

Available Now

Prime Inline Retail on Tazewell's Main Commercial Corridor

920 SF | 1550 N Broad St (US-25E) | Tazewell, TN 37879 | Jordan
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Baker Storey McDonald
Properties



The Space at a Glance

Inline retail unit on N Broad St — Tazewell's primary commercial corridor (US-25E)

920

Square Feet (SF)

Inline Format

US-25E

Corridor (N Broad St)

Primary Commercial Artery

37879

Zip Code — Tazewell, TN

Claiborne County Seat

Dedicated

Signage

High-Visibility Inline Sign

Next Door

Subway Adjacency

1552 N Broad St

0.1 mi

To Food City Anchor

1410 N Broad St

Co-Tenancy

National Brands Validate This Corridor's Consumer Draw

Every major QSR and daily-needs category is represented within one block

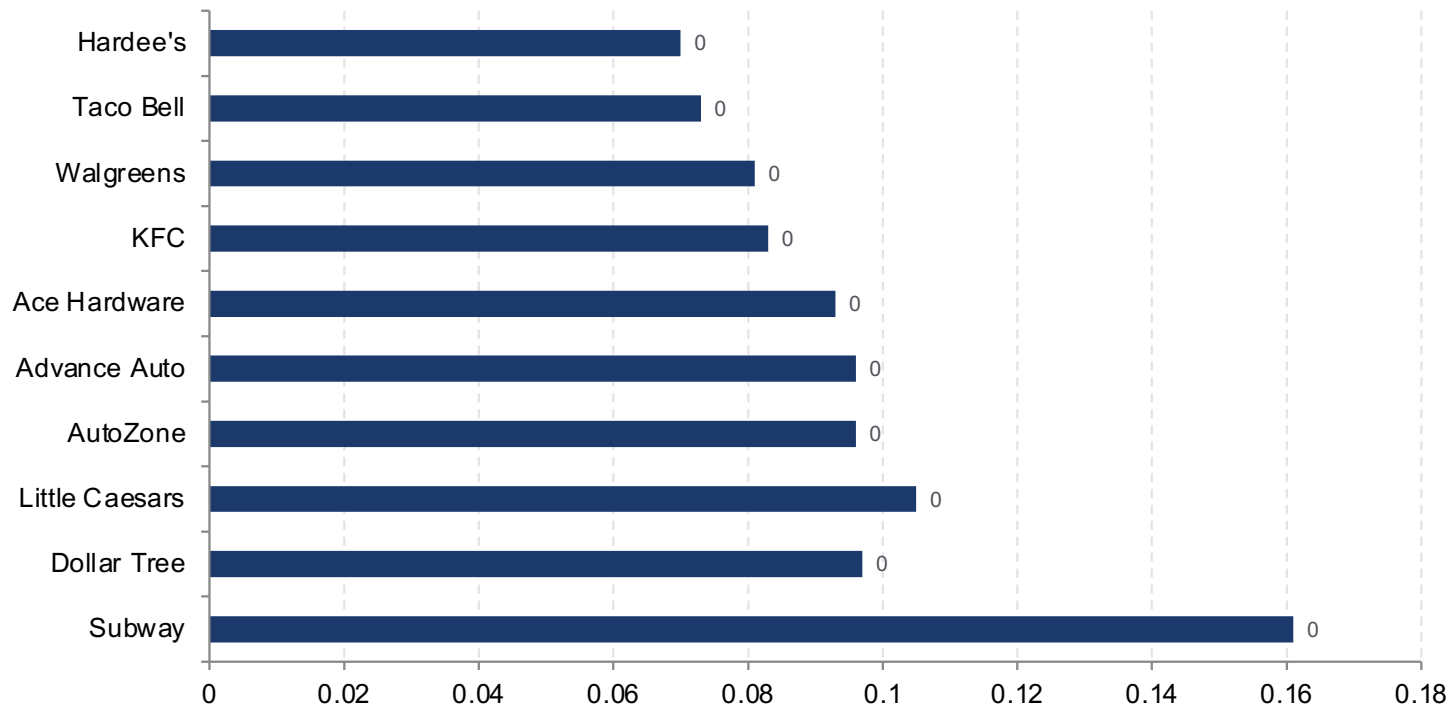
Immediate Neighbors

The N Broad St corridor hosts a full suite of national tenants: Food City (grocery anchor), KFC, McDonald's, Wendy's, Taco Bell, Subway, Domino's (QSR); Walgreens (pharmacy); H&R Block, First Century Bank (financial services); Fastenal (trade supply); and Ace Hardware and Valvoline nearby. This density of national credit tenants signals a proven, high-frequency consumer destination. The 920 SF inline unit features a dedicated exterior sign for maximum street visibility on US-25E.



Top Cross-Shopping Destinations for AT&T Visitors

Visitors to this location also frequently shop these chains — revealing a value, QSR, and grocery-driven trade area



Subway, Dollar Tree, KFC, Walgreens, and Taco Bell lead cross-shopping — confirming a value-oriented, convenience-driven consumer base.

The Trade Area Consumer: Value-Driven and Convenience-Focused

Who They Are

Everyday Value Shoppers

Cross-shopping data shows visitors heavily index toward grocery (Food City, Ingles, United Grocery Outlet), discount (Dollar Tree, Dollar General, Walmart), and QSR (McDonald's, Taco Bell, Hardee's, KFC, Wendy's). This is a practical, price-conscious consumer who shops frequently and locally.

- ✓ Grocery and discount store dominant
- ✓ High QSR frequency (5+ chains on corridor)
- ✓ Auto parts and hardware cross-shopping

What They Need

Underserved Categories

Mobile phone retail, specialty beverage, and fast-casual dining represent clear voids in this trade area. The 920 SF footprint is ideal for small-format concepts that serve daily convenience needs, and the dedicated inline signage ensures strong brand visibility on one of Tazewell's busiest corridors.

- ✓ Wireless/mobile retail void on corridor
- ✓ Specialty coffee and beverage underrepresented
- ✓ Fast-casual and breakfast daypart gap

Why This Space Works

A Rare Small-Box Opportunity on a Proven Corridor

At 920 SF, this inline unit is purpose-built for small-format concepts — wireless, specialty beverage, fast-casual, and service retail. The space features a dedicated exterior sign for high-visibility branding on US-25E. The corridor's national co-tenancy drives built-in foot traffic, and the inline configuration puts your brand directly in front of Tazewell's primary consumer flow.

Proven Anchor Traffic

Food City grocery anchor and 5+ QSR nationals generate daily consumer visits to this exact block.

Dedicated Signage

Inline unit includes a dedicated exterior sign for maximum brand visibility on high-traffic US-25E.

Value Consumer Base

Cross-shopping data confirms a high-frequency, value-oriented shopper profile aligned with convenience and service retail.

Right-Sized Footprint

920 SF matches the small-box format preferred by wireless, coffee, and specialty food concepts.



Market Opportunity

Tazewell: An Underserved Market on a High-Traffic Corridor

920 SF inline unit with dedicated signage — available now on US-25E

Expansion Momentum in Tennessee

The N Broad St / US-25E corridor is Tazewell's primary commercial artery, anchored by Food City and surrounded by national QSR and service brands. The 920 SF inline space with dedicated exterior signage offers immediate brand presence in a market with limited small-box availability. This is a first-mover opportunity for concepts seeking a foothold in Claiborne County.