

Retail Property for Sale

# INVESTMENT OPPORTUNITY - INCOME PRODUCING VALUE-ADD

150 E Main St , Mountain City, TN 37683



**TOMMY PERRIGAN**

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# FORMER GROCERY



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,450,000
<b>Building Size:</b>	32,966 SF
<b>Lot Size:</b>	3.98 Acres
<b>Number of Units:</b>	2
<b>Price / SF:</b>	\$43.98
<b>Year Built:</b>	1980
<b>Zoning:</b>	Commercial

## PROPERTY OVERVIEW

This investment opportunity consists of a 32,966± square foot retail building situated on approximately 3.98 acres at a signalized intersection, providing excellent visibility, access, and traffic exposure. The property is improved with a former grocery store footprint and is partially occupied by AutoZone, a nationally recognized automotive retailer that provides stable in-place income and consistent customer traffic.

The former grocery space offers a flexible layout with strong fundamentals for re-tenanting, redevelopment, or adaptive reuse, including ample square footage, strong ceiling heights, and favorable parking ratios. The site's large acreage allows for additional value-add opportunities such as subdivision, pad development, or reconfiguration to accommodate multiple tenants.

## PROPERTY HIGHLIGHTS

- Income-producing retail asset
- Value-add upside through leasing and rent growth
- Located in the heart of downtown Mountain City

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# ADDITIONAL PICTURES



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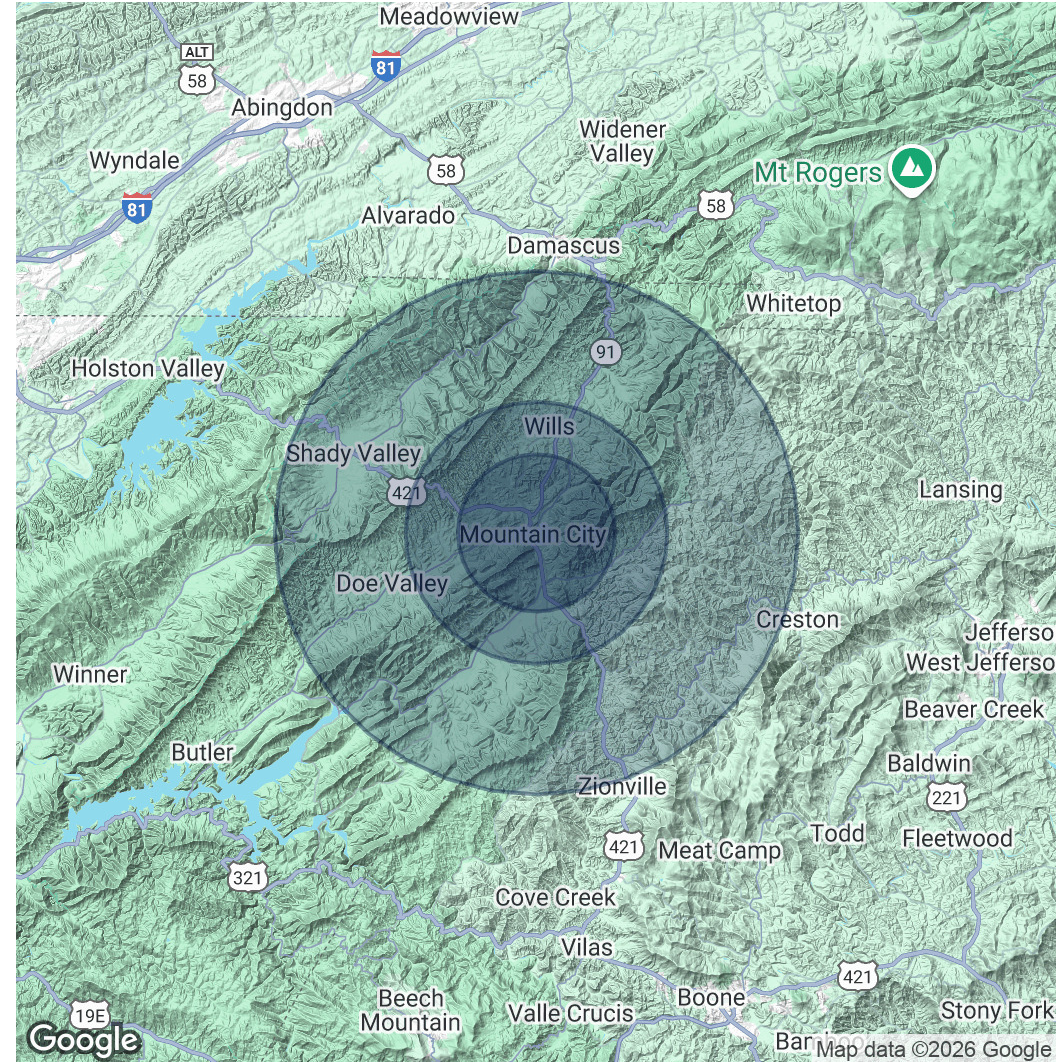
# DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,641	8,566	18,389
Average Age	46	46	46
Average Age (Male)	44	44	45
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,485	3,662	7,580
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$64,614	\$65,919	\$68,039
Average House Value	\$207,191	\$212,277	\$237,063

