



**GREENBRIER**  
real estate advisors

# Retail Opportunity

## For Sale and/or Lease

### Tyler Pointe ~ Rockwood, TN

#### **Contacts:**

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## Property Details

Name	Retail Opportunity for Sale and/or Lease ~ Tyler Pointe
Address	1146 North Gateway Avenue
Space Available	1,600 +/- SF (end cap) 2,000 +/- SF (middle)
Lease Price	See \$12.00 NNN
Lot Size	1.52 Acres +/- (Lot #3)
Sale Price	\$425,000

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	1,173	8,283	11,918
Average Household Income	\$41,946	\$46,988	\$50,998

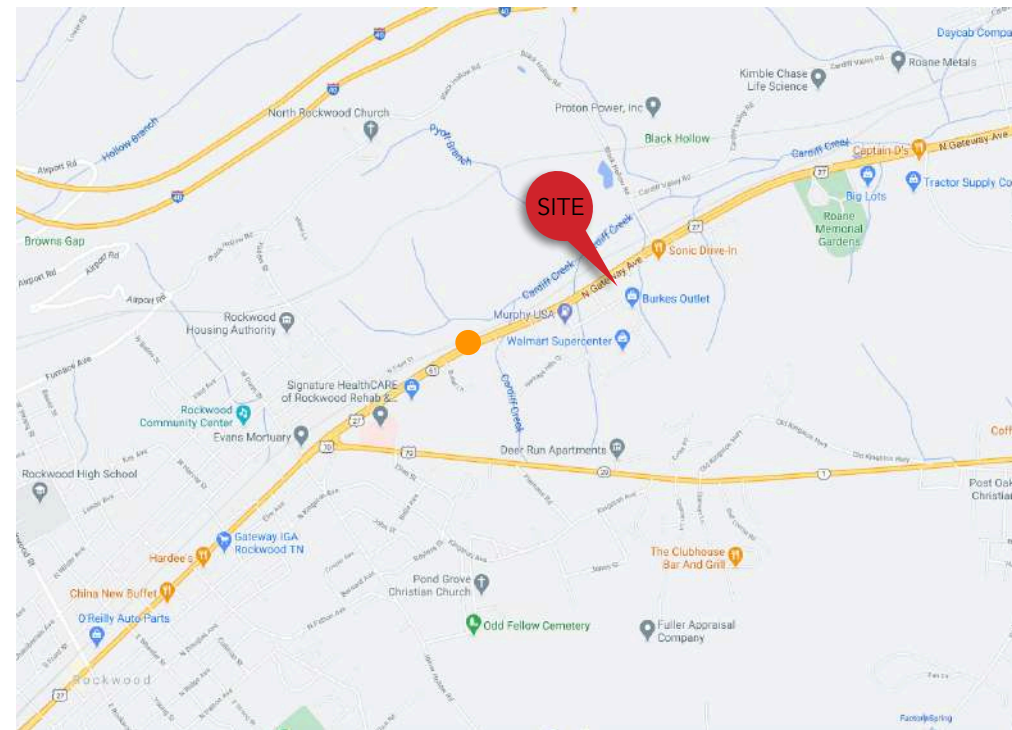
## Market Overview

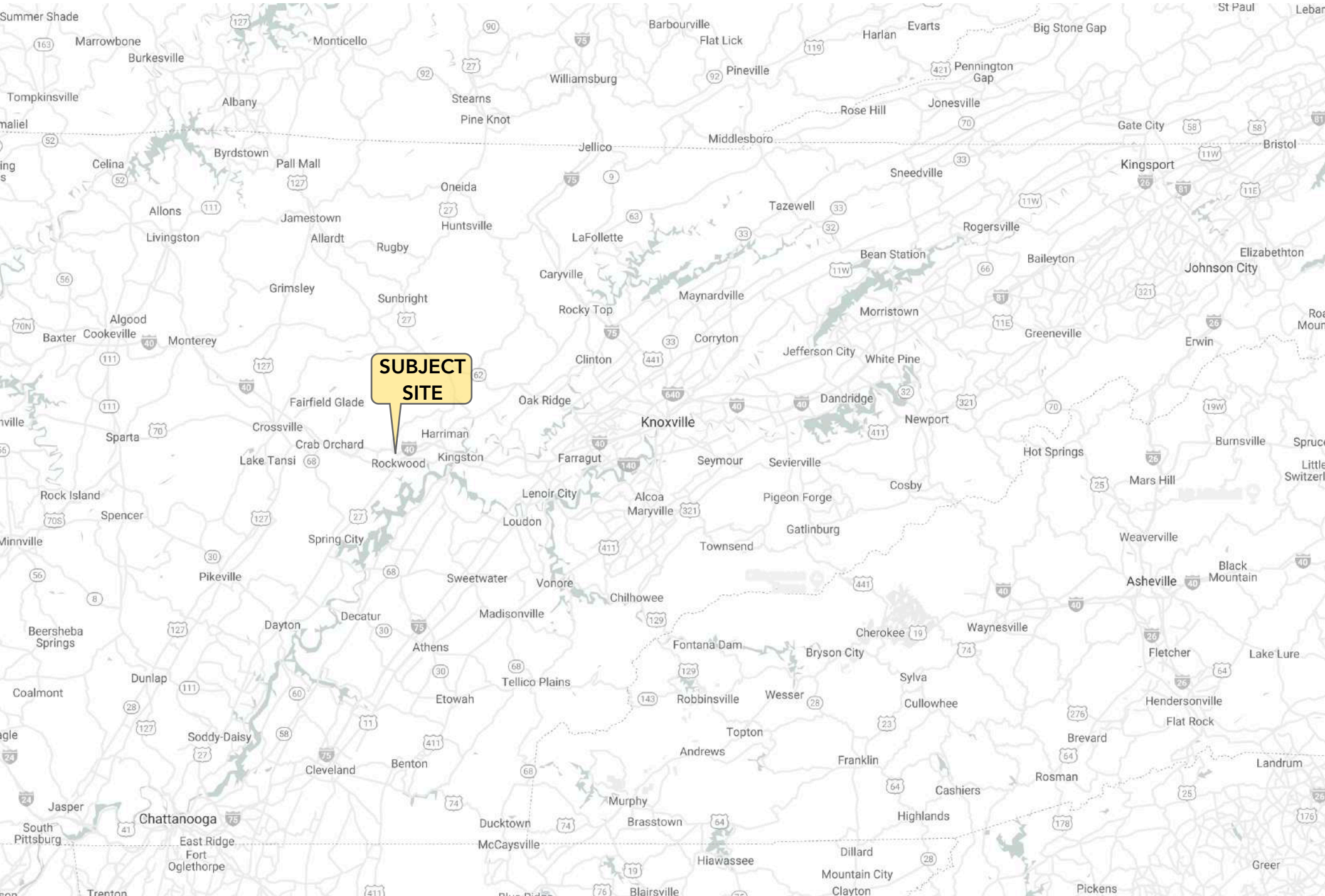
- Great retail opportunity in Rockwood, TN
  - Retail Space Available: 2,000 SF +/- (middle) & 1,600 SF +/- (endcap)
  - Outparcel graded and pad ready lot for Sale: 1.52 ac. +/- located between Fast Pace Urgent Care and McDonalds
- Excellent access & visibility

