



3165 E. Andrew Johnson Highway

Greeneville, Tennessee 37745

Property Highlights

- Great Visibility
- 38K VPD
- Main Retail Corridor

Property Overview

2000 SF available for lease on Greeneville's main retail corridor! Excellent co-tenancy, visibility, and parking.

Offering Summary

Lease Rate:	\$16 SF/yr (NNN)
Building Size:	7,000 SF
Available SF:	2,000 SF

For More Information

Lauren Morgan

O: 865 315 8463
lmorgan@koellamoore.com | TN #13164228

Justin Sterling

O: 865 531 6400
jsterling@koellamoore.com

Max Taylor

O: 865 531 6400
mtaylor@koellamoore.com

BROCHURE

3165 E. Andrew Johnson Highway, Greeneville, TN 37745



BROCHURE

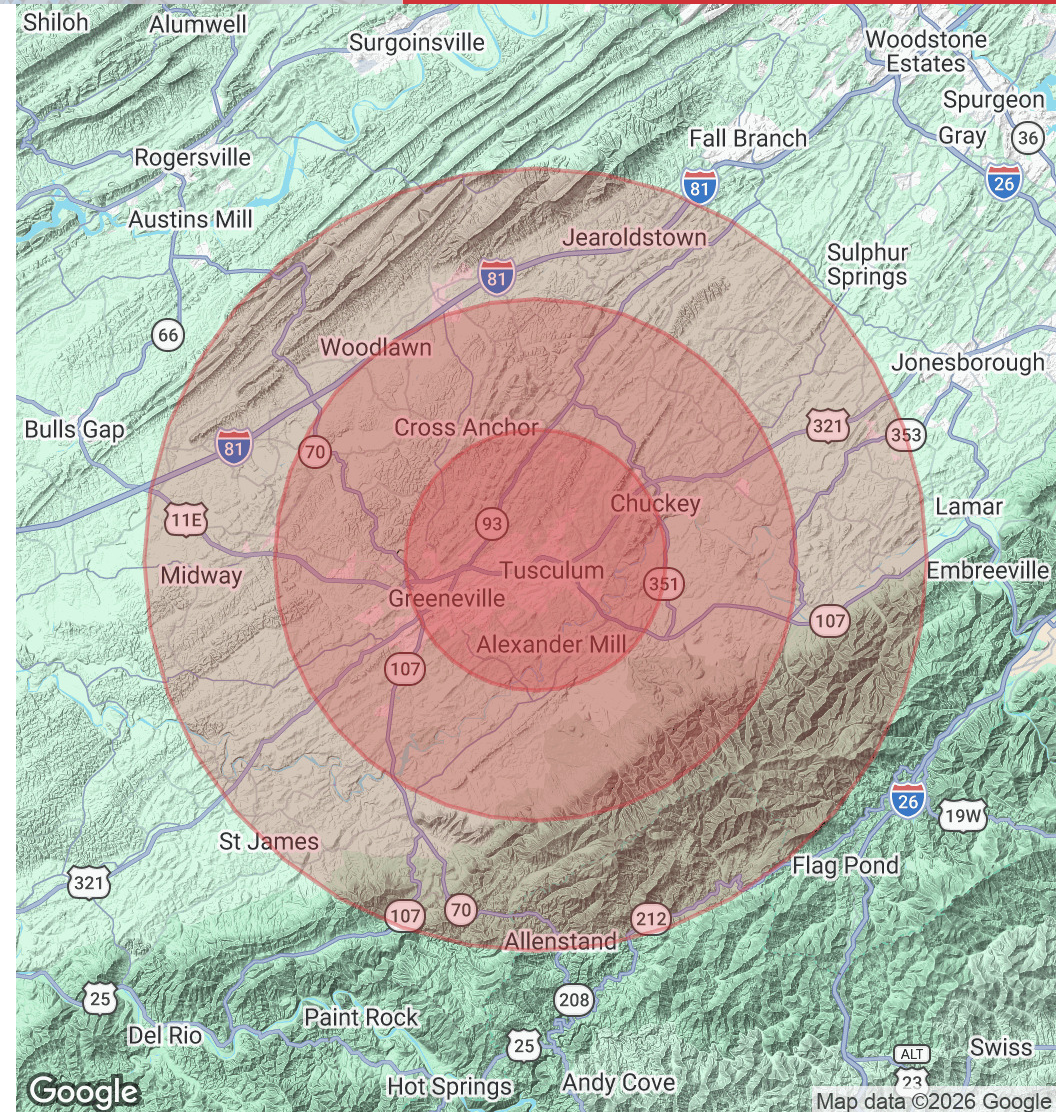
3165 E. Andrew Johnson Highway, Greeneville, TN 37745

For Lease

2,000 SF | \$16 SF/yr
Retail Space

Population	5 Miles	10 Miles	15 Miles
Total Population	26,816	52,490	80,977
Average Age	43.3	44.2	45.5
Average Age (Male)	40.9	42.3	43.1
Average Age (Female)	45.3	45.4	46.6
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	10,740	20,796	32,176
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,759	\$75,504	\$74,582
Average House Value	\$209,158	\$200,487	\$201,906

2023 American Community Survey (ACS)

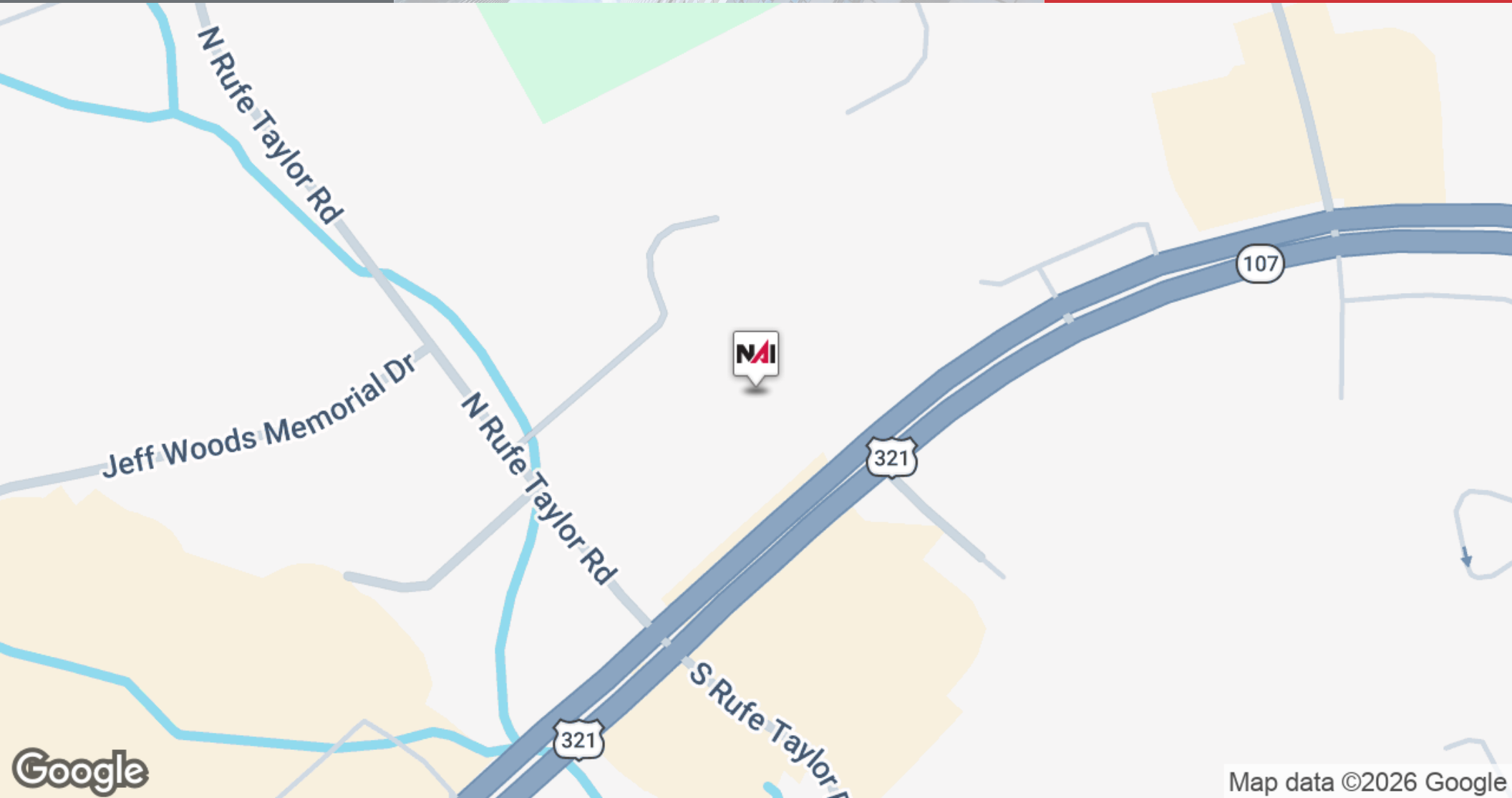


BROCHURE

3165 E. Andrew Johnson Highway, Greenville, TN 37745

For Lease

2,000 SF | \$16 SF/yr
Retail Space



BROCHURE

3165 E. Andrew Johnson Highway, Greenville, TN 37745

For Lease

2,000 SF | \$16 SF/yr
Retail Space



Lauren Morgan

Senior Advisor

Direct: 865.315.8463 **Cell:** 865.315.8463
lmorgan@koellamoore.com



Justin Sterling

Senior Retail Advisor

Direct: 865.531.6400 **Cell:** 865.236.1610
jsterling@koellamoore.com

TN #13164228



Max Taylor

Advisor

Direct: 865.531.6400 **Cell:** 423.271.1595
mtaylor@koellamoore.com

BROCHURE

3165 E. Andrew Johnson Highway, Greeneville, TN 37745