Demographics data derived from AlphaMap



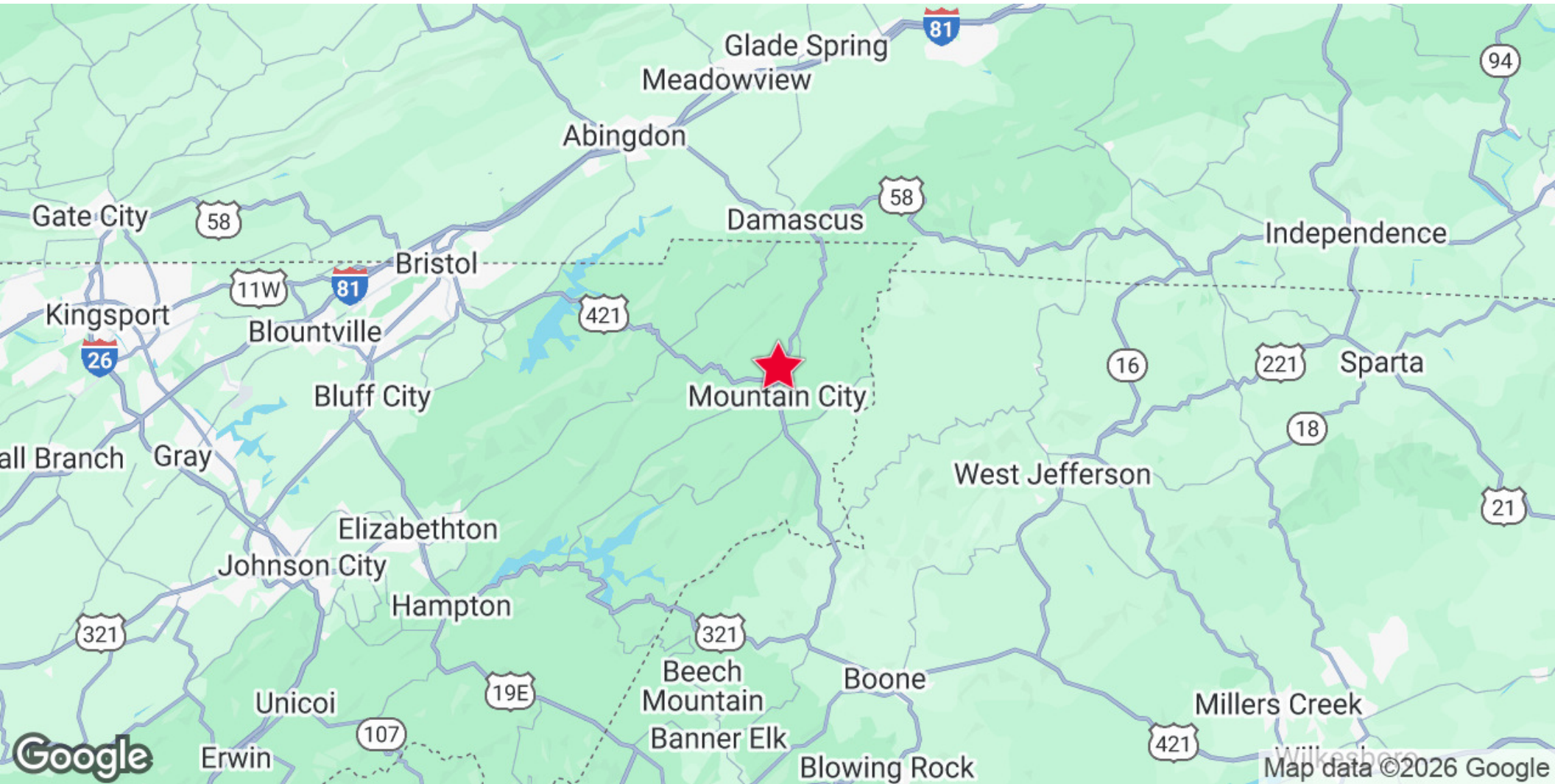
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# LOCATION MAP



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