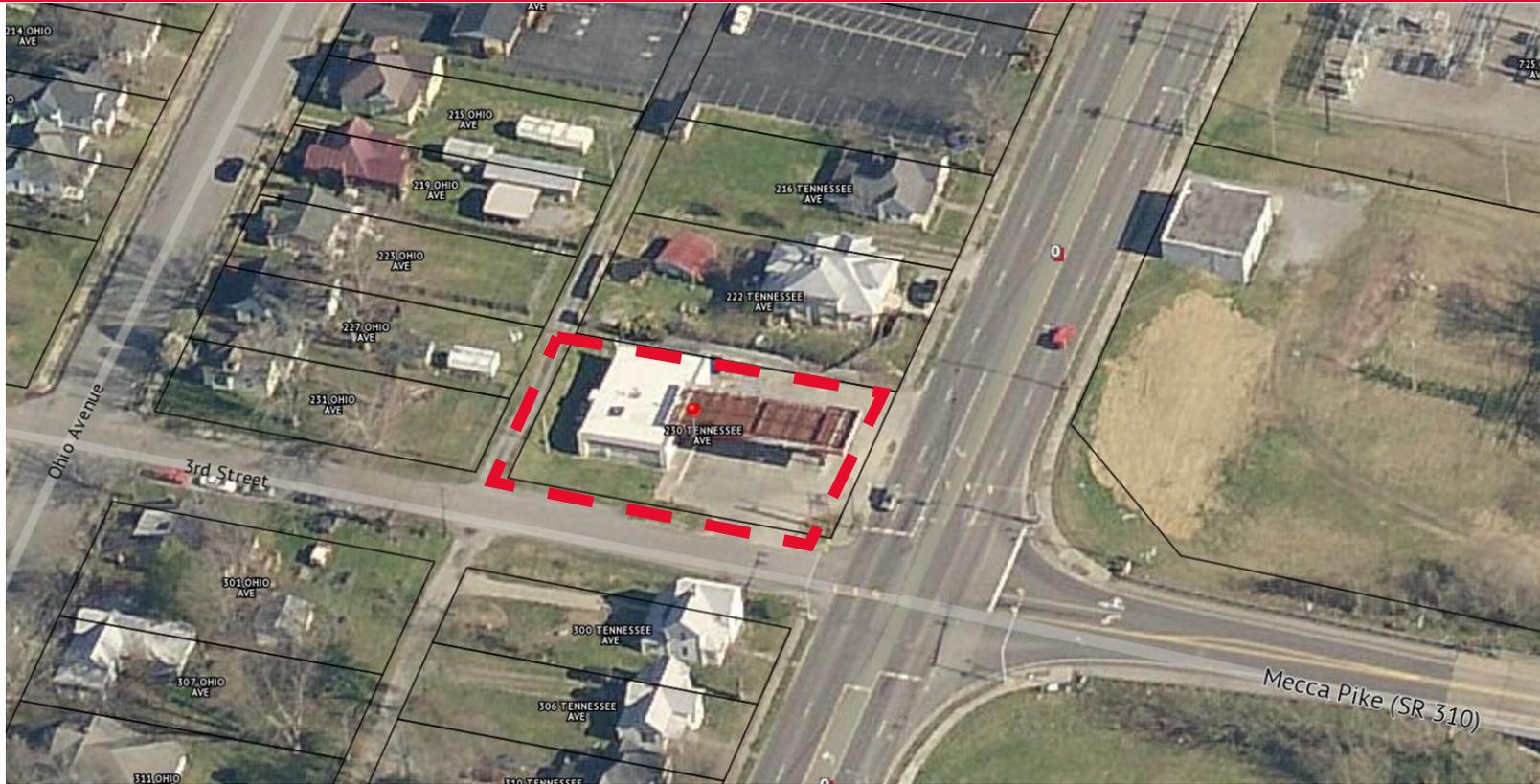


FOR SALE

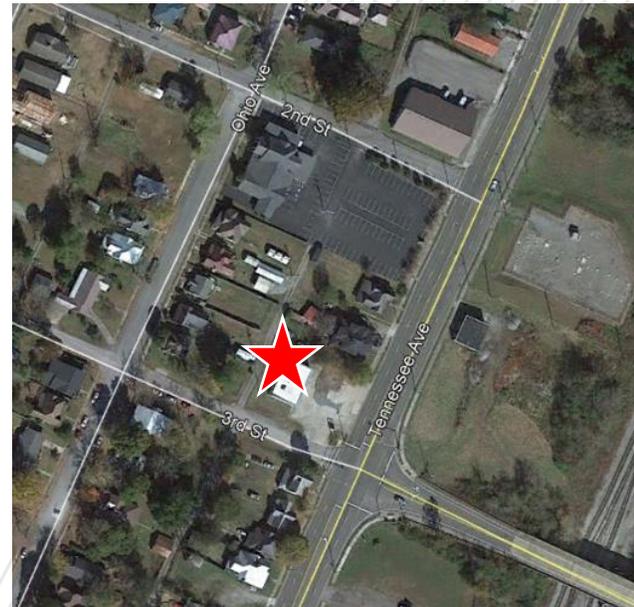
230 Tennessee Avenue
Etowah, TN 37331



PROPERTY HIGHLIGHTS

Vacant 2,400 SF former gas station, located at the signalized intersection of Tennessee Ave.(aka US Hwy. 411) and 3rd St., in Etowah, TN providing high traffic counts of 13,867 AADT. The property has excellent access and visibility and is surrounded by retail and QSR users.

BUILDING SF	2,400	SIGNAGE TYPE	Pylon
LAND SF	14,810	1-MILE (POP.)	2,846
YEAR BUILT	1988	3-MILE (POP.)	6,928
PARKING	Ample Parking	MED. INCOME	\$43,375
TRAFFIC COUNTS	13,867 VPD	SPACE USE	Retail



