



RETAIL PROPERTY FOR SALE OR LEASE

PROPERTY DESCRIPTION

1501 Callahan Dr is a former auto dealer constructed in 2022. The property features 8.96 total acres with approximately 1.56 paved acres along with an office building and service shop that feature 274' of frontage. The office building is 3,360 square feet and the service shop is 3,230 square feet. Both buildings were constructed in 2022 and boast top of the line quality and modern features along with 160 parking spaces and existing pylon signage. The additional acreage provides opportunity for expansion of the existing facilities or an additional development on the vacant portion of the property.

PROPERTY HIGHLIGHTS

- 2022 Construction
- 274' of frontage
- Ample parking
- Additional acreage
- 23,000 VPD
- Close proximity to I-75 (86,000 VPD) and Clinton Hwy (29,000 VPD)

OFFERING SUMMARY

Sale Price:	\$3,299,000
Lease Rate:	\$1 SF/yr (NNN)
Available SF:	6,590 SF
Lot Size:	8.96 Acres

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	961	20,117	48,395
Total Population	2,487	47,968	115,078
Average HH Income	\$86,989	\$81,125	\$78,785

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com

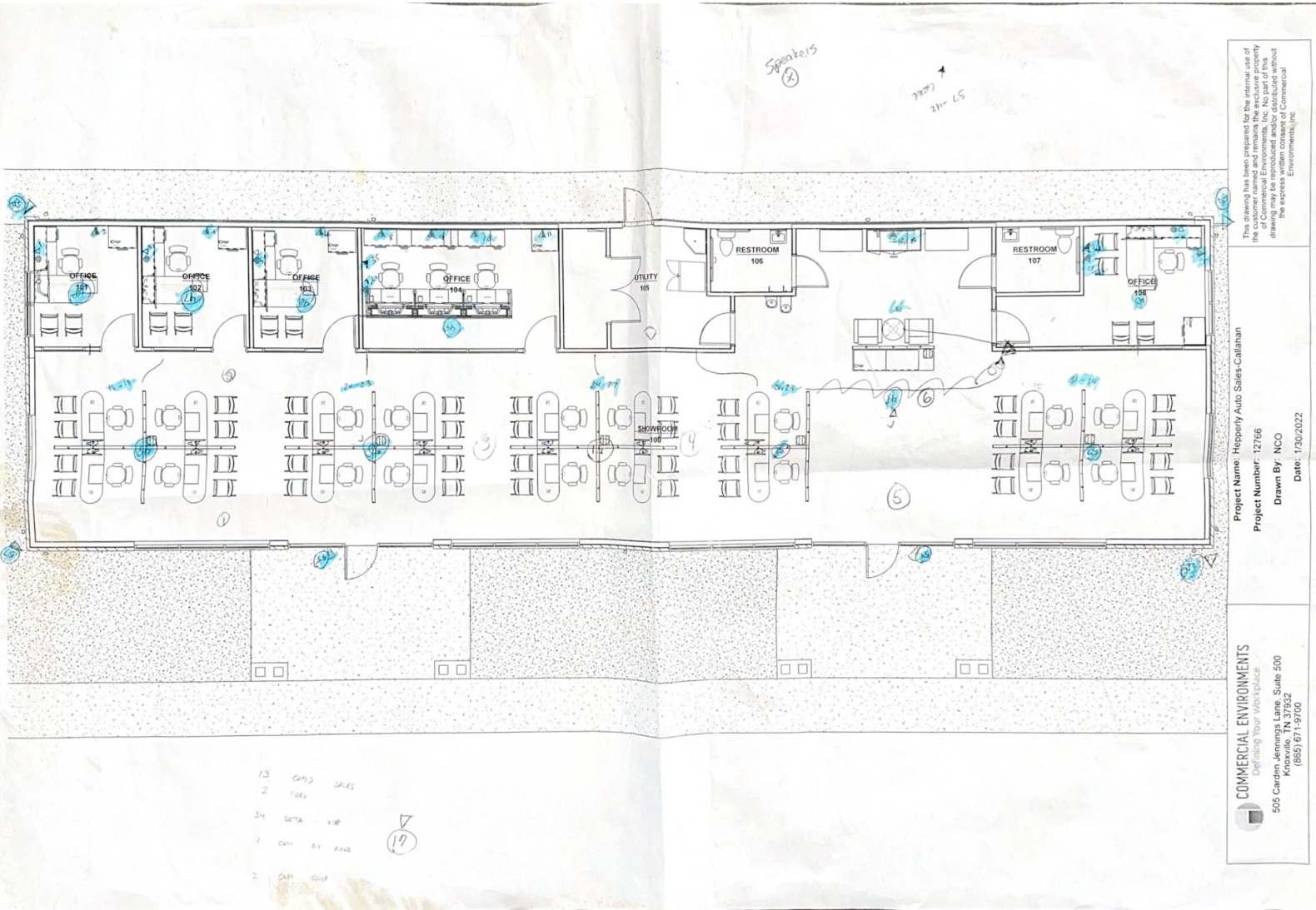


JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com

RETAIL PROPERTY FOR SALE OR LEASE



JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecre.com

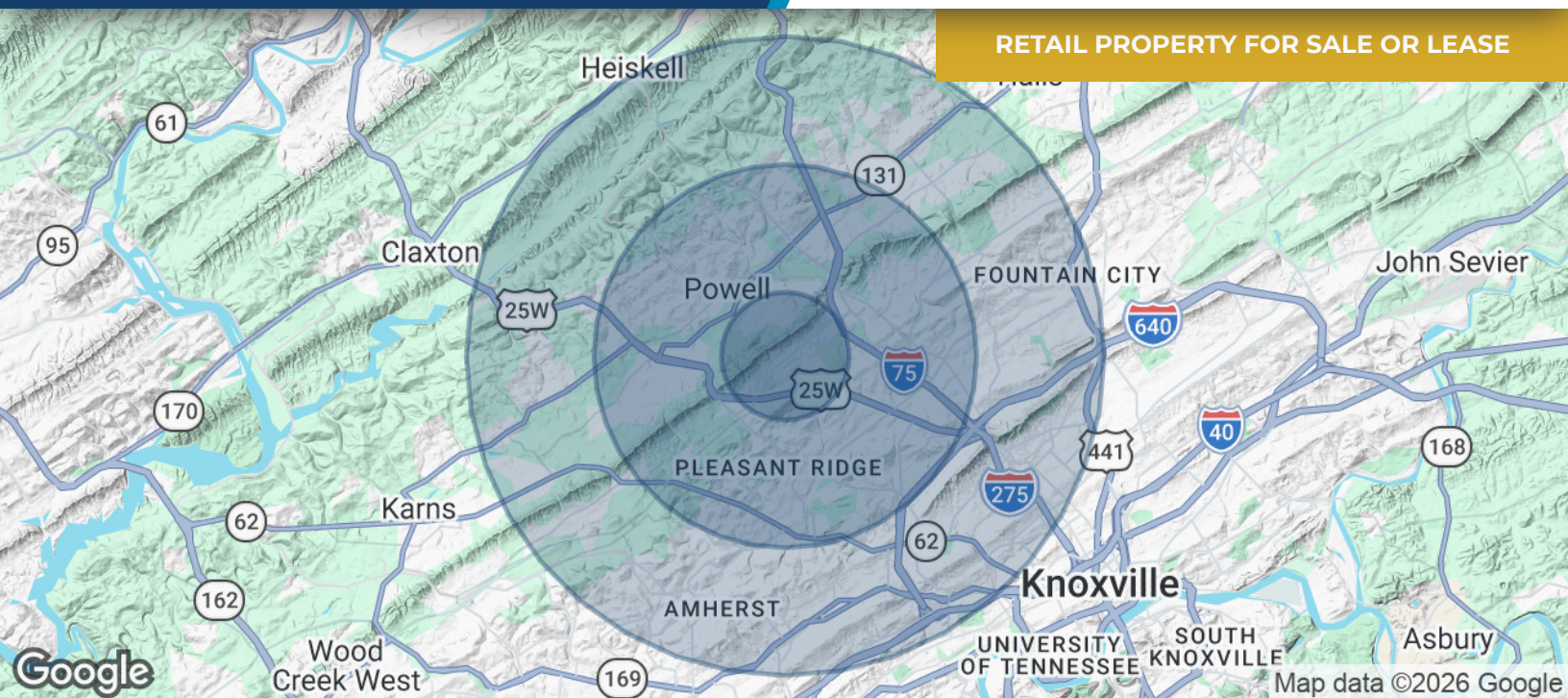
RETAIL PROPERTY FOR SALE OR LEASE



JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,487	47,968	115,078
Average Age	39	41	40
Average Age (Male)	38	39	38
Average Age (Female)	40	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	961	20,117	48,395
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$86,989	\$81,125	\$78,785
Average House Value	\$293,649	\$268,124	\$262,404

2020 American Community Survey (ACS)

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com