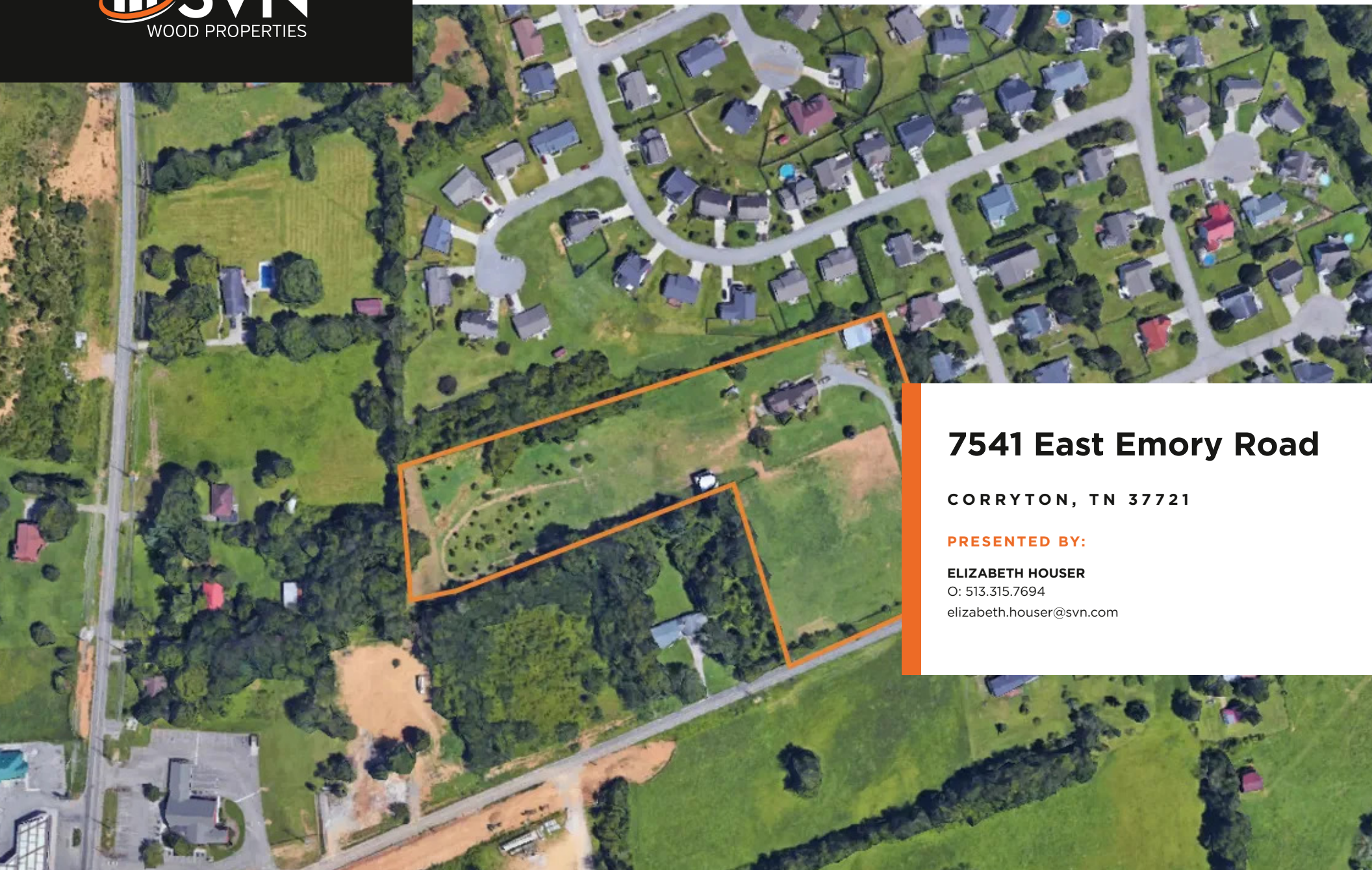




7541 East Emory Road



7541 East Emory Road

CORRYTON, TN 37721

PRESENTED BY:

ELIZABETH HOUSER

O: 513.315.7694

elizabeth.houser@svn.com

TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Additional Photos	5
LOCATION INFORMATION	6
Location Description	7
Additional Photos	8
Regional Map	9
Location Map	10
Aerial Map	11
Retailer Map	12
Knoxville Economy	13
Employment & Economy	14
DEMOGRAPHICS	15
Demographics Map & Report	16
Disclaimer	17





Property Information

PROPERTY SUMMARY

7541 EAST EMORY ROAD

CORRYTON, TN 37721

OFFERING SUMMARY

SALE PRICE:	\$795,000
LOT SIZE:	6.07 Acres
ZONING:	CA - General Business
RESIDENCE:	2,718 SF (5 Bedrooms/3 Baths)
TRAFFIC COUNT:	8,400 AADT
COUNTY:	Knox
PARCEL ID:	021 100
TOTAL POPULATION:	13,448 (Within 3 Miles)
AVERAGE HH INCOME:	\$87,234 (Within 3 Miles)

PROPERTY SUMMARY

The property at 7541 E Emory Road, holds strong commercial appeal due to its proximity to the Gibbs community's commercial hub. This sits on approximately 6.07 acre lot with 2,718 SF residence. It's a high-traffic corridor, offering significant development potential. Located less than half a mile from the Emory Road and Tazewell Pike intersection, the area sees approximately 8,400 vehicles per day and hosts established retailers such as Walgreens, Dollar General, and IGA.



ADDITIONAL PHOTOS





Location Information



LOCATION DESCRIPTION

Located less than half a mile from the Emory Road and Tazewell Pike intersection. Established retailers are nearby such as Home Federal, Walgreens, Dollar General, and IGA. Given the acreage and location, several commercial or service-oriented uses are viable:

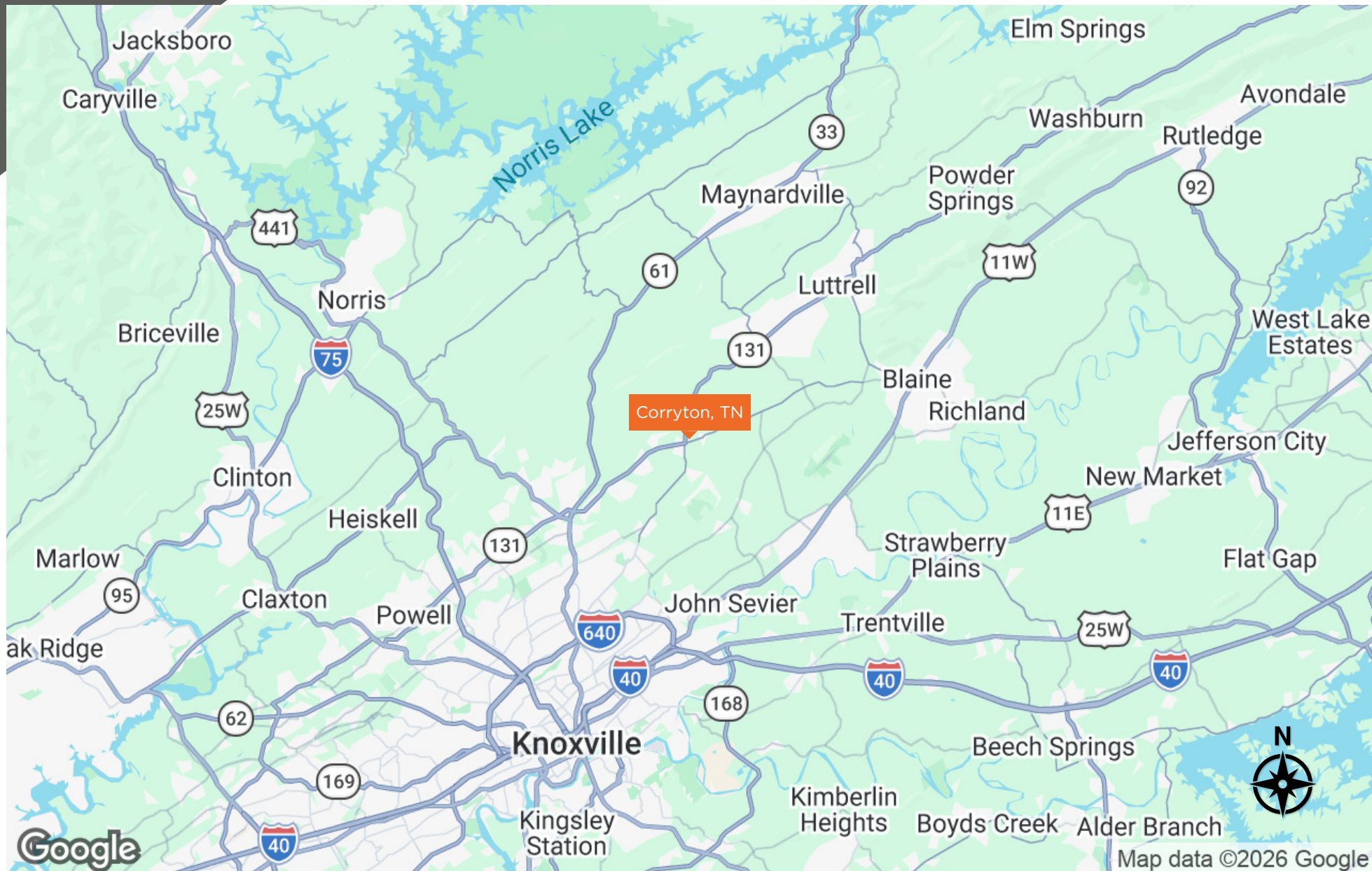
- 1) Neighborhood Retail Strip: Small inline retail for medical, dental, restaurant, professional services, fitness, physical therapy, or salon use.
- 2) Specialty Retail: Potential for a veterinary clinic or hardware store
- 3) Daycare Facility: Ideally situated to serve the growing number of families in the area.
- 4) Self-Storage or Auto Services: High-demand uses consistent with the local market and available land.
- 5) Medical/Urgent Care Clinic: Addressing the need for local healthcare services outside of downtown Knoxville.

Furthermore, residential demand is well-established. The Thompson Meadows community directly across the street is now sold out, demonstrating a clear market for housing. Potential residential development options include a small subdivision of 10-20 homes, a duplex or townhome project, or an assisted living facility.

