

Available
 UP TO ±1.59 AC COMMERCIAL
 105 Garwood Ln, Maryville, TN

SITE HIGHLIGHTS

- Up to ±1.59 acres zoned BT (Commercial)
- The site sits at the intersection of Highway 441 (35,393 VPD) and Garwood Lane with proposed signalization
- 268' of total frontage on Highway 441
- Nearby retailers include: Walmart Supercenter, ALDI, Kroger Marketplace, BJ's Wholesale, Chick-fil-A, McDonald's, Taco Bell, Walgreens, Zaxby's, Publix, Dutch Bros Coffee, etc
- Population of 69,504 people, with a median household income of \$82,691, within 5 miles of the site
- Annual total household retail expenditure of \$1.47 billion within 5 miles of the site
- Over 1,360 apartment units within two miles



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Asking Price: Contact Agent

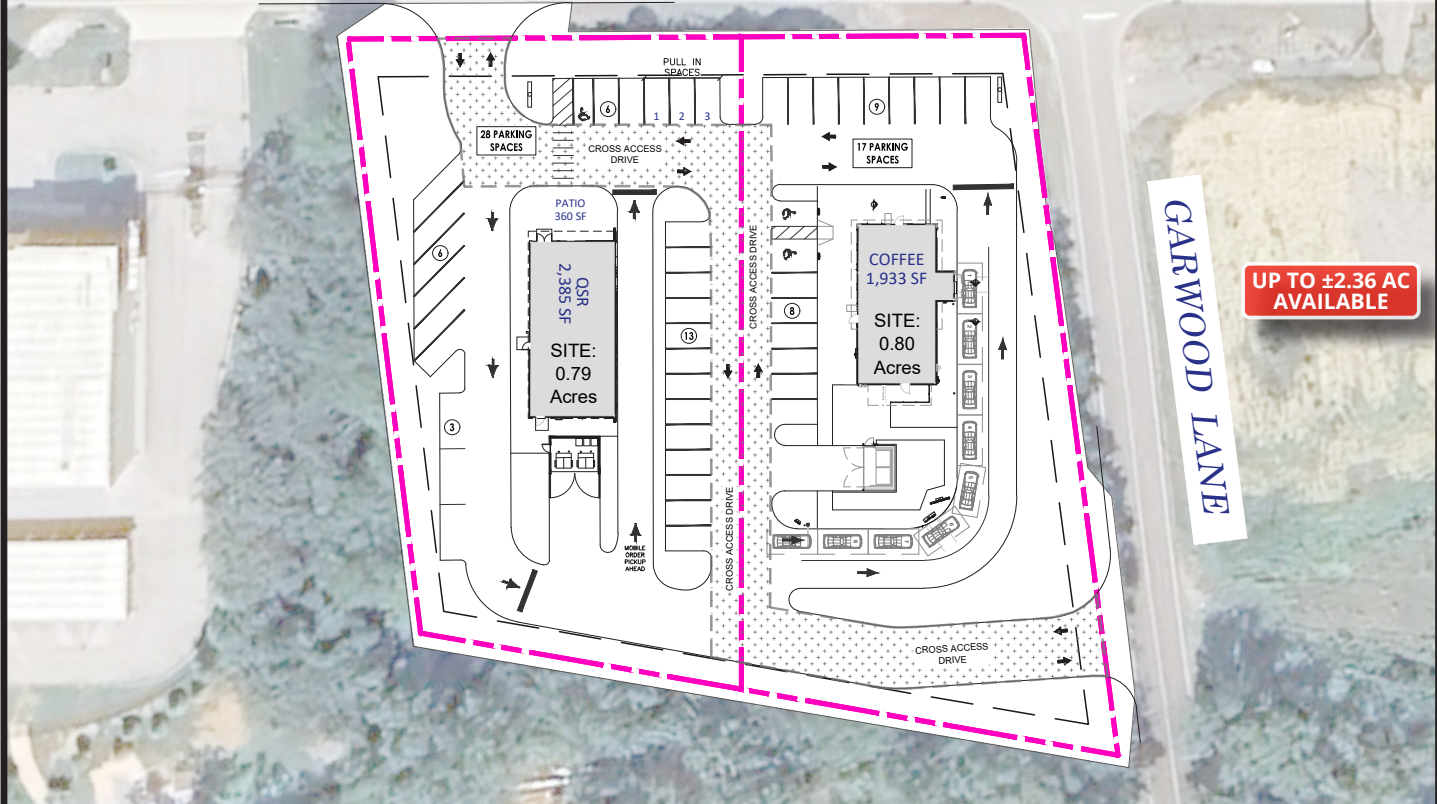
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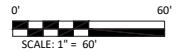
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CONCEPTUAL SITE PLAN SUBJECT TO CHANGE

HIGHWAY 441



THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.) YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.



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