

For Sale

Land

0.45 Acres | \$246000



## Cupp Property

1106 N Broadway  
Knoxville, Tennessee 37917

### Property Highlights

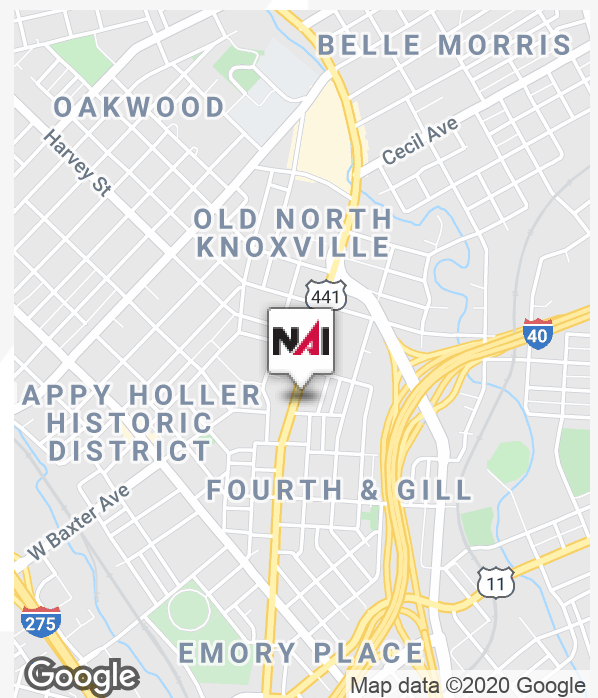
- In the center of growth
- C-G-2 zoning
- Grade level Broadway exposure
- Multiple highest and best uses
- Adjacent 4th and Gill Neighborhood.

### Property Description

Commercial zoned land in C-G-2 zoning, offering a wide array of uses, from retail, office to single and multi-family residential. The lot is situated in the heart of the booming Historic 4th and Gill and North Knoxville neighborhood districts, and offers Broadway frontage.

The property has two older buildings that may or not be deemed usable pending buyer's needs, one an older 1 car garage with upper accessory unit, the other being a small sales office with restroom facilities.

Located in close proximity to K-Brew, Happy Holler District, adjacent 4th and



For more information

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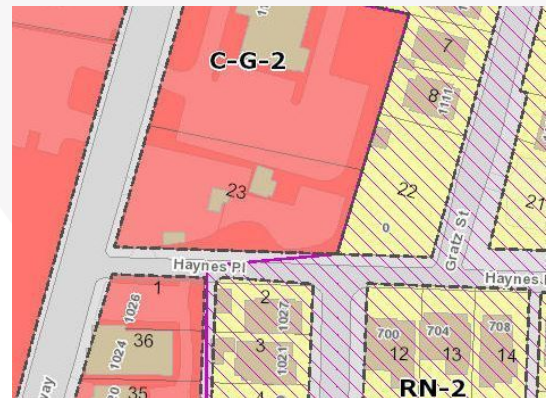
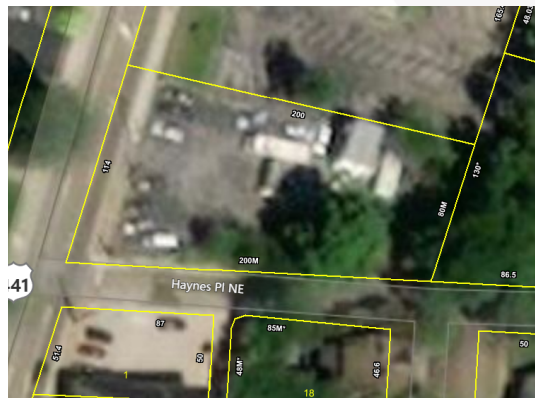
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# Additional Photos

