

# Andersonville Retail

## 3310 Andersonville Hwy, Andersonville, TN 37705



Listing ID: 30849455  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Restaurant, Retail-Pad  
 Contiguous Space: 1,000 - 27,100 SF  
 Total Available: 27,100 SF  
 Lease Rate: \$8 - 15 PSF (Annual)  
 Base Monthly Rent: \$18,066 - 33,875  
 Lease Type: NNN



### Overview/Comments

Much needed retail on the corner of Andersonville Hwy and Norris Freeway. Landlord willing to subdivide space if needed. The retail center can accommodate a tenant as large as 20,500 sf or as small as 1,000 sf. Ideal for auto parts, restaurant, dollar store, grocery store, furniture store, fitness center etc...

The retail center has recently been revamped and has high visibility with easy ingress/egress and is only 1.8 miles from I-75. The larger space has a loading dock with two overhead doors.

There is also an opportunity for a build to suit or ground lease on the corner area of Andersonville Hwy and Norris Freeway. The corner would be ideal for a quick-serve restaurant (pizza, ice cream, etc...) with a drive-thru.

### More Information Online

<https://www.etnrcr.com//listing/30849455>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	00103109500	Land Area:	4 Acres
Retail-Commercial Type:	Restaurant, Retail-Pad, Street Retail	Has Drive-Thru?:	Yes
Gross Building Area:	27,100 SF		

### Available Space

Suite/Unit Number:	4 suites	Date Available:	07/13/2023
Space Available:	27,100 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,000 SF	Lease Rate:	\$8 - 15 PSF (Annual)
Maximum Contiguous:	27,100 SF	Lease Type:	NNN
Space Type:	New		

### Area & Location

Retail Clientele:	General	Feet of Frontage:	400
Property Visibility:	Excellent	Area Description:	Take I-75 to the Clinton/Norris exit. Take a right to Andersonville/Norris to property on right only 1.8 mile from off-ramp.
Largest Nearby Street:	Andersonville Hwy		

### Building Related

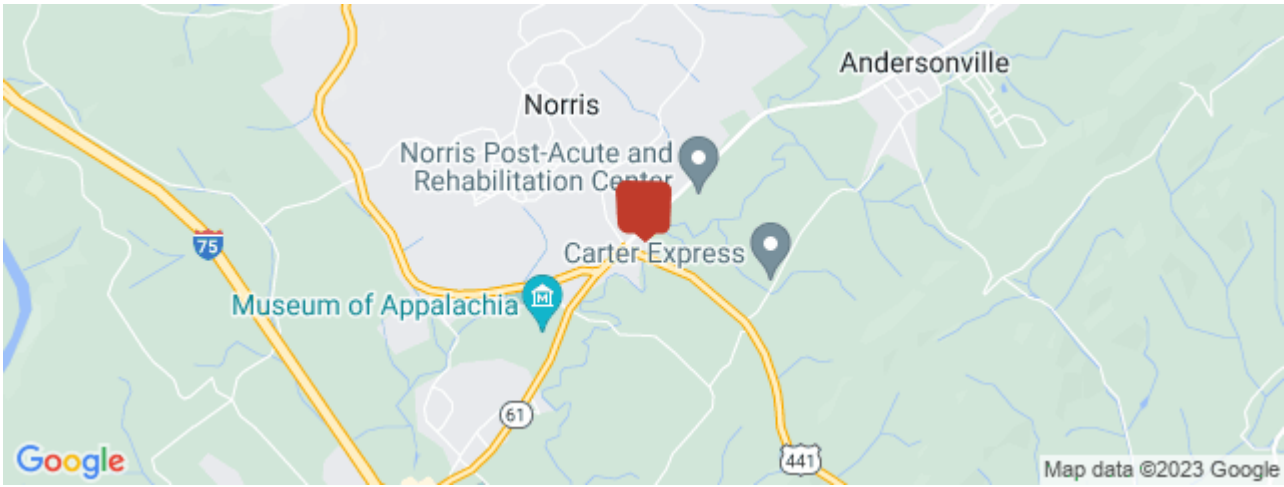
Tenancy:	Multiple Tenants	Construction/Siding:	Block
Total Number of Buildings:	1	Parking Type:	Surface
Property Condition:	Good	Passenger Elevators:	0
Year Built:	1995	Freight Elevators:	0
Year Renovated:	2023		

### Land Related

Lot Frontage:	400
Water Service:	Municipal
Sewer Type:	Municipal

## Location

Address: 3310 Andersonville Hwy, Andersonville, TN 37705  
County: Anderson  
MSA: Knoxville



## Property Images



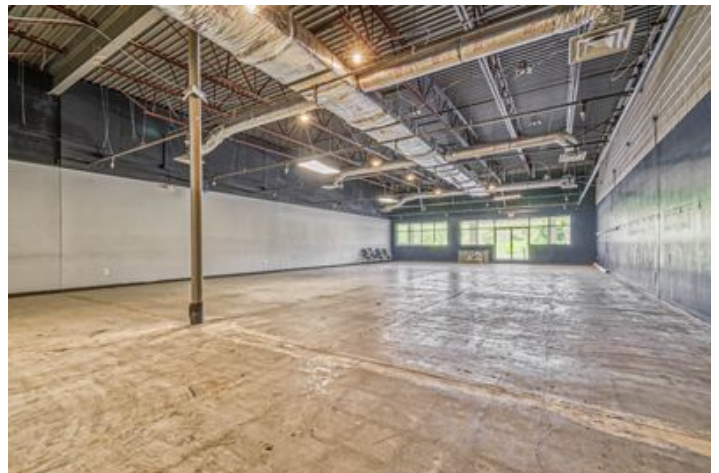
DSC\_4357



DSC\_4130-Pano-Edit



DSC\_4342



DSC\_4333\_AuroraHDR2019-edit

## Property Contacts

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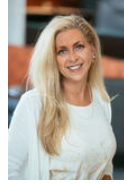


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