



FORMER GROCERY PROPERTY



PROPERTY DESCRIPTION

Positioned along the busy W Andrew Johnson Highway (US 11E), this former grocery property offers an excellent investment or owner/user opportunity in the heart of East Tennessee. The site features a total of approximately 37,831 square feet situated on 3.96 acres, with a mix of existing tenants and available space providing both income and upside potential.

The property is partially leased, including a 4,232 SF pharmacy and a Subway restaurant, along with a 7,600 SF vacant space ideal for retail, medical, or service-related use. The building offers excellent visibility, convenient access, and ample on-site parking to accommodate a wide range of commercial users.

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OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	4
Lot Size:	3.96 Acres
Building Size:	37,831 SF

PROPERTY HIGHLIGHTS

Former grocery property with income and value-add potential

Conveniently positioned between Greeneville and Morristown

Great visibility, high traffic counts, and ample parking

Excellent investment or owner/user opportunity





EXTERIOR PHOTOS



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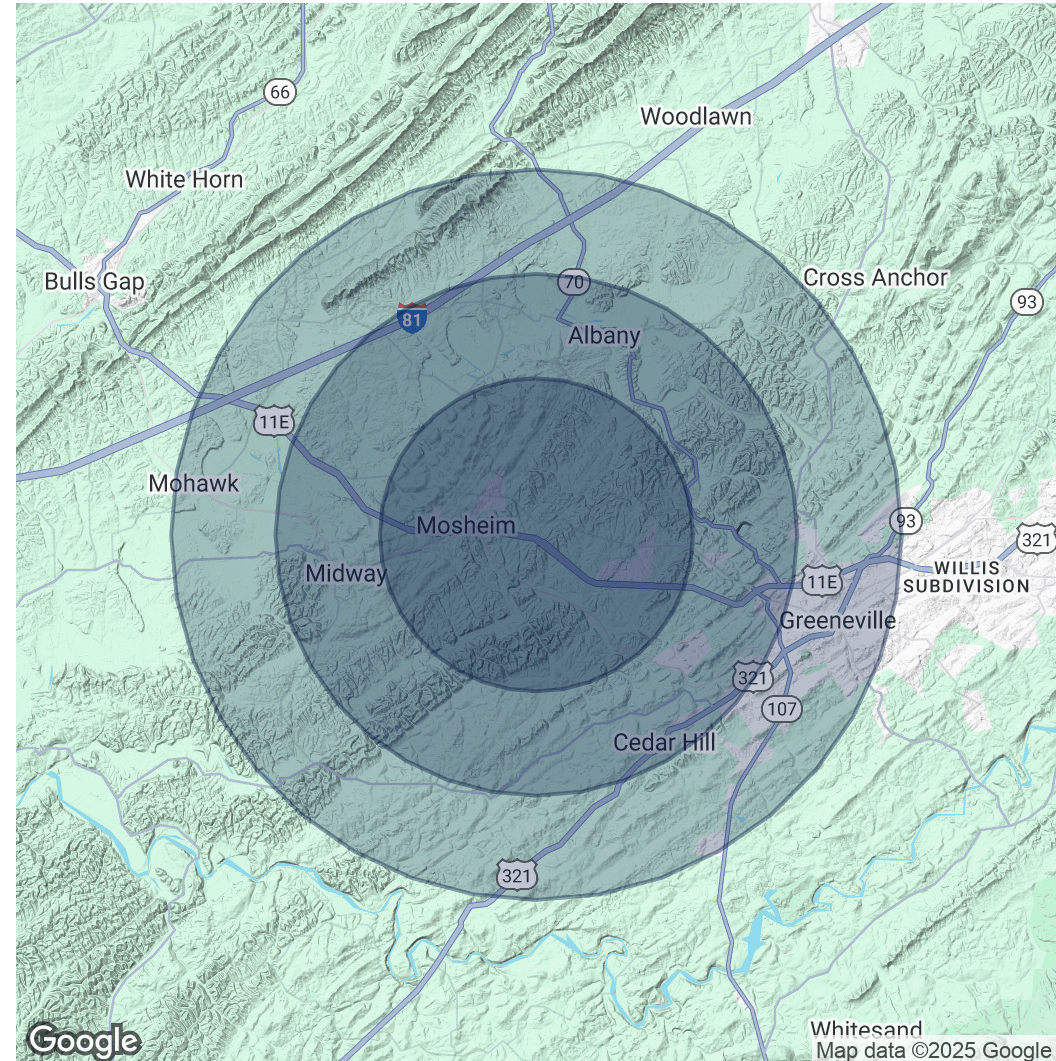


