

SEVIER AVENUE RETAIL

906 Sevier Ave, Knoxville, TN 37920



Listing ID:	30367435
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Street Retail
Contiguous Space:	1,000 - 15,000 SF
Total Available:	15,000 SF
Gross Land Area:	1 Acre
Lease Rate:	\$17 - 20 PSF (Annual)
Base Monthly Rent:	\$21,250 - 25,000
Lease Type:	Absolute NNN
Nearest MSA:	Knoxville
County:	Knox
Loading:	4 Docks
Tax ID/APN:	0950M001
Zoning:	SW-3
Building/Unit Size (RSF):	35,000 SF
Property Visibility:	Excellent
Tenancy:	Multiple Tenants
Year Built:	1949
Construction/Siding:	Brick
Parking Type:	Surface



Overview/Comments

An adaptive reuse project on Sevier Ave will offer some much needed retail inventory for the booming South Knox Waterfront District. New businesses to the Southshore include Honey Bee Coffee, South Coast Pizza, South Landing CrossFit, Alliance Brewing Company, Printshop Brewery, Trailhead Beer Market, SoKno Taco Cantina and Landing House Restaurant.

Hi-Wire Brewery, the first "beer only" concept from Asheville, occupies the entire second floor (10,187 sf) of the bldg.