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ACTION
PAY

PROPERTY
348 S Calderwood St

348 S CALDERWOOD ST
Alcoa, TN 37701

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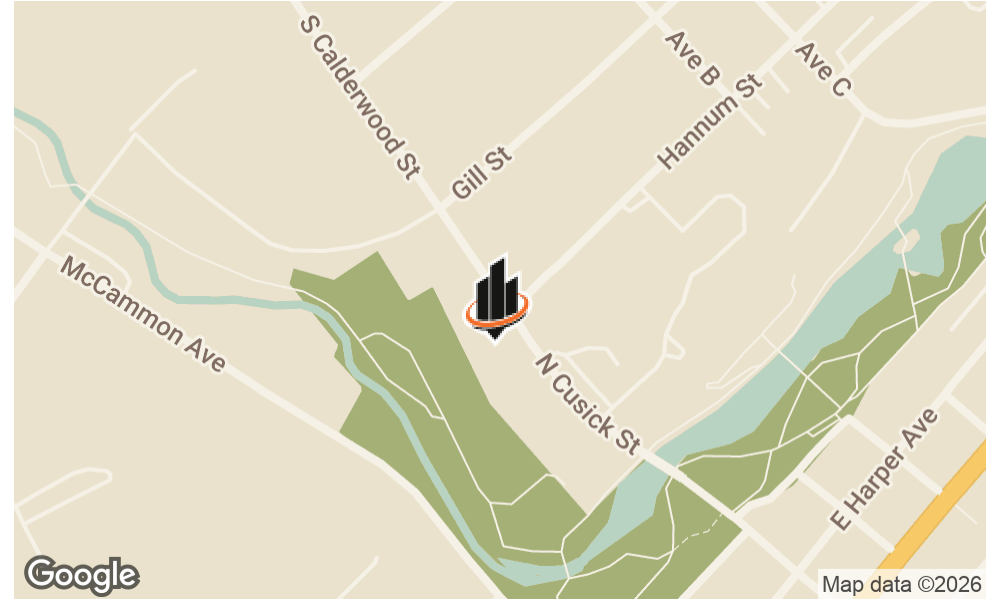


SECTION 1

**Property
Information**



PROPERTY SUMMARY



OFFERING SUMMARY:

SALE PRICE:	\$650,000
BUILDING SIZE:	1,611 SF
PYLON:	Digital
TRAFFIC COUNT:	19,390 per day
LOT SIZE:	.66 acres
YEAR BUILT:	1981
MARKET:	Maryville
COUNTY:	Blount
APN:	046MA009.00

LOCATION DESCRIPTION

Strategically located at 348 Calderwood St., a high-traffic retail thoroughfare in Alcoa, offering convenient access to several major routes including Alcoa Hwy, Hwy 321, and Hwy 411. Ideal for any retail business, close to key destinations such as downtown Maryville, the upcoming "Great Lawn" at Midland Plaza, Maryville College & 10-minute drive to Airport.

DEMOGRAPHICS	3 MILES	5 MILES	8 MILES
TOTAL HOUSEHOLDS	17,926	31,297	47,299
TOTAL POPULATION	44,797	78,024	116,981
AVERAGE HH INCOME	\$81,987	\$85,020	\$89,686

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Premier real-time investment or owner-occupant opportunity located near downtown Maryville.

This free-standing, 1,611 SF single-tenant building was originally custom-built for Taco Bell and is currently leased to Advance Financial. The current tenant pays \$4,282 per month (\$31.90 PSF gross) with a lease expiration of December 16, 2027. Notably, the lease includes a provision allowing for termination with 90 days' notice.

This location offers a strategic advantage for an owner-occupant looking to outposition the competition, or for an investor seeking premium rental income through 2027 until securing a long-term replacement tenant.

The property is in excellent condition, featuring large storefront windows for natural light and ample parking. While the drive-thru is currently closed, it can be readily reopened for future operations. Given its high visibility and access from Calderwood Street, the building is ideal for various uses, including a coffee shop, smoothie bar, office, bank, pharmacy, or urgent care facility.