## Traffic Counts

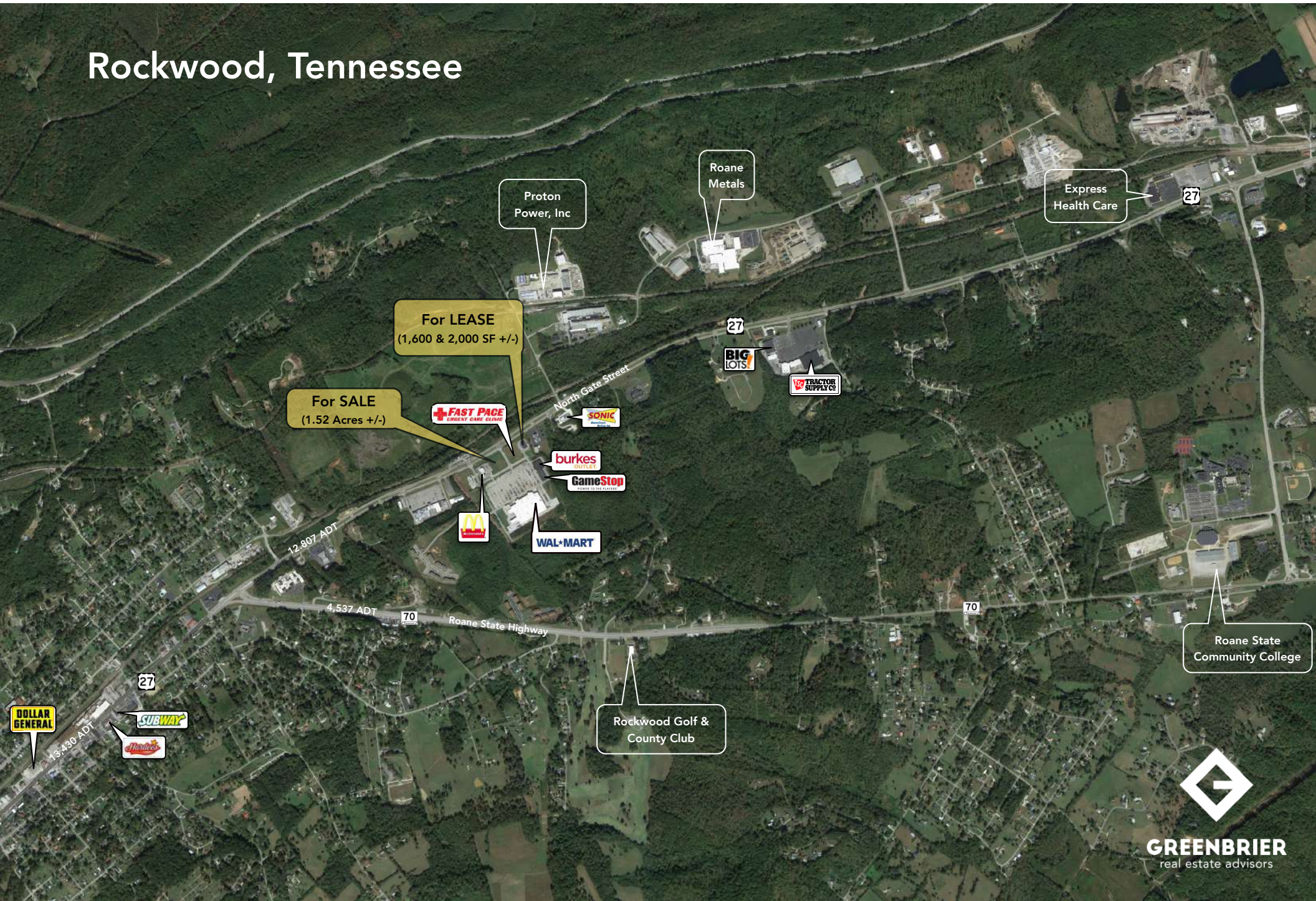
North Gateway Avenue	12,807 ADT	●
Roane State Highway	4,537 ADT	●