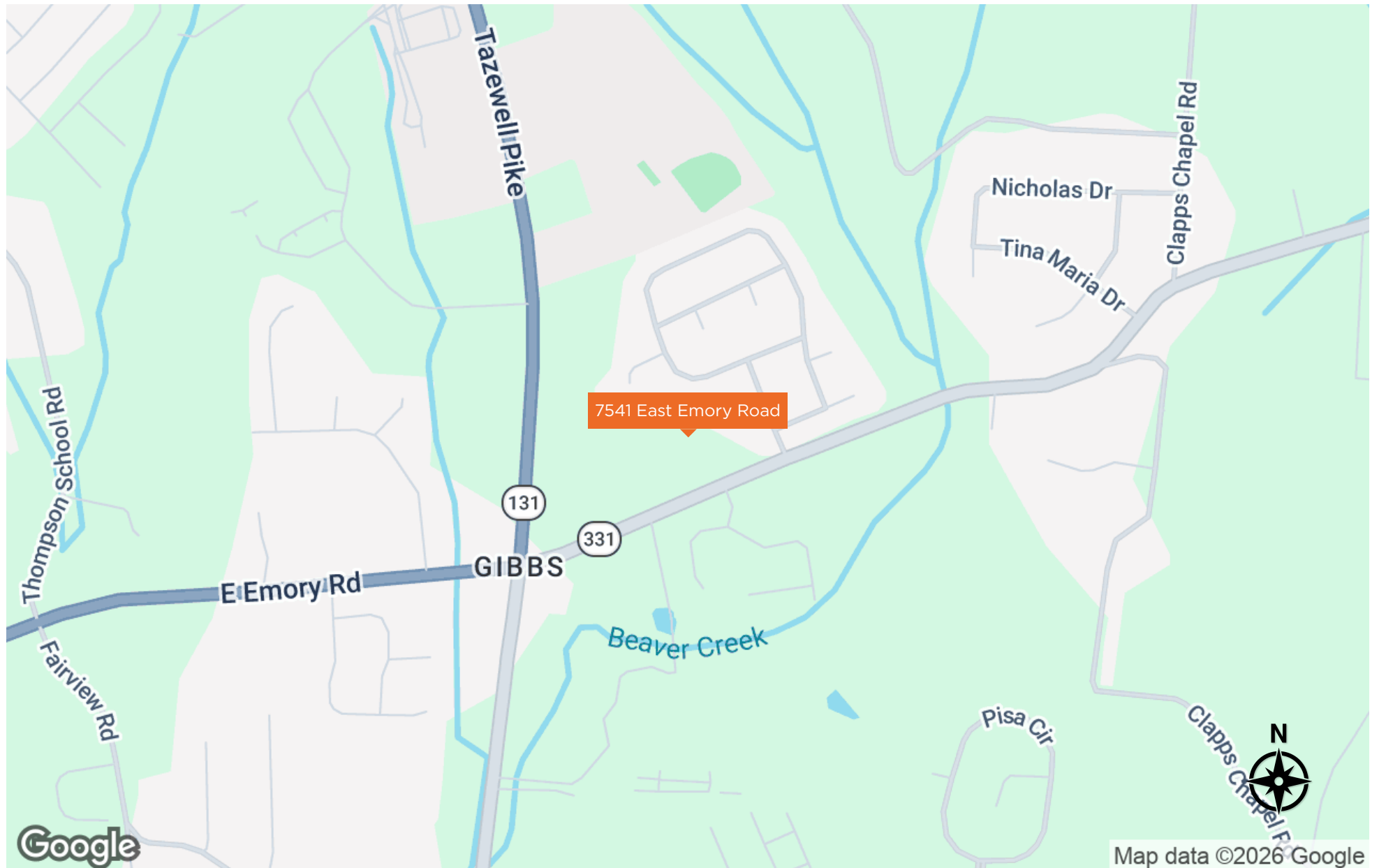
ADDITIONAL PHOTOS



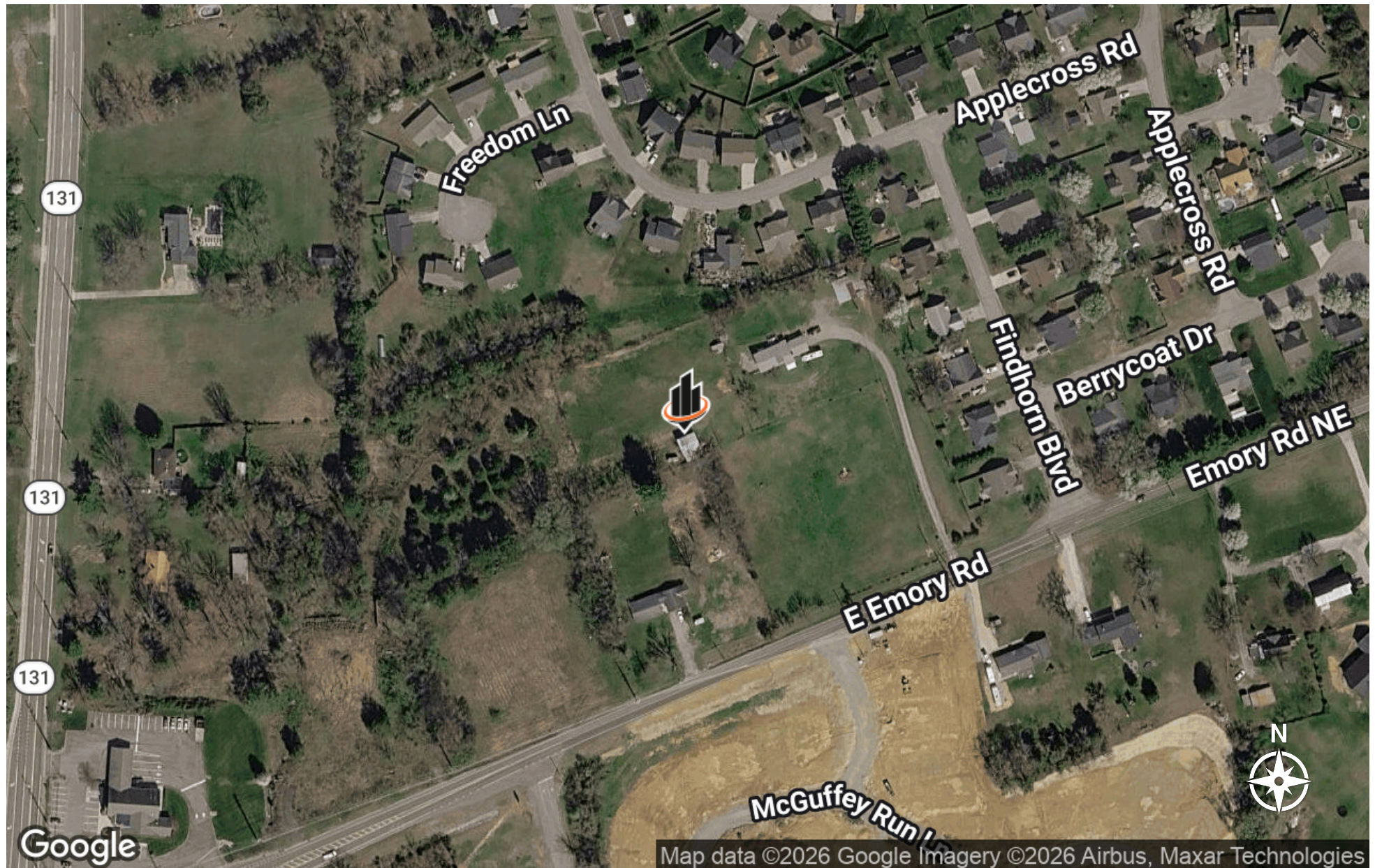
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

RETAILER MAP



KNOXVILLE ECONOMY



The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.

2024 Population:

947K

Median Age:

40

2024 Households:

381K

2024 Household
Income:

\$70K

Top 10: Livability.com's Best Affordable Places to Live

Top 20: Realtor.com's Emerging Housing Markets

Top 50: US News & World Report Best Places to Live



EMPLOYMENT & ECONOMY

KNOXVILLE MAJOR EMPLOYERS	EMPLOYEES
U.S. Department of Energy	16,975
Covenant Health	11,963
UT Knoxville	11,197
Knox County Schools	10,118
Walmart	6,614
UT Medical Center	5,387
Clayton Homes	5,047
Denso	5,000
Roark Capital	4,608
Dollywood	4,500
Food City	4,023
State of Tennessee	3,811

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.



