696 [M]
865-246-1331 [O]
jpetre@conversionprop.com