

# Mattress Firm for Lease ~ Clinton Highway

6710 Clinton Hwy, Knoxville, TN 37912



Listing ID:	30383797
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Street Retail
Contiguous Space:	4,000 SF
Total Available:	4,000 SF
Lease Rate:	\$24 - 26 PSF (Annual)
Base Monthly Rent:	\$8,000 - 8,666
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	067 27403
Property Visibility:	Excellent
Highway Access:	Clinton Highway (Highway 25) Approximately 2.2 miles from I-75
Tenancy:	Single Tenant



## Overview/Comments

Property is prominently located on Clinton Highway with excellent retail synergy. Major area retailers include: Wal-Mart, Target, Kroger, Marshalls, Aldi, Hobby Lobby, The Home Depot, Lowe's, Pet Supermarket, Chili's, etc...

Excellent visibility and view corridor with an impressive daytime population of 110,551 within a 5 mile radius.

Mid-way between Knoxville and Powell and only 2.2 miles +/- from I-75.

