



1330 Highway 411

Vonore, Tennessee
37885

Property Highlights

- Excellent visibility
- National Co-Tenants
- Flexible lease terms.

Property Description

Fueled by the impressive growth of Vonore's local manufacturing, construction, agricultural and tourism industries, its pro-business economic development office, and one of the top pools of skilled workers and retirees in East Tennessee, the area has become a prime venue for economic prosperity. The location is an easy commute from thriving urban districts, but feels far enough away to attract affluent residents seeking the unique beauty, lush landscape and solitude offered by the Smokey Mountains and Tellico Lake.

OFFERING SUMMARY

Available SF	1,220 - 2,457 SF
Lease Rate	\$16.00 + 1.82 (NNN)
Building Size	14,000 SF

For more information

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Lauren Morgan

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For Lease

Retail Property

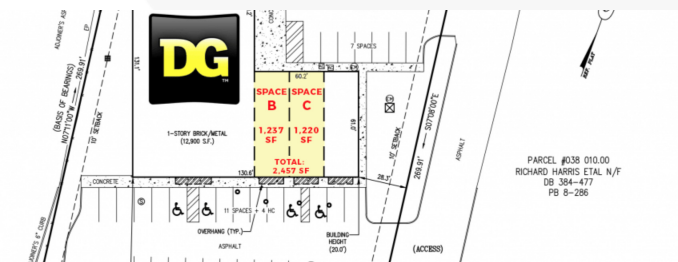
1,220 - 2,457 SF | \$16.00 SF/yr



For Lease

Retail Property

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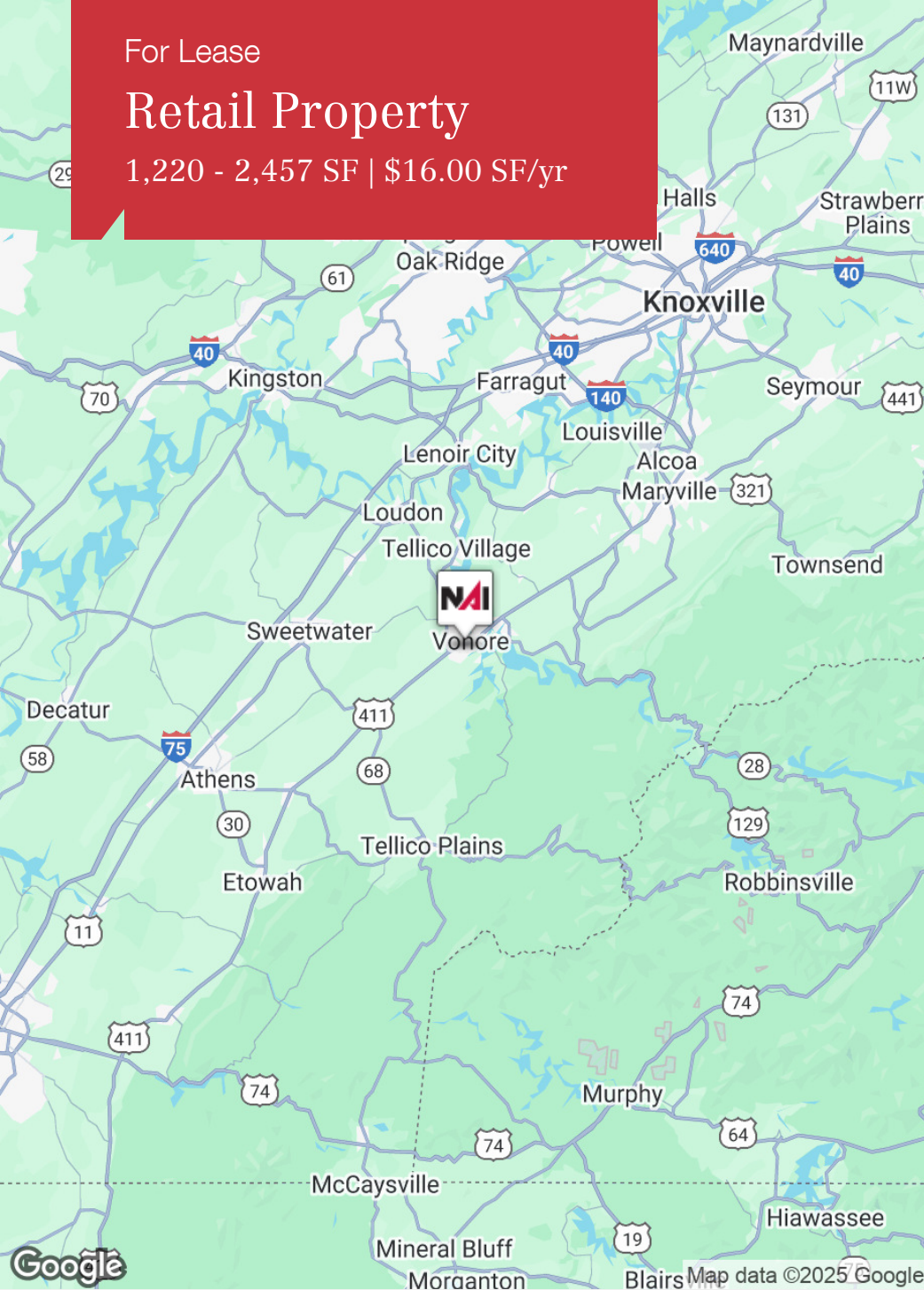
PARCEL #038 010.00
RICHARD HARRIS ETAL N/F
DB 384-477
PB 8-286