AERIAL PHOTO

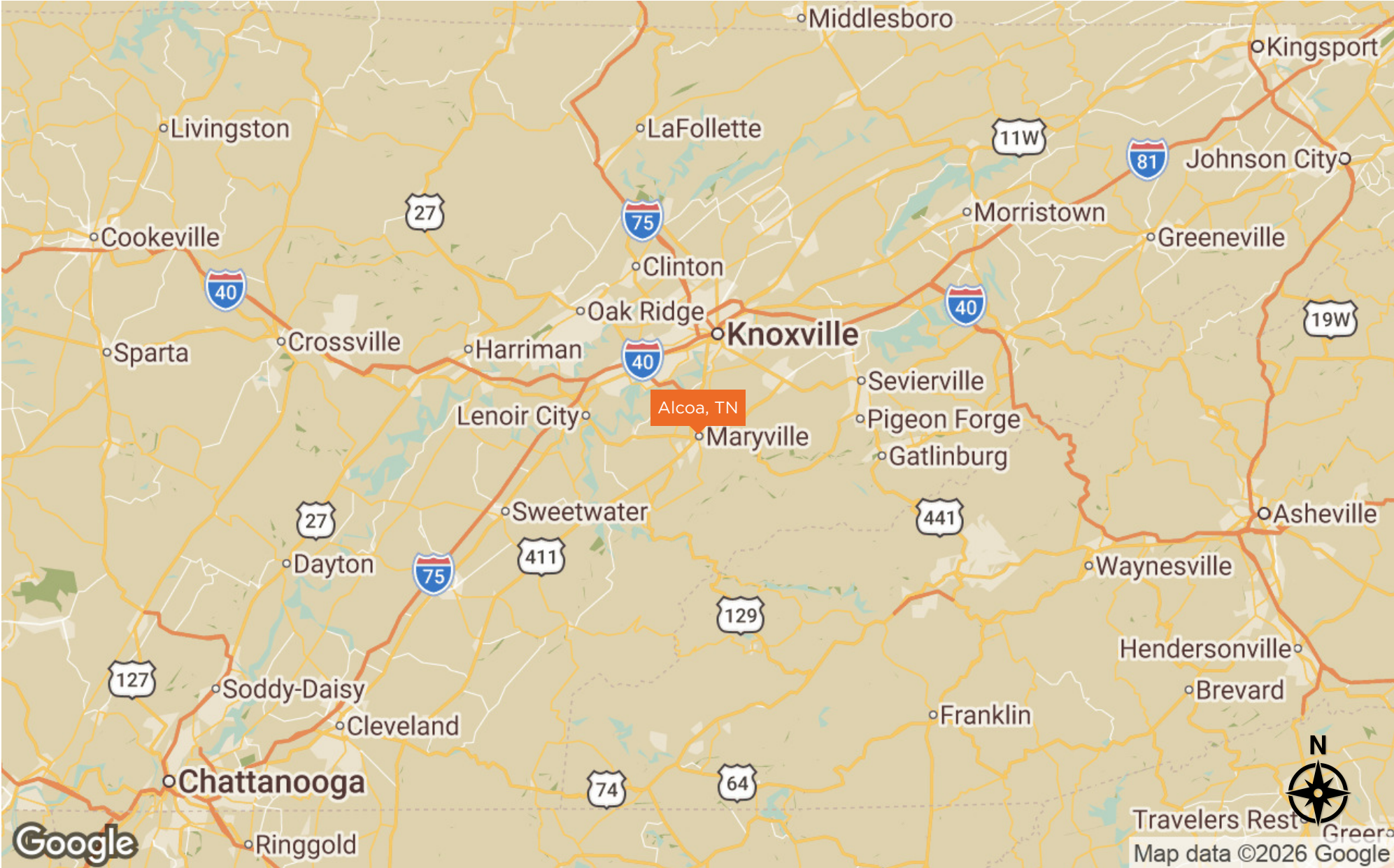




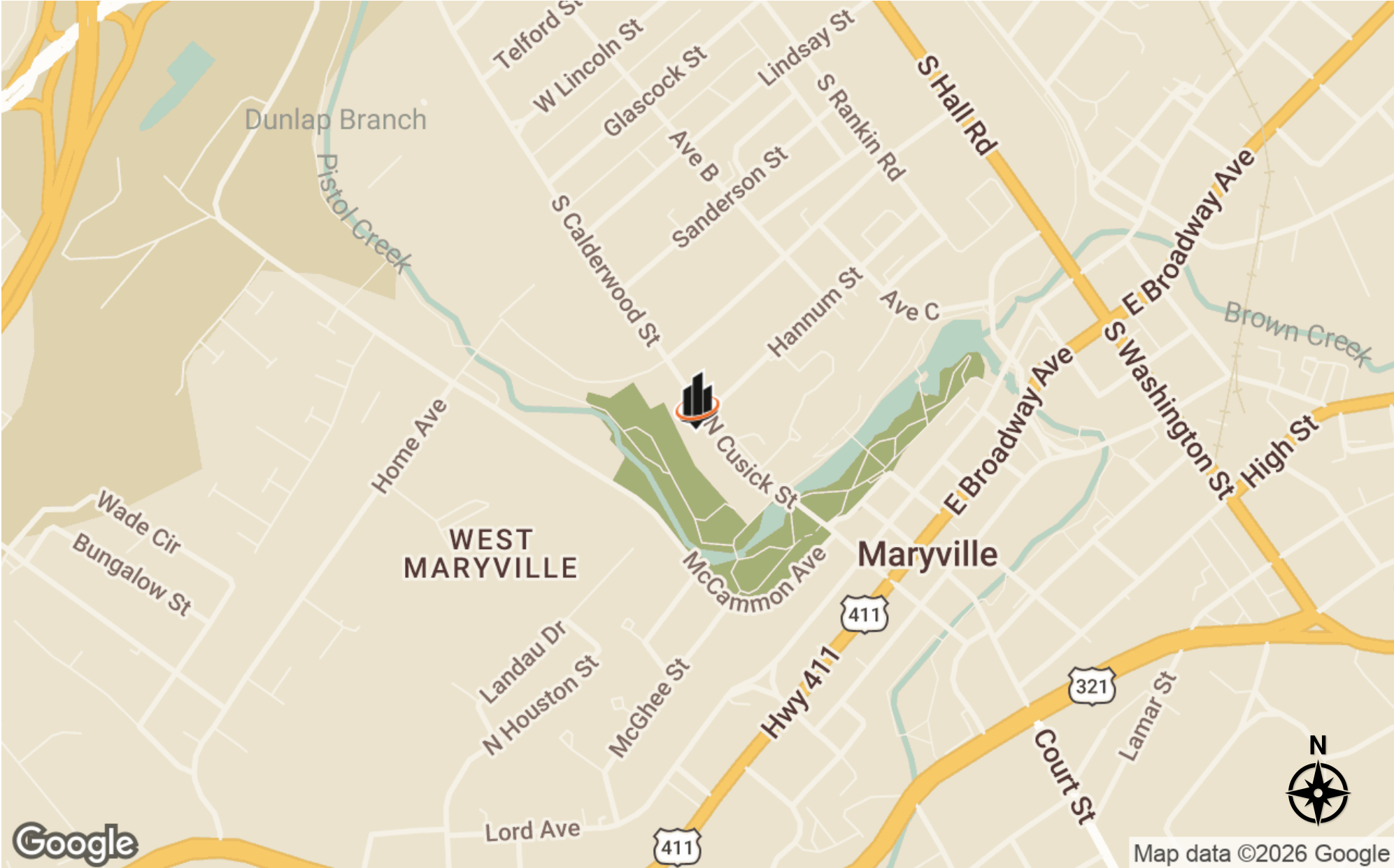
SECTION 2
Location
Information



REGIONAL MAP



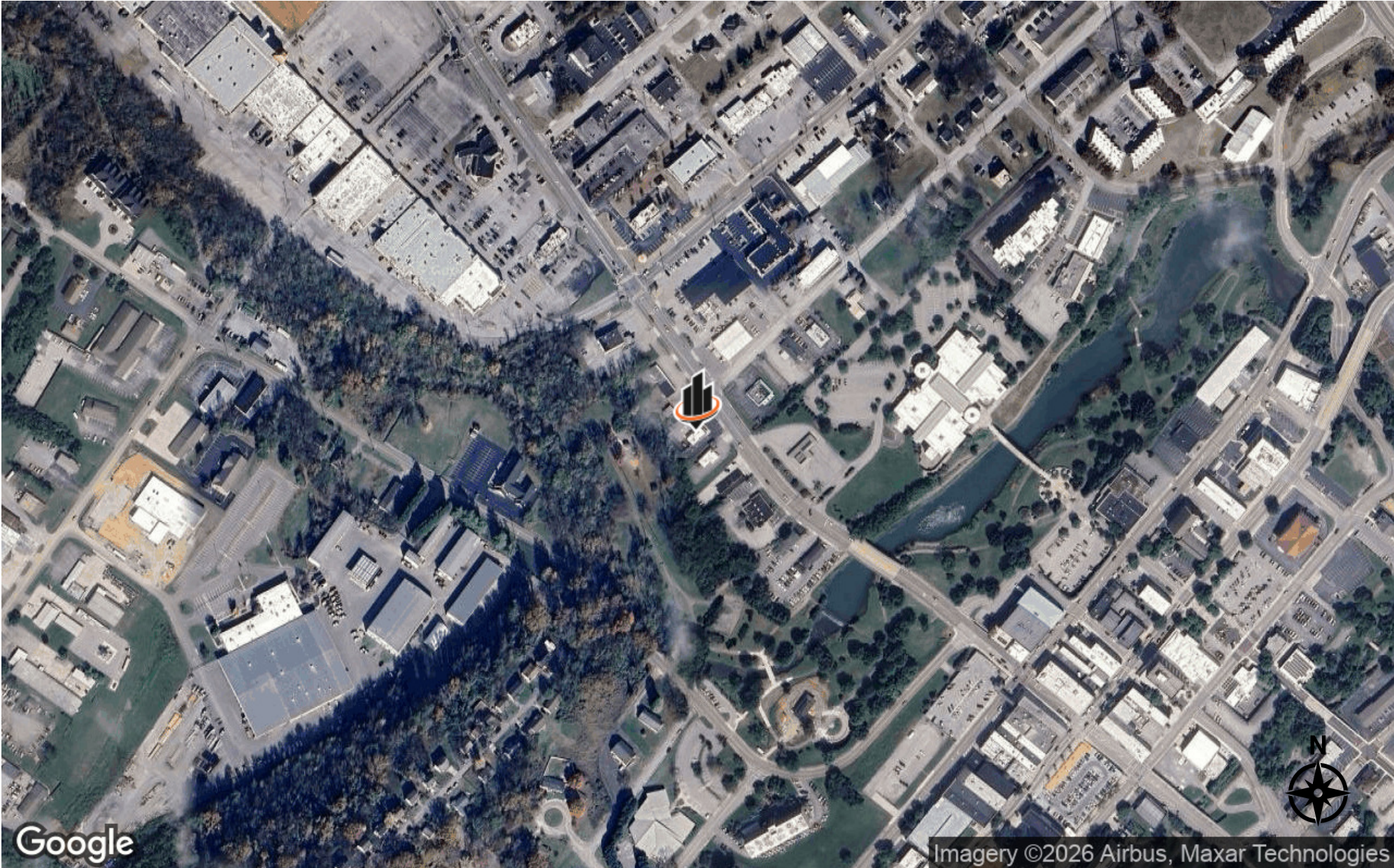
LOCATION MAP



RETAILER MAP



AERIAL MAP



MARYVILLE ECONOMY



Maryville, Tennessee, boasts a diverse and resilient economy that contributes significantly to the region's prosperity. The city's economic landscape is characterized by a mix of industries, including manufacturing, healthcare, and tourism. With a strategic location near the Great Smoky Mountains National Park, Maryville attracts visitors seeking outdoor adventures, leading to a thriving tourism sector. Additionally, the manufacturing sector plays a pivotal role, with several companies contributing to the local economy. The healthcare industry is another cornerstone, with medical facilities and