



INDUSTRIAL OUTDOOR STORAGE PROPERTY FOR LEASE

PROPERTY DESCRIPTION

Rare Industrial outdoor Storage opportunity located on Rutledge Pike (20,000 VPD) just 0.5 miles from I-40. The property features three buildings totaling 17,827 square feet on approximately 3.74 fenced acres. Building 1 is a 6,627 square foot office and sales building. Building 2 is a 2,200 square foot service garage with one drive in door (14'x14'). Building 3 is a 9,000 square foot industrial building with eight roll up doors (12'x15'), gas heaters, and HVLS fans. The property features a fenced storage yard with ample space for a variety of uses.

PROPERTY HIGHLIGHTS

- Rare Industrial outdoor Storage availability
- Three buildings totaling 17,827 square feet
- Prime location near I-40
- Excellent visibility on Rutledge Pike (20,000 VPD)
- I-G Zoning
- Ample outdoor storage with fencing

OFFERING SUMMARY

| | |
|----------------------|---------------------|
| Lease Rate: | \$14.50 SF/yr (NNN) |
| Available SF: | 17,827 SF |
| Lot Size: | 3.74 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| Total Households | 1,938 | 16,039 | 46,338 |
| Total Population | 4,278 | 35,658 | 102,867 |
| Average HH Income | \$68,734 | \$68,471 | \$70,886 |

JAY COBBLE SIOR, CCIM
865.777.0202
cobble@providenceres.com

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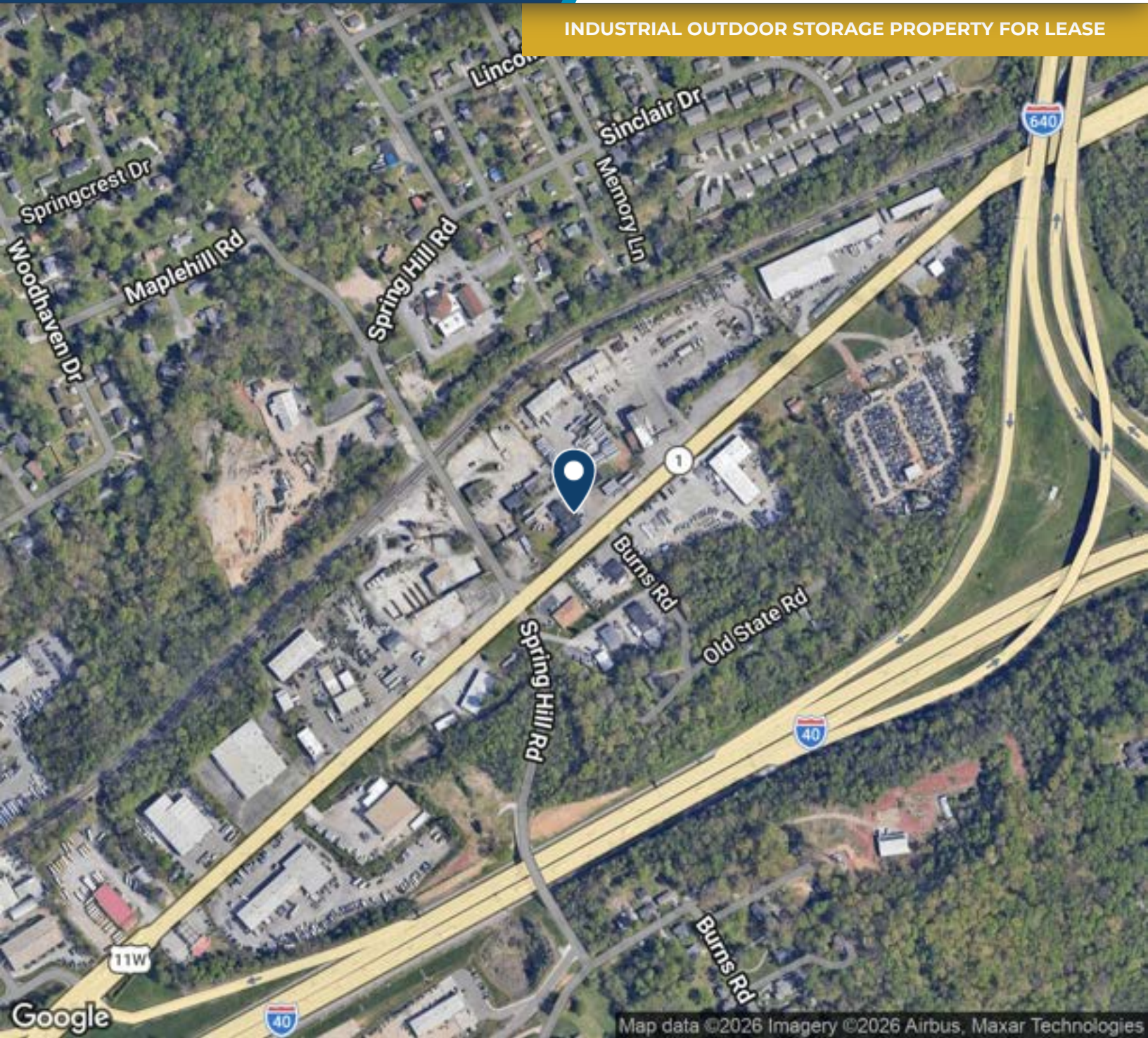