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	5,110	12,770	25,274
Average Age	42	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	2,095	5,291	10,460
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,197	\$76,815	\$77,906
Average House Value	\$202,756	\$229,648	\$229,577

Demographics data derived from AlphaMap



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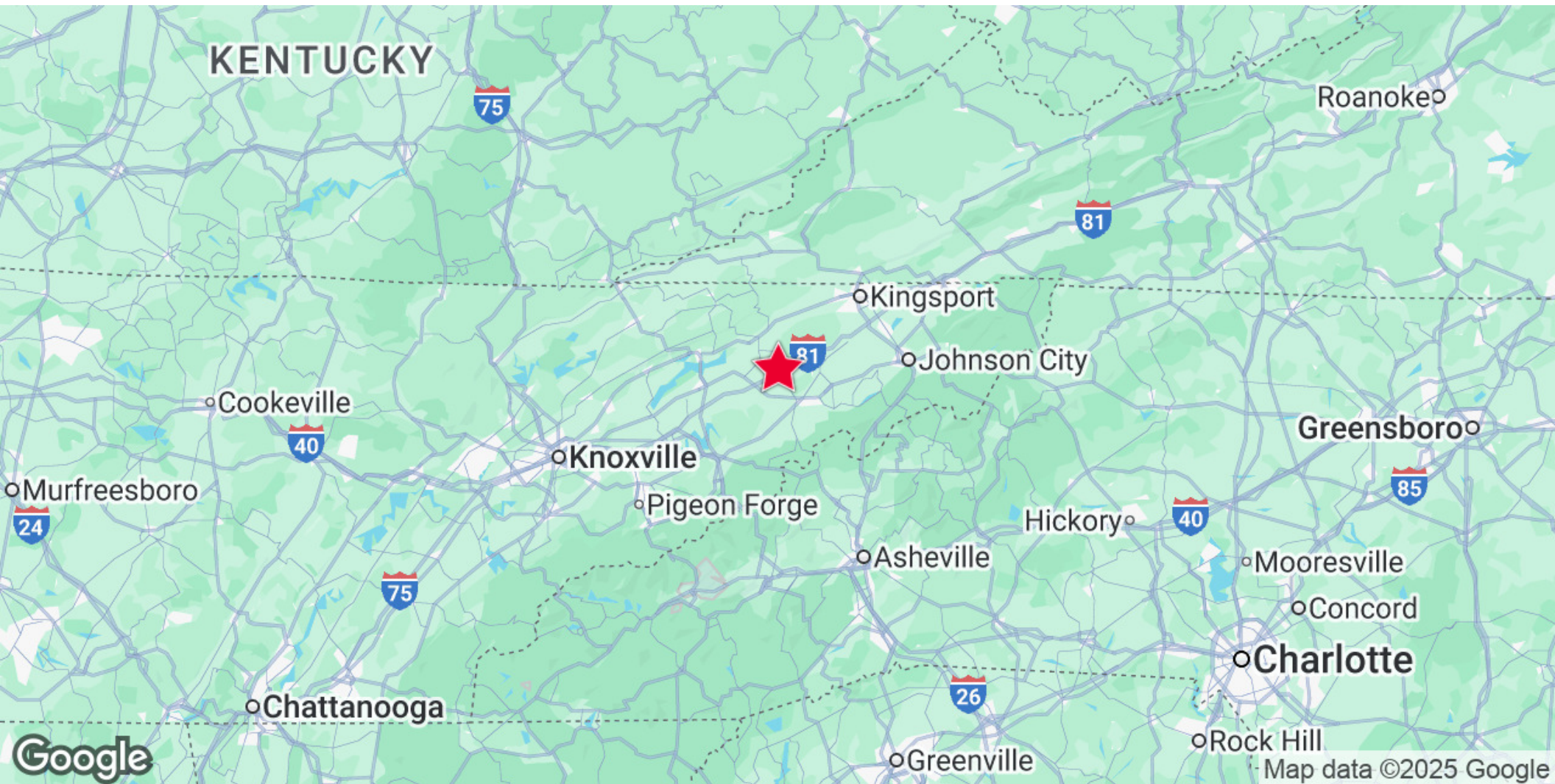
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RETAIL PROPERTY FOR SALE



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