



April 29, 2025
Idle Hands Tattoo
Jaysin Jefferson, Owner

Property Address: 7419 Middlebrook Pike, Suite 105, Knoxville, TN 37909
Proposed Use: Body Modification - Permanent Make up, Piercing, Tattoo

7419 Middlebrook Pike, Knoxville, TN 37909 is a strip mall location "Middlebrook Commons" with five suites.
Proposed Suite: Suite 105
Property Square Footage: 10,836
Suite 105 Square Footage: 2409
Parking: On-site public parking lot

Idle Hands Tattoo ("Tenant") and OSM Balboa Homes, LLP ("Owner") have entered into a Lease Agreement that will commence in June 2025. Neither the Tenant nor the Owner intends to add any improvements to the parcel.

7419 Middlebrook Pike, suite 105 was formerly leased to Born This Way Body Arts, another reputable Tattoo Studio, that operated out of that space for several years with positive health inspection reports. . This makes it an ideal location for Idle Hands, as the interior has been built out in a way to meet health department requirements.

Idle Hand Tattoo, LLC is a 14 year thriving fine art and body arts studio specializing in mixed media art, permanent make-up, piercings and tattoos. Owner Jaysin Jefferson leads a skilled team of three artists and one shop manager. The studio stands out with its professional and exceptional customer service, in a clean, family friendly, hospital grade sanitized environment, and consistently achieves a perfect health inspection score. We are proud to be a 5-star google rated business.

Operating Hours:

Tuesday-Sunday 11AM-7PM, Closed on Monday

Average Daily Customers:

Idle Hands typically books by appointment, and schedules several weeks out. Average daily customer count is 3-5 customers.

Aerial Map

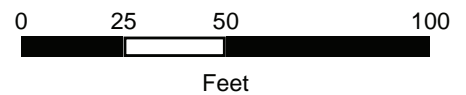
**Suite
105**

Middlebrook Pike

Middlebrook Pike



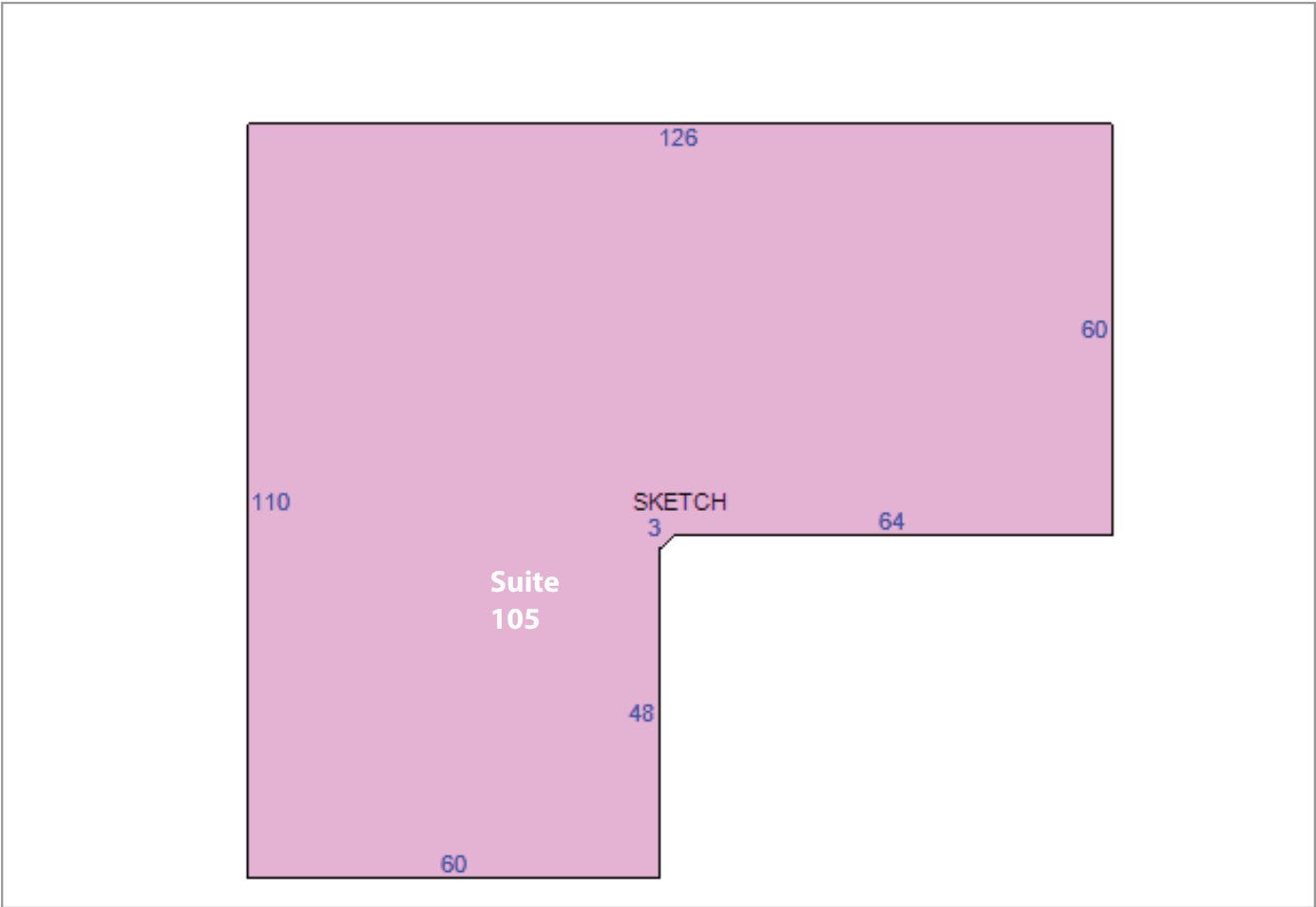
7419 Middlebrook Pike
6-B-25-SU Site Plan