Demographics

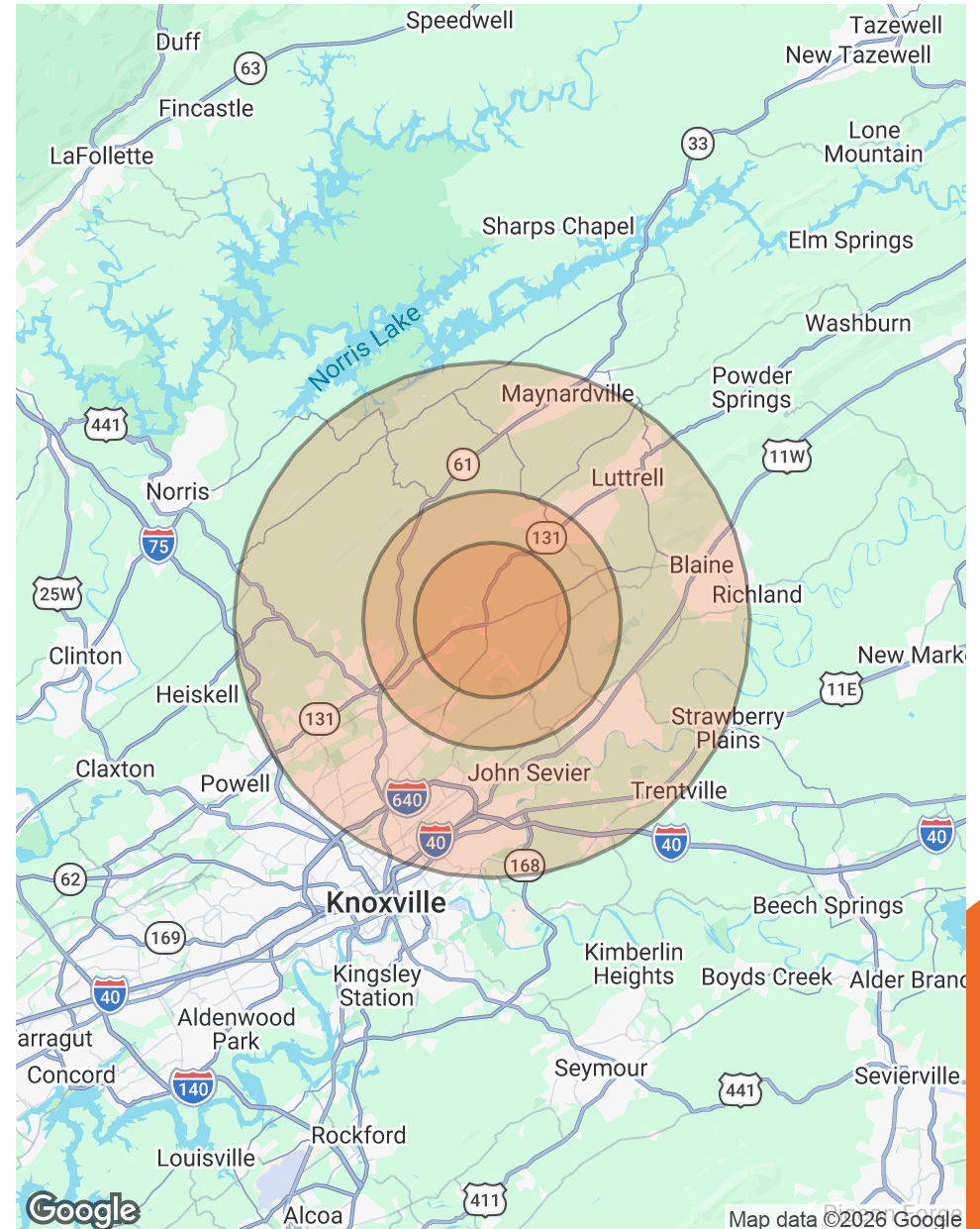


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	13,448	33,913	155,065
AVERAGE AGE	39.7	42	41.2
AVERAGE AGE (MALE)	38	39.9	39.4
AVERAGE AGE (FEMALE)	42	44.5	43.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,817	12,679	64,163
# OF PERSONS PER HH	2.8	2.7	2.4
AVERAGE HH INCOME	\$87,234	\$88,810	\$81,709
AVERAGE HOUSE VALUE	\$238,348	\$251,012	\$249,672

RACE	3 MILES	5 MILES	10 MILES
TOTAL POPULATION - WHITE	12,196	30,543	127,497
TOTAL POPULATION - BLACK	189	787	13,744
TOTAL POPULATION - ASIAN	266	865	1,839
TOTAL POPULATION - HAWAIIAN	0	0	120
TOTAL POPULATION - AMERICAN INDIAN	5	56	218
TOTAL POPULATION - OTHER	73	406	3,142





DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.