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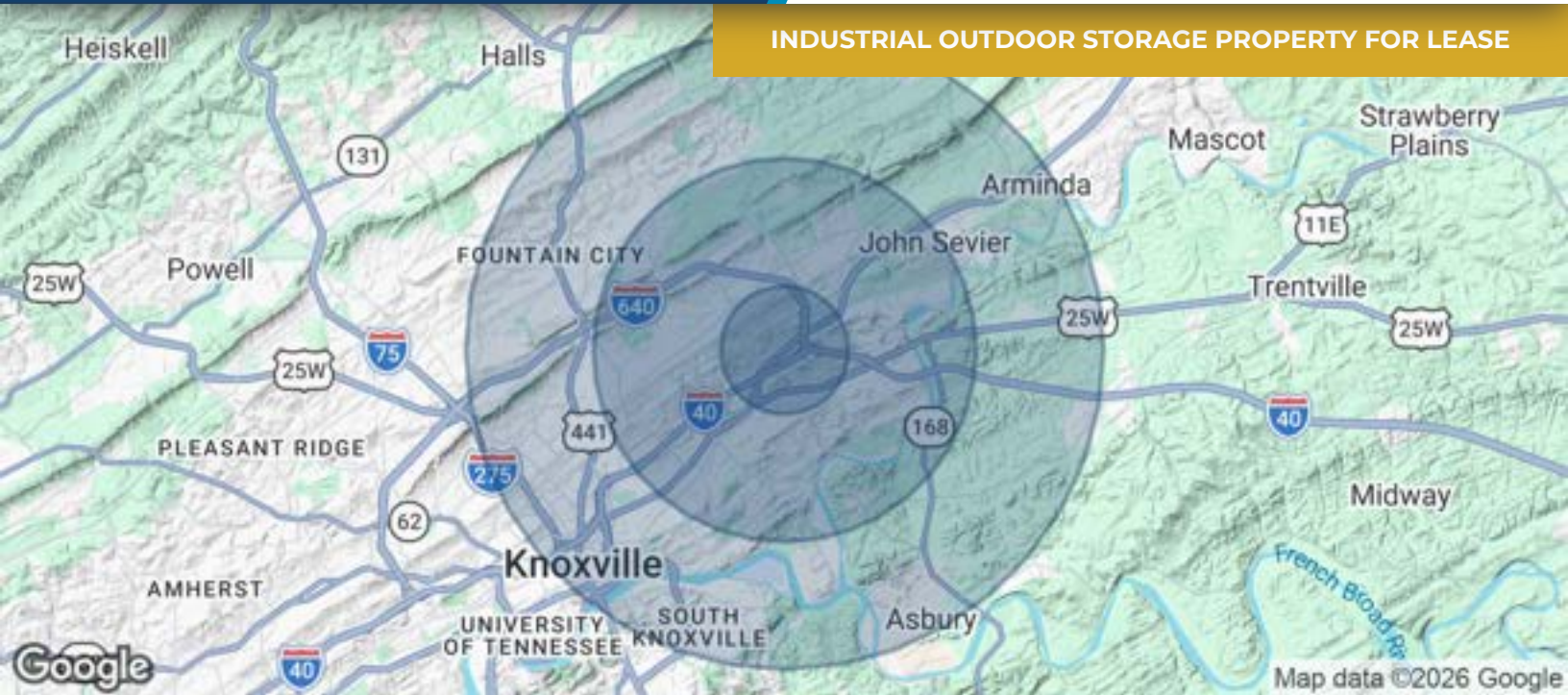
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 4,278 | 35,658 | 102,867 |
| Average Age | 37.7 | 39.6 | 38.2 |
| Average Age (Male) | 36.6 | 36.5 | 36.2 |
| Average Age (Female) | 43.8 | 41.7 | 39.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,938 | 16,039 | 46,338 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$68,734 | \$68,471 | \$70,886 |
| Average House Value | \$198,549 | \$218,542 | \$231,468 |

2023 American Community Survey (ACS)

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