services supporting the well-being of the community. Overall, Maryville's economy reflects a balanced blend of sectors, fostering growth and stability for its residents.



Maryville has experienced commendable job and population growth in recent years, reflecting the city's appeal and economic vitality. The burgeoning job market can be attributed to the diverse range of industries present in the area, including manufacturing, healthcare, and technology. The city's strategic location, coupled with a business-friendly environment, has attracted new businesses and contributed to job creation. Major employers new to the area include Amazon and Smith & Wesson Facilities. This, in turn, has led to a population influx as individuals seek employment opportunities and a high quality of life. Maryville's commitment to community development, education, and healthcare infrastructure has also played a crucial role in attracting residents. As the city continues to thrive economically, the positive trends in job and population growth underscore Maryville's status as a dynamic and welcoming community.

2023 Population: **34K**

2023 Households: **12K**

Median Age:

40

2023 Household
Income:

\$71,500

Top 10

Best Places to Live in 2020
HomeSnacks.com



SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES 5 MILES 8 MILES

	3 MILES	5 MILES	8 MILES
TOTAL POPULATION	44,797	78,024	116,981
AVERAGE AGE	41	42	43
AVERAGE AGE (MALE)	39	40	41
AVERAGE AGE (FEMALE)	43	43	44

HOUSEHOLDS & INCOME

3 MILES 5 MILES 8 MILES

	3 MILES	5 MILES	8 MILES
TOTAL HOUSEHOLDS	17,926	31,297	47,299
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$81,987	\$85,020	\$89,686
AVERAGE HOUSE VALUE	\$309,420	\$316,342	\$347,314