For Lease

Retail Property

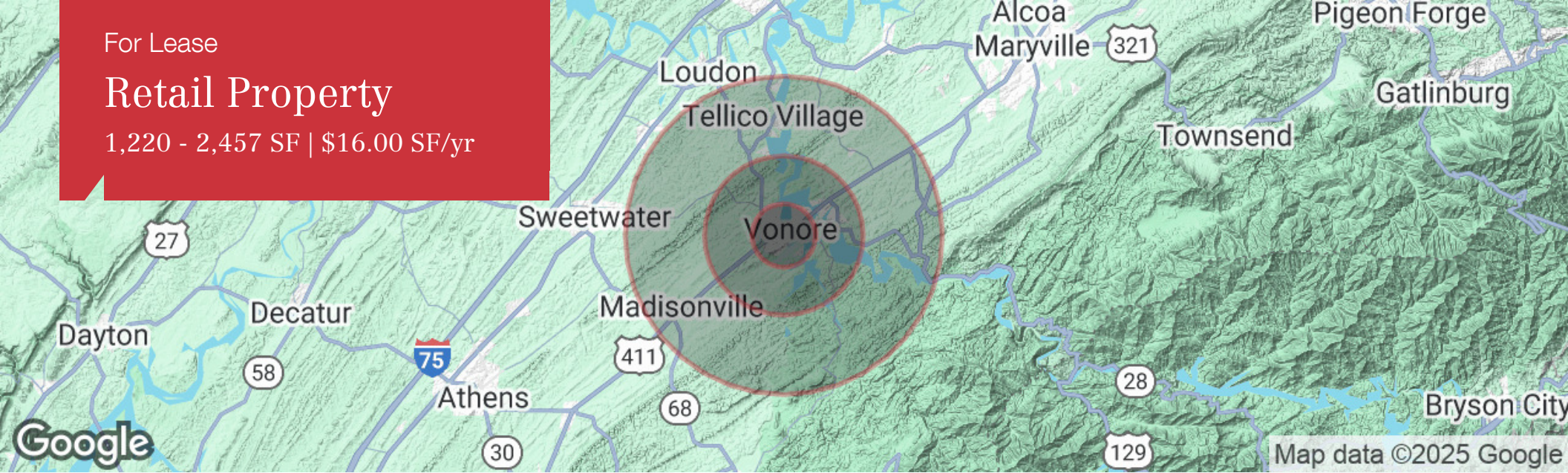
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Retail Property

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	2 Miles	5 Miles	10 Miles
Population			
Total Population	515	5,006	31,955
Median Age	44.7	48.0	45.0
Median Age (Male)	45.3	47.9	44.5
Median Age (Female)	43.8	48.3	46.4
Households & Income			
Total Households	219	2,160	13,047
# of Persons Per HH	2.4	2.3	2.4
Average HH Income	\$56,846	\$61,816	\$58,335
Average House Value	\$215,198	\$268,146	\$259,693
Race			
% White	96.9%	97.5%	97.1%
% Black	0.4%	0.6%	0.8%
% Asian	1.6%	0.9%	0.3%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.1%	0.1%
% Other	0.0%	0.2%	0.8%
Ethnicity			
% Hispanic	6.0%	4.0%	2.7%

* Demographic data derived from 2020 ACS - US Census