## Map





# Rockwood, Tennessee



**For LEASE**  
(1,600 & 2,000 SF +/-)

**For SALE**  
(1.52 Acres +/-)

**FAST PACE**  
URGENT CARE CLINIC

**McDonald's**

**burkes**  
OUTLET

**GameStop**  
POWER UP THE PLAYERS

**WAL-MART**

Roane Metals

Express Health Care

27

**BIG LOTS**

**TRACTOR SUPPLY CO.**

SONIC

North Gate Street

12,807 ADT

4,537 ADT

70

Roane State Highway

70

Roane State Community College

Rockwood Golf & County Club

**DOLLAR GENERAL**

27

**SUBWAY**

**Hardee's**

13,430 ADT



# Rockwood, Tennessee



For LEASE  
(1,600 & 2,000 SF +/-  
Available for Lease)



For SALE  
(1.52 Acres +/-)



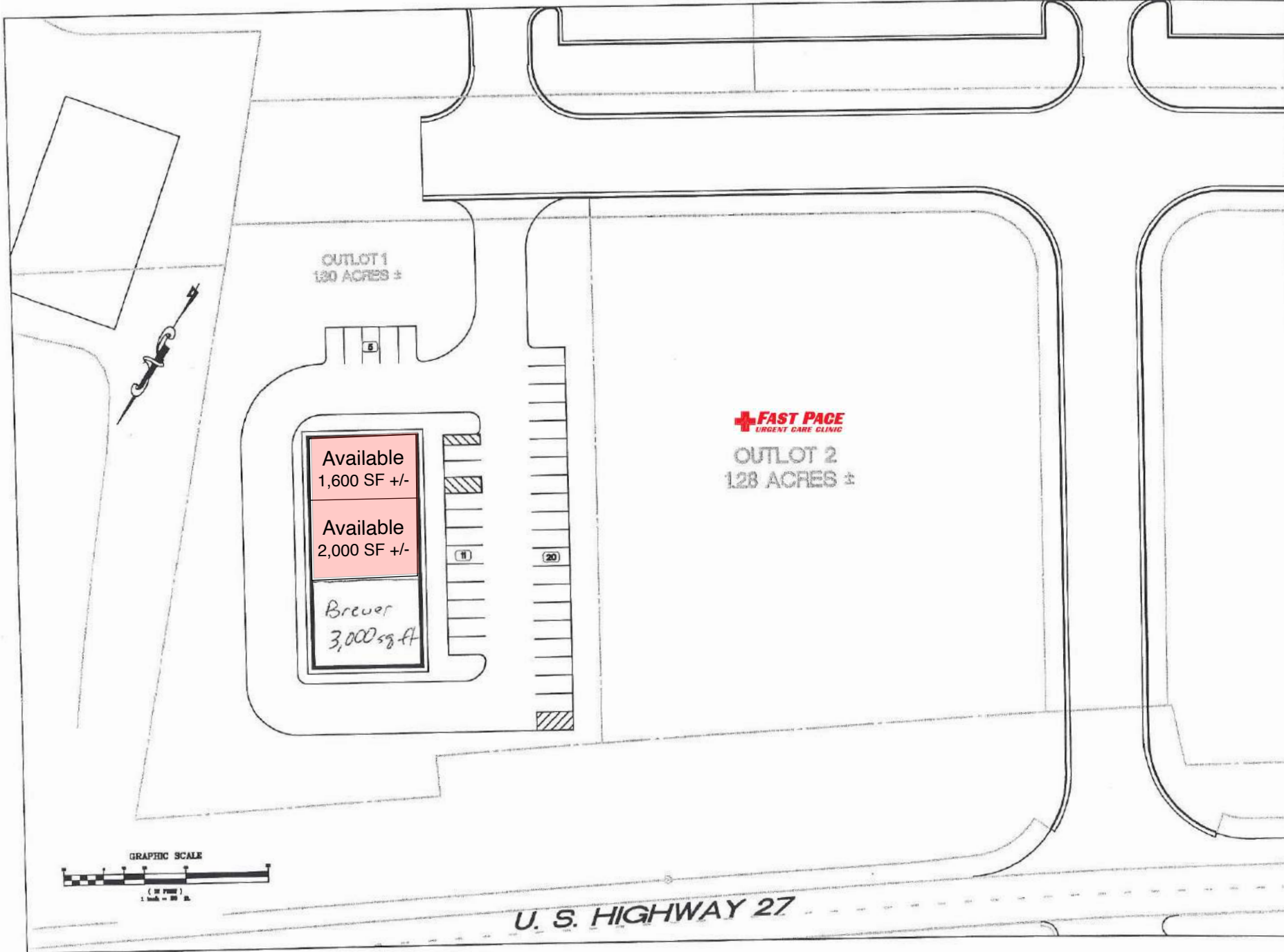
12,807 ADT

4,537 ADT

Roane State Highway

70





Conceptual Site Plan  
**Shops**  
 US Highway 27  
 Rockwood, Tennessee  
 Owner: Cardified Properties, LLC

NO.	DATE	REVISIONS

CSP1



**GREENBRIER**  
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N.T.S. VICINITY MAP

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Date: 2000  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is true and correctly surveyed to the accuracy required by the Rockwood Regional Planning Commission and the monuments have been placed as shown hereon, to the specifications of the Rockwood Regional Planning Commission.

Date: 2000  
Registered Engineer or Surveyor: \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS**

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

Date: 2000  
City or County Health Officer: \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF STREETS**

I hereby certify that (1) that streets have been installed in an acceptable manner and according to planning commission specifications or, (2) that a security bond in the amount of \$\_\_\_\_\_ has been posted with the planning commission to assure completion of all required improvements in case of default.