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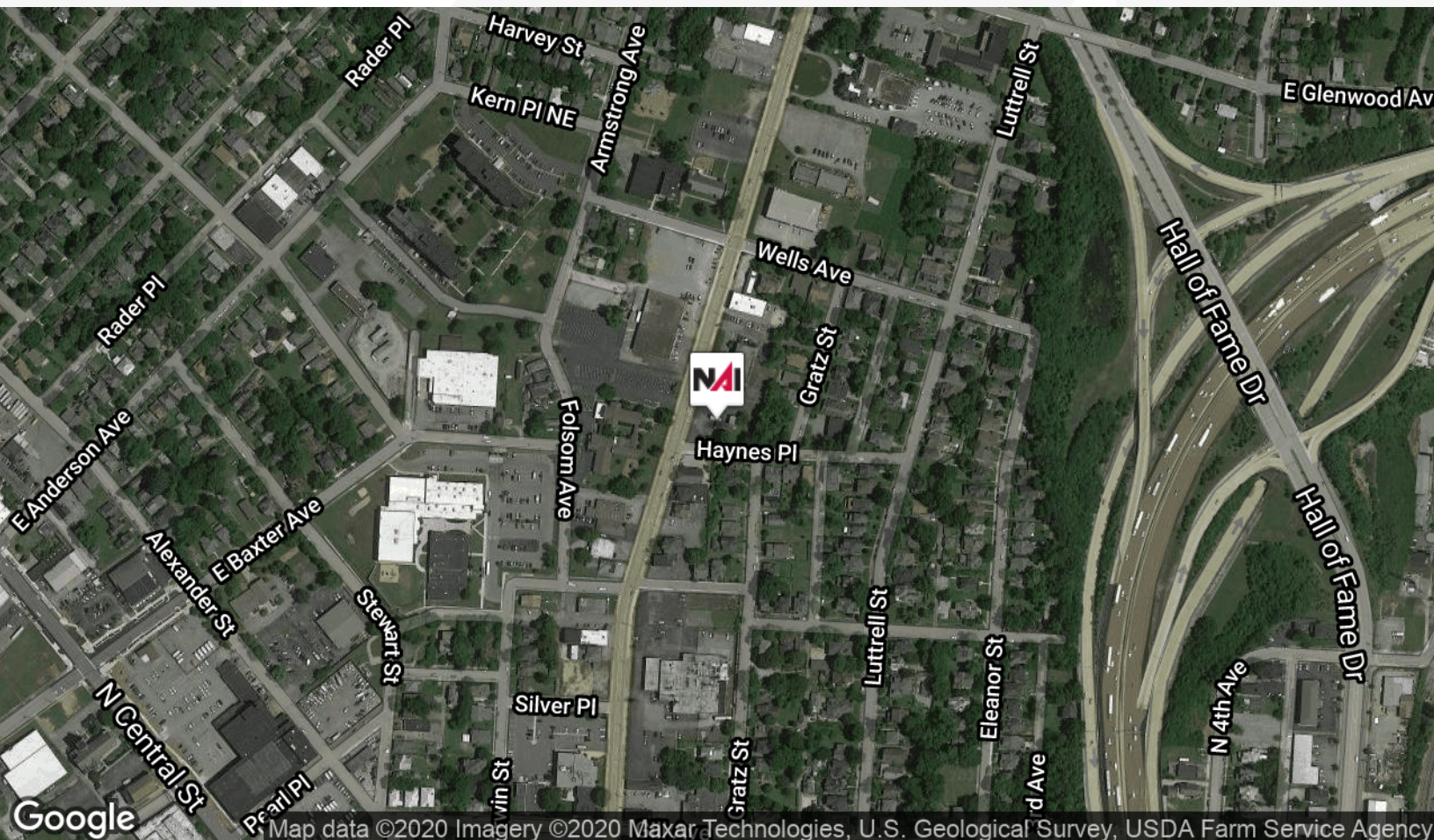
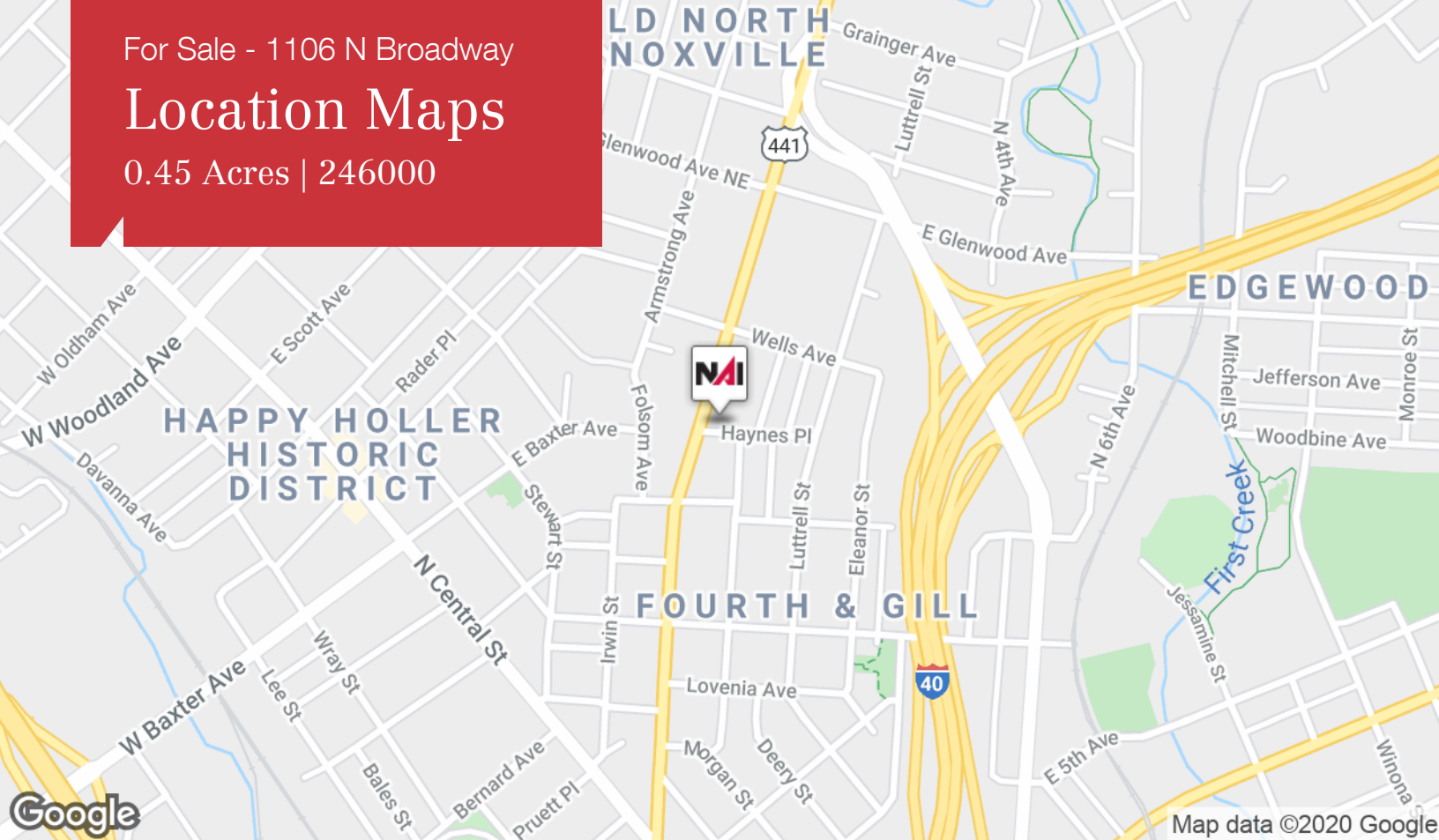




