



Property Summary: 16000 State Route TN 111, Spencer, TN

Price:	\$499,900	The offering is situated in Spencer, TN fronting TN 111
Lot Size:	1.9+/- Acres	Cleared, level, ample parking and room for expansion
Building:	4,707sf	All brick, nicely appointed, very well maintained premises
Zoning Designation:	C-2	The purpose of C-2 zoning is to promote a mix of uses, including retail, service, civic, and residential development



HIGHLANDS ELITE
— REAL ESTATE —
COMMERCIAL



Property Highlights: 16000 State Route TN 111

The Subject Property offers a very well maintained, all brick, commercial building totaling 4,707+/-sf of conditioned space situated on 1.9+/- Acres fronting State Route TN 111. The building is comprised of multiple offices, men's and women's restrooms, kitchenette, breakroom and open flex space. The interior of the premises were updated in 2022/2023 and the exterior was last updated in 2013/2014. The property provides ample parking with 81 spaces, multiple points of ingress/egress and over 350 feet of frontage along TN 111. The property is located approximately 27 miles south of Cookeville, TN and approximately 1 hour north of Chattanooga.



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL



POPULATION	3 MILES	5 MILES	15 MILES
Total Population	1,652	2,804	32,140
Median Age	48.6	48.5	43.9
Households/Income	3 MILES	5 MILES	15 MILES
Total Households	723	1,210	12,142
Average HH Size	2.21	2.26	2.49
Average HH Income	\$62,003	\$64,331	\$66,701

Floorplan:



TOTAL: 4353 sq. ft
FLOOR 1: 4353 sq. ft
EXCLUDED AREAS: STORAGE: 39 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Andrea Dyer Greene
O: 931.400.8820
M: 931.239.4700



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL
931-400-8820
WAYNE RUSSELL
931-260-3743



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL

Interior Pics:



Andrea Dyer Greene
O: 931.400.8820
M: 931.239.4700



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL
931-400-8820
WAYNE RUSSELL
931-260-3743



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL

Exterior Pics:



Andrea Dyer Greene
O: 931.400.8820
M: 931.239.4700



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL
931-400-8820
WAYNE RUSSELL
931-260-3743