Date: 2000  
County Road Commissioner or City Street Superintendent: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for \_\_\_\_\_ with the exception of the planning commission and that it has been approved for recording in the office of the county register.

Date: 2000  
Secretary, Planning Commission: \_\_\_\_\_

**CERTIFICATION OF SURVEY**

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE SURVEY IS TRUE AND CORRECT AND THAT ALL BUILDINGS, EASEMENTS, AND/OR IMPROVEMENTS ARE LOCATED AS SHOWN HEREON.

WILLIAM B. STEELMAN R.L.S. DATE  
Tenn. Reg. No. 1831

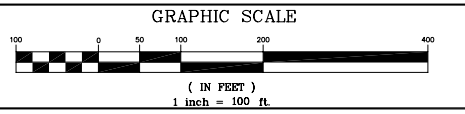
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 42082Z 0382 B AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. (ZONE "C")

WILLIAM B. STEELMAN R.L.S. DATE  
Tenn. Reg. No. 1831

**NOTES:**

- NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND AN INDIVIDUAL UTILITY AUTHORITY BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
- IRON RODS SET AT ALL CORNERS EXCEPT AS SHOWN.
- PROPERTY IS ZONED G-2 AND R-2.  
C-2 SETBACKS:  
FRONT.....35'  
REAR.....20'  
SIDE.....10'  
R-2 SETBACKS:  
FRONT.....30'  
REAR.....20'  
SIDE.....ONE STORY - 10',  
TWO STORY - 20'  
THREE STORY - 15'
- CLT MAP 44 PARCELS 42, 42.01, 42.02, P/O 42.03, 43, & 45 & P/O 10
- DEED REFERENCES: DB U-18, PG 1  
DB L-17, PG 502  
DB A-18, PG 202  
DB M-17, PG 4  
DB M-17, PG 1  
DB G-20, PG 769
- TENNESSEE STATE GRID COORDINATES WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. JOB # 98\_1051, DATED 4/1/98

LEGEND	
○	IRON ROD (FOUND)
●	IRON ROD (SET)
■	CONCRETE MONUMENT (FOUND)
○	UTILITY POLE
—○—	OVERHEAD UTILITY LINE
—○—	OVERHEAD TELEPHONE LINE
—x—	FENCE
---	ZONING LINE
●	PROPERTY CORNER
—	PROPERTY LINE
—○—	ROAD CENTERLINE
---	EASEMENT LINE



