



We're proud to serve create-your-own cinnamon rolls and other sweet treats like made-from-scratch brownies, cookies, and edible cookie dough. Select from over 20 unique frosting flavors and a variety of fresh and decadent toppings for your cinnamon roll. Mix and match flavors to create a new experience every visit!

Our commitment to the community in the heart of East Tennessee tourism, has earned us great reviews and a strong reputation of being a positive, well-liked contributor while giving back to the community.

Knoxville & Pigeon Forge, Tennessee

cinnaholicknoxville.com & cinnaholicpigeonforge.com

- With staff that's been around, and stores that have been built to run smoothly with very little in-store, hands-on effort from the owners, this is ideal for the person who would like to buy an established business that is already running like a well-oiled machine.
- A diverse menu allows us to tap into the wedding market, executive offices, and larger scale businesses so we don't just rely on foot traffic coming in the door. Our 3rd party delivery services help us expand our sales with ezCater, Door Dash and Uber Eats.
- This includes three counties, Blount County, Knox County and Sevier County, and all 3 can be expanded with at least one or more locations. Owner will have first right of refusal for any new locations built in these territories.
- Knoxville is in a complex with other long term tenants with great demographics and high traffic volume not far from the University of Tennessee campus.
- Pigeon Forge - located near the Great Smoky Mountains, the most visited National Park in the country! - is a new facility in a beautiful, recently remodeled complex located in a heavy tourist area that has very limited off-season.

2 UNIT BAKERY FRANCHISE

Cinnaholic is a gourmet cinnamon roll bakery. This 2-unit package includes two very profitable, well established fully staffed semi-absentee units in the heart of East Tennessee tourism. One is located near the Great Smoky Mountains-the most visited National Park in the country! The other is in Knoxville Tennessee not far from the University of Tennessee!

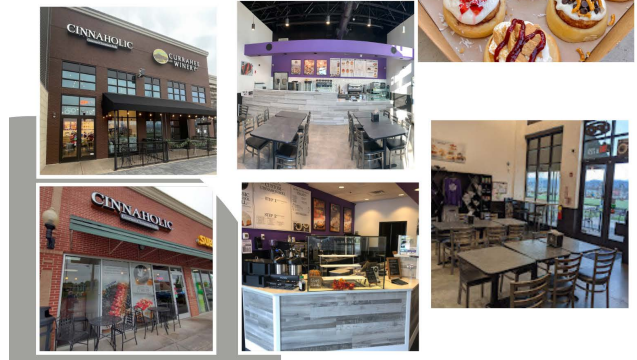
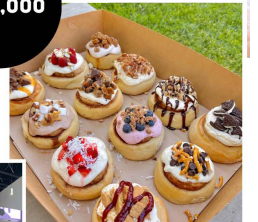
UNITS AVAILABLE

- 9450. Northshore Dr. Suite 106 Knoxville, TN
- 2655 Teaster Lane Suite 220 Pigeon Forge, TN

CONTACT

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\$997,000



Sale Price: \$997,000

FINANCING AVAILABLE

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