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# Location Maps

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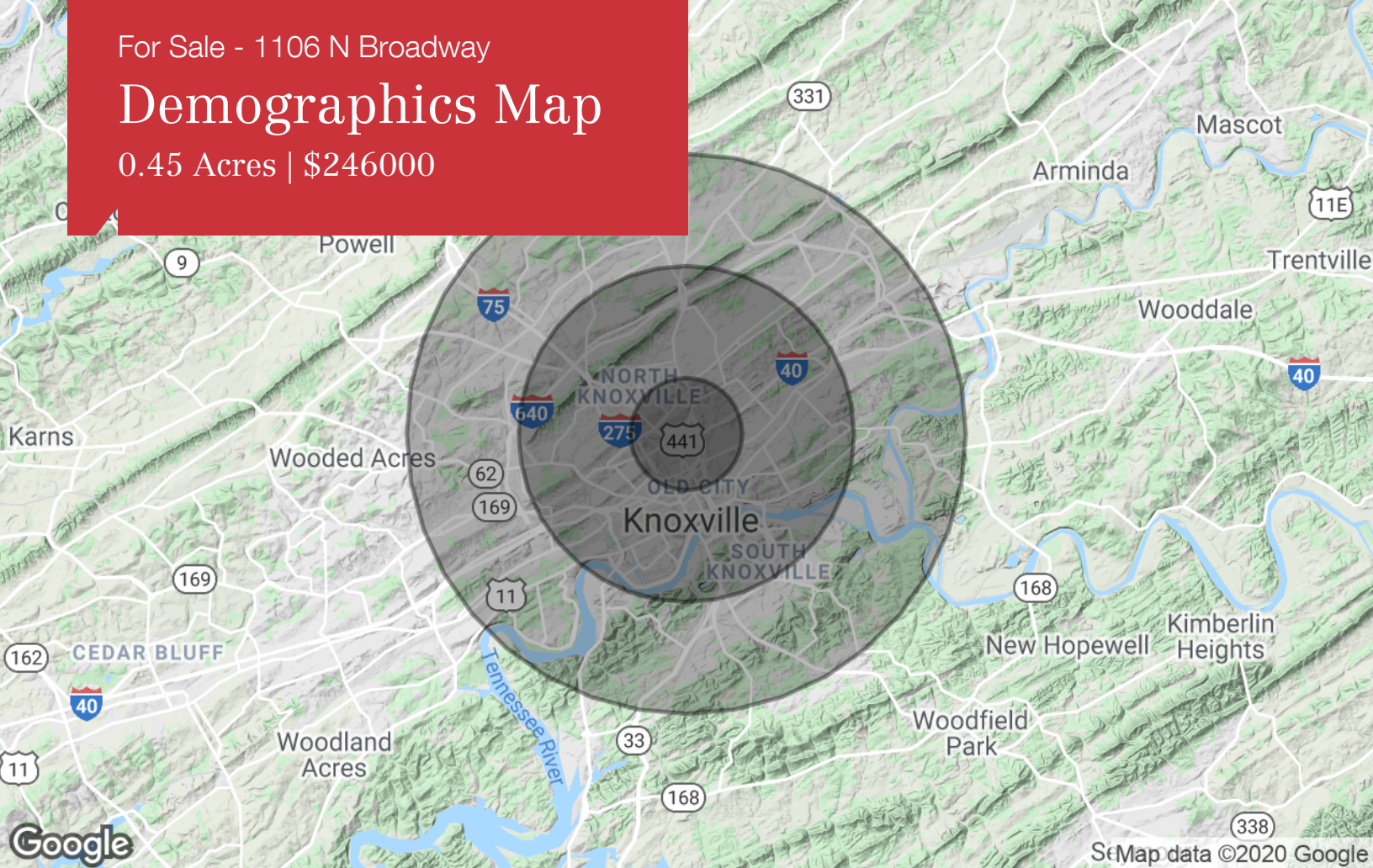




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# Demographics Map

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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,301	79,631	155,918
MEDIAN AGE	41.4	32.4	34.9
MEDIAN AGE (MALE)	40.0	31.0	33.5
MEDIAN AGE (FEMALE)	44.4	34.0	36.3

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,539	35,408	71,051
# OF PERSONS PER HH	1.8	2.2	2.2
AVERAGE HH INCOME	\$37,926	\$31,298	\$39,820
AVERAGE HOUSE VALUE	\$77,988	\$92,286	\$125,913

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	80.2%	71.6%	77.4%
% BLACK	18.8%	26.1%	20.2%
% ASIAN	0.3%	1.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	0.5%	1.1%	1.1%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.9%	3.1%	3.2%

\* Demographic data derived from 2010 US Census