

# HIGHLY VISIBLE COMMERCIAL CORNER WITH I-40 ACCESSIBILITY

1807 Roane State Highway, Harriman, TN 37748

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

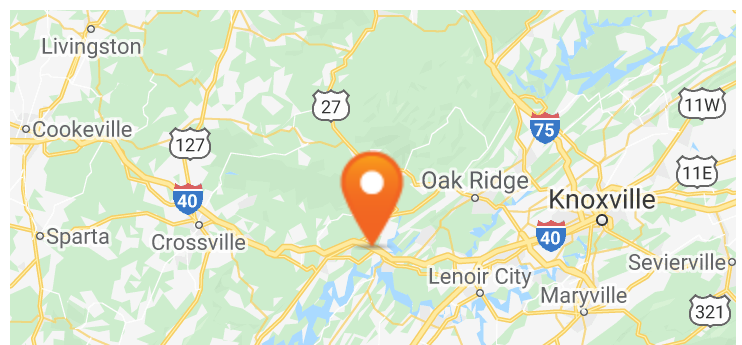
The City of Harriman is located approximately 35 miles west of Knoxville, TN just off Exit 350 on I-40, and the area serves as a retail hub for several communities located in the Cumberland Plateau area of East Tennessee. The subject property is positioned at the SWC of the Roane State Highway and Pine Ridge Road intersection, and it is located near the national retailers Lowe's, Kroger and Walgreen's plus numerous restaurants, such as: Bojangles, Dunkin, Subway and Zaxby's.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION	1,172	10,103	22,232
HOUSEHOLDS	481	4,278	9,303
AVG HH INCOME	\$56,652	\$57,425	\$58,951

### PROPERTY HIGHLIGHTS

- NNN Lease, Build-To-Suit, Ground Lease or Purchase Opportunity
- 5.26 Acre parcel
- Excellent retail, restaurant or c-store opportunity with direct visibility from Roane State Highway with over 15,500 vehicles per day



### EXCLUSIVE AGENT(S)

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