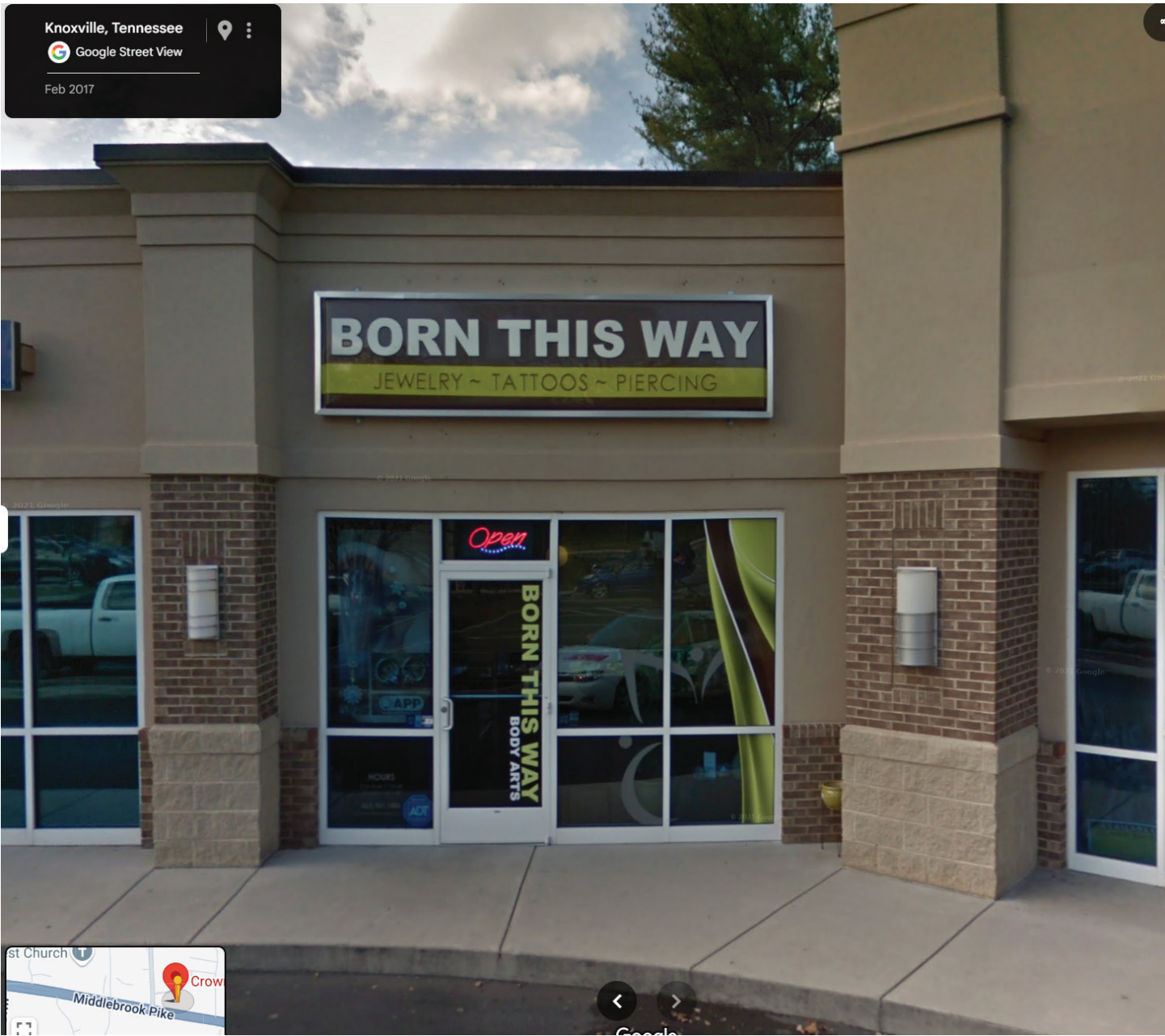
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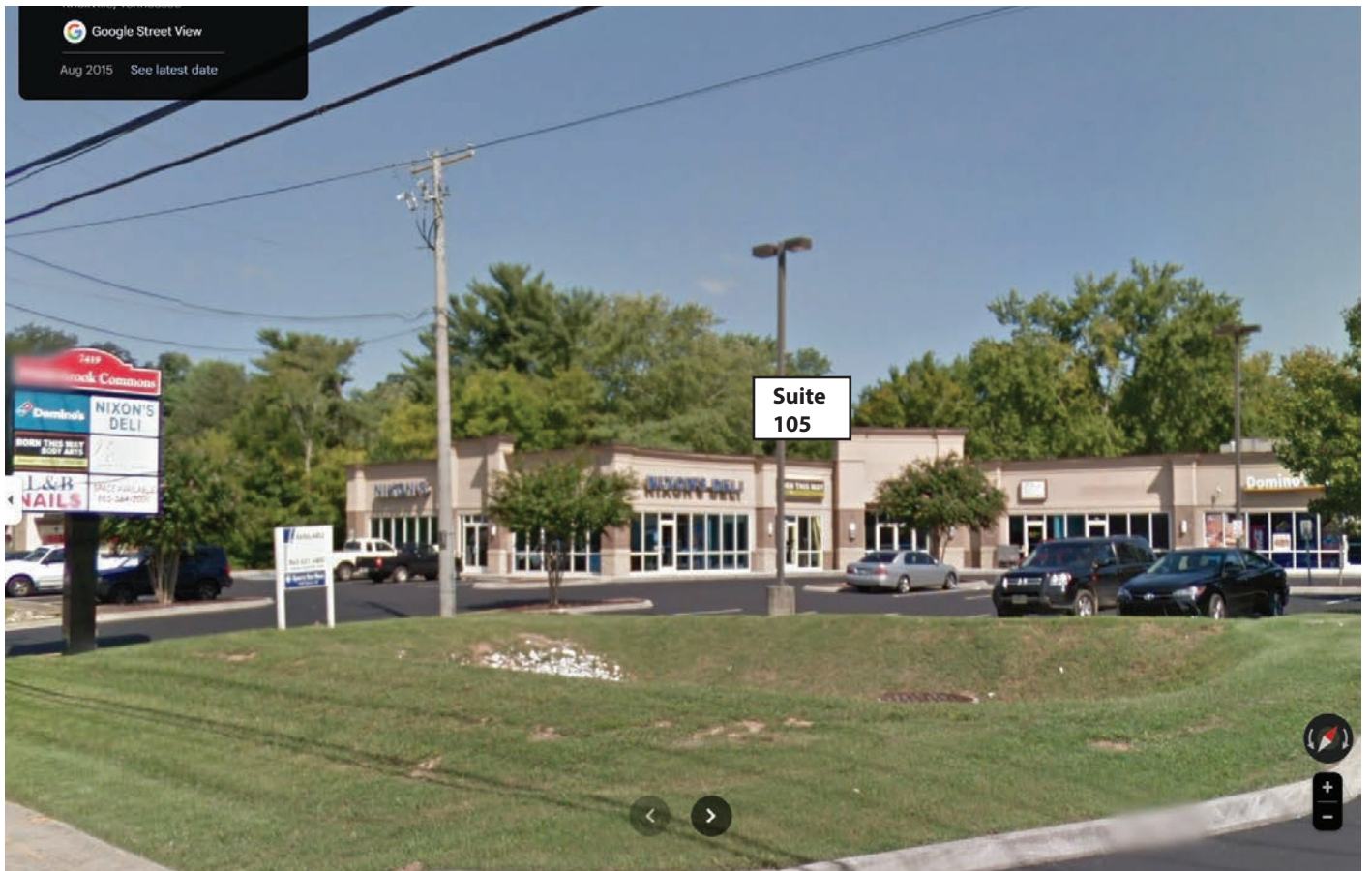
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Parking lot view of Suite 105





Street view of Middlebrook Commons, which includes Suite 105 and existing Pylon Sign.

