



RETAIL PROPERTY FOR LEASE

# 1550 N. BROAD STREET

1550 N. Broad Street, Tazewell, TN 37879

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**Baker Storey McDonald  
Properties**

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<b>920±SF</b> AVAILABLE	<b>NNN</b> LEASE TYPE	<b>5-10yr</b> TERM · FLEXIBLE	<b>Yes</b> EXCLUSIVE PYLON	<b>Now</b> AVAILABILITY
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## PROPERTY DESCRIPTION

A 920± SF second-generation retail suite — formerly an AT&T store — available on N. Broad Street, the primary commercial corridor through Tazewell. The space offers an open floorplan, private restroom, full storefront glass, and direct frontage with an exclusive pylon-sign panel for maximum exposure to passing traffic.

In-line with a high-performing Subway and positioned within an established retail node anchored by McDonald's at the signalized intersection, the suite is move-in ready and well suited to retail or service users. The Landlord seeks a 5-10 year term and is flexible on structure; CTI estimates (CAM, tax, and insurance escrow amounts) are available on request.

## PROPERTY HIGHLIGHTS

- **920± SF** move-in-ready former AT&T retail suite — open floorplan, private restroom, full storefront glass.
- **Immediate frontage & visibility** on N. Broad Street (US-25E / SR-33), the main corridor through Tazewell.
- **Exclusive pylon sign panel** plus building signage for dedicated brand exposure.
- **Dedicated off-street parking** directly in front of and beside the suite.
- **Established node** — in-line with Subway; McDonald's, Pizza Inn, and Express Employment nearby.
- **Flexible terms** — 5-10 year NNN; CTI estimates (CAM / tax / insurance) available.



SUITE FRONTAGE — FORMER AT&T STOREFRONT



OPEN RETAIL FLOORPLAN



STOREFRONT GLASS & ROAD FRONTAGE

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### LEGEND

- Available — 920± SF (Former AT&T)
- Subway (in-line, leased)
- Same ownership — separate building (Red Door)
- Nearby — separate parcel (not connected)

### AVAILABLE SPACES

SUITE	TENANT	SIZE
1550	Available — Former AT&T	920± SF
1552	Subway (in-line)	Leased
—	Red Door (same owner, sep. bldg)	Leased

### LEASE SUMMARY

Available SF	920± SF
Lease Type	NNN (Triple Net)
Term Sought	5-10 Years · Flexible
Base Rent	Upon Request
CTI Estimates	CAM / Tax / Ins. — On Request
Availability	Immediate

CTI = estimated CAM, real-estate tax, and insurance escrow amounts under the NNN structure. Red Door is under the same ownership but occupies a separate, larger building and is not part of the available suite. Pizza Inn and Express Employment are nearby on separate parcels. Diagram is illustrative and not to scale.



N. BROAD STREET FRONTAGE — PYLON & CORRIDOR SIGNAGE



EXCLUSIVE PYLON — FORMER AT&T PANEL (AVAILABLE)

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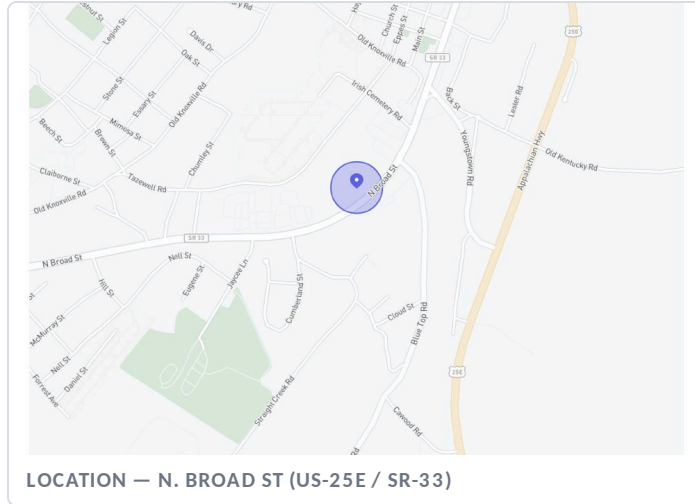
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## VISITATION & TRADE AREA

<b>437.5k</b> ANNUAL VISITS	<b>≈1,200</b> VISITS / DAY	<b>71.2k</b> UNIQUE VISITORS	<b>6.14</b> VISIT FREQUENCY	<b>34 min</b> AVG. DWELL
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Per Placer.ai, activity within 250 ft of the site averages roughly **1,200 visits per day** (437.5K annual visits; 71.2K unique visitors) with a 34-minute average dwell. Top nearby draws include McDonald's (adjacent, the area's #1 destination), Pizza Inn, and Food City — confirming a well-trafficked, established retail node.

## DEMOGRAPHICS

GEOGRAPHY	POPULATION	HOUSEHOLDS	MEDIAN HH INCOME	MEDIAN AGE
Tazewell (town)	2,397	1,220	\$41,836	34.8
New Tazewell (town)	2,847	1,230	\$53,567	44.2
Claiborne County	33,070	13,198	\$49,379	42.5

Visitation / trade area: Placer.ai — AT&T (Nearby Activity 250 ft), N. Broad St., Tazewell, TN, May 1, 2025–Apr 30, 2026. Demographics: U.S. Census Bureau / ACS (2020 Census & 2024 estimates). Full report available on request.