

COMMERCIAL PARCEL WITH DIRECT FRONTAGE ON N TENNESSEE AVENUE

611 N. Tennessee Avenue , Etowah, TN 37331

EXECUTIVE SUMMARY



LOCATION OVERVIEW

The City of Etowah is located approximately 10 miles southeast of Athens, TN, and the area serves as a retail hub for several communities located along the foothills of the Appalachian Mountains along US Highway 411 in East Tennessee. The subject property has direct frontage to Hwy 411, and it is located near the Star Regional Medical Center plus the national retailers Family Dollar, Food City and Walgreen’s and numerous restaurants, such as: Hardee’s, McDonald’s, Subway and Waffle House.

PROPERTY HIGHLIGHTS

- NNN Lease, Build-To-Suit, Ground Lease or Purchase Opportunity
- 1.03 Acre Parcel
- Excellent retail or restaurant opportunity with direct visibility from N Tennessee Avenue (Hwy 411) to over 15,500 vehicles per day

EXCLUSIVE AGENT(S)

REECE LOVELL • reece.lovell@tscg.com • 615.259.0200

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION	2,120	6,704	10,240
HOUSEHOLDS	864	2,734	4,087
AVG HH INCOME	\$45,124	\$51,725	\$55,205