RACE

3 MILES 5 MILES 8 MILES

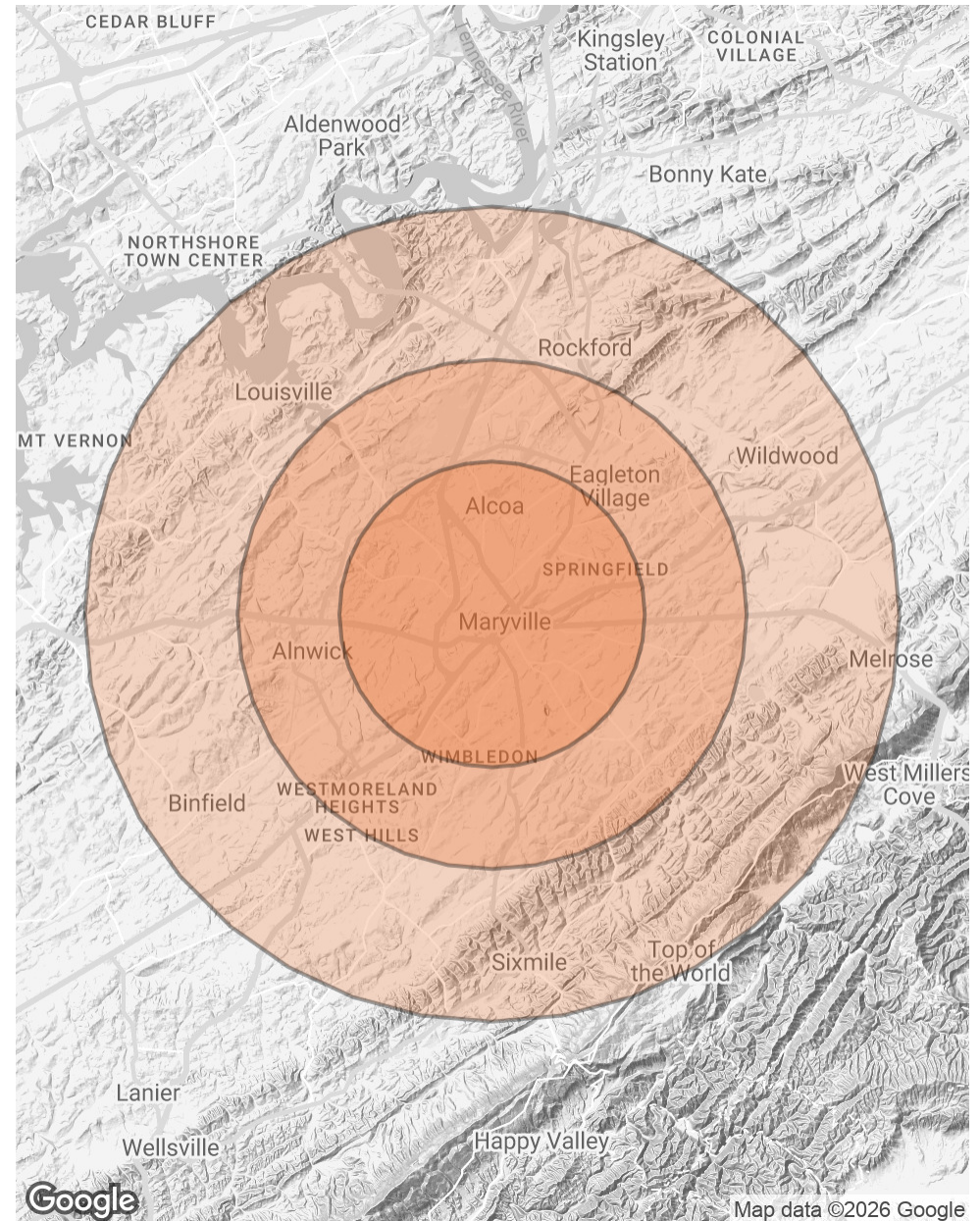
	3 MILES	5 MILES	8 MILES
TOTAL POPULATION - WHITE	36,952	66,109	100,803
TOTAL POPULATION - BLACK	2,255	2,928	3,741
TOTAL POPULATION - ASIAN	574	1,016	1,298
TOTAL POPULATION - HAWAIIAN	14	22	31
TOTAL POPULATION - AMERICAN INDIAN	207	318	471
TOTAL POPULATION - OTHER	1,522	2,147	2,623

TRAFFIC COUNTS

3 MILES 5 MILES 8 MILES

CALDERWOOD ST	19,390/day
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Demographics data derived from AlphaMap



DISCLAIMER

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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