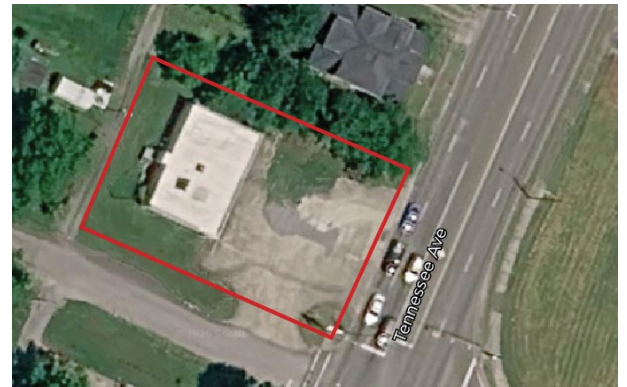




FOR SALE

2,400 SF AVAILABLE ETOWAH, TENNESSEE

Key Features

- Parcel size: 14,810 SF/0.34 Acres
- Signalized hard corner opportunity
- Positioned on Highway 411 which sees nearly 12,000 vehicles per day
- Close proximity to national retailers such as Dollar General, Auto Zone, Marathon, McDonalds, Waffle House, and many more
- Strong population growth of 7% year over year within a 3-mile radius

Property Highlights

- Zoning: C2
- RE Taxes 2025: \$1,319
- Great opportunity for QSR user, auto repair, etc.
- **Site may be restricted against uses competitive with C-Store/Fuel**

Tax Parcel ID	Land	Building	Asking Price
1070-C-063.00	15,246 sqft.	2,400 sqft.	\$250,000

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