



For Lease

14300 Hickory Creek Rd

Lenoir City, TN 37771



PROPERTY SUMMARY

Laydown yard for lease or build-to-suit up to 10,000 square feet.

2.61-acre graveled laydown yard available for lease in Lenoir City, TN, conveniently located just off the Watt Road/I-40 interchange. The property offers approximately 2.25 usable acres of outdoor storage area with excellent access to I-40 and the greater Knoxville market. Ideal for contractors, equipment storage, fleet parking, construction materials, or other industrial outdoor storage users seeking a

PROPERTY HIGHLIGHTS

- 2.25 usable acres
- Proximity to I-40/75
- Build-to-suit possible up to 10,000 SF
- C-2 zoning

Lease Rate	\$5,625 per month (NNN)
Site Size	2.61 Acres

Zoning	C-2
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Jack Jobe

Associate Advisor

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TN #369212

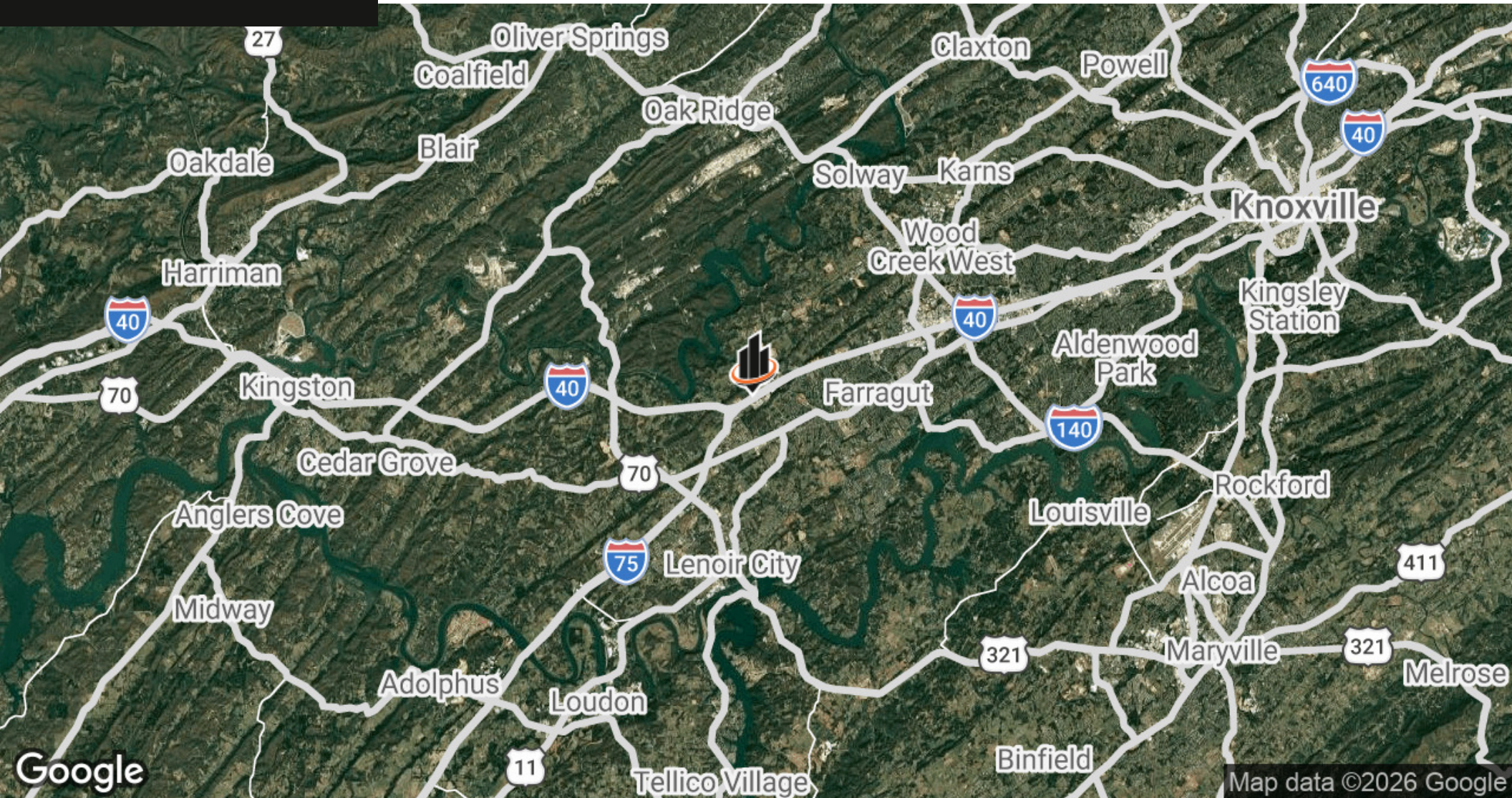




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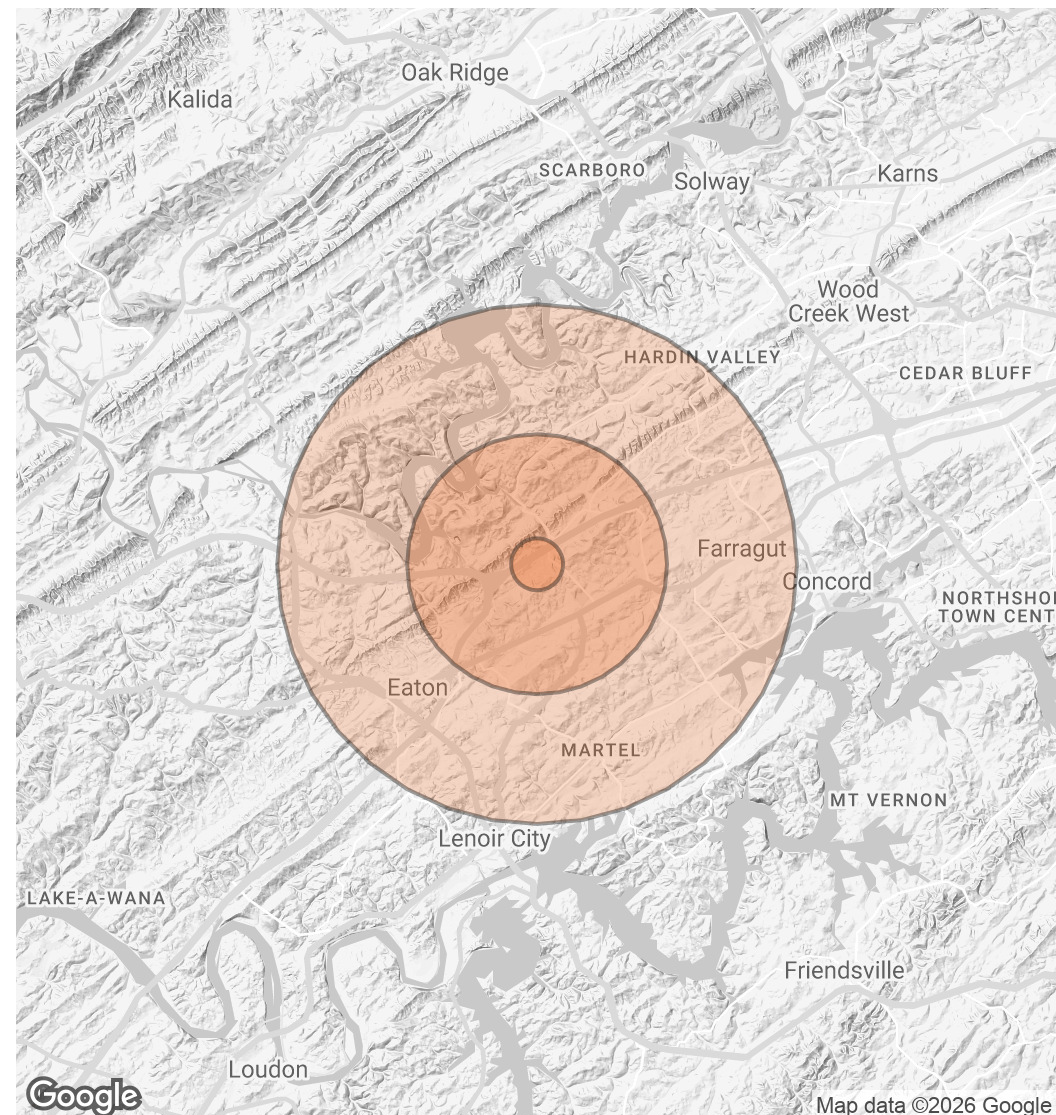
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POPULATION	0.5 MILES	2.5 MILES	5 MILES
TOTAL POPULATION	307	10,665	43,941
AVERAGE AGE	60.2	47.1	44.6
AVERAGE AGE (MALE)	59	47.3	44.3
AVERAGE AGE (FEMALE)	61.3	47.9	45.2
HOUSEHOLDS & INCOME	0.5 MILES	2.5 MILES	5 MILES
TOTAL HOUSEHOLDS	138	4,021	16,572
# OF PERSONS PER HH	2.2	2.7	2.7
AVERAGE HH INCOME	\$150,490	\$165,117	\$160,972
AVERAGE HOUSE VALUE	\$579,219	\$579,908	\$519,102

2023 American Community Survey (ACS)



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