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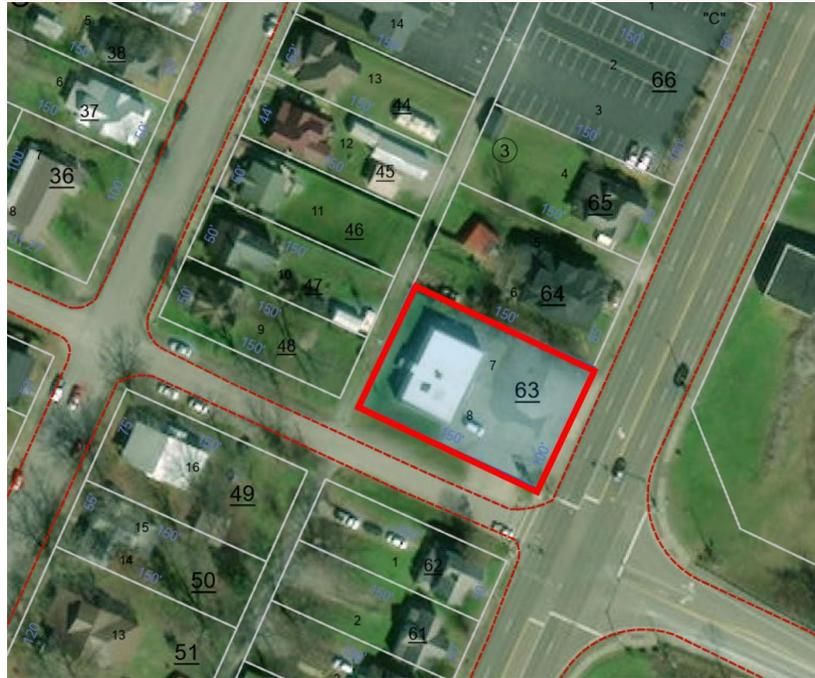
FOR SALE

230 Tennessee Road

Etowah, TN 37331

MARKET OVERVIEW

Property sits the hard corner of Hwy 411 and 310. Nearby commercial tenants include: AutoZone, Dollar General, Shell Gas, Post Office, antique shops and yoga studio. Best uses would be a free-standing retail use. Rural population of approximately 3,500 comprised of mostly retirees. This location is 55 miles outside of Knoxville and outside of Chattanooga, TN.



LEGAL INFORMATION

TAX PARCEL ID	1070 C 063.00
2024 RE TAXES	\$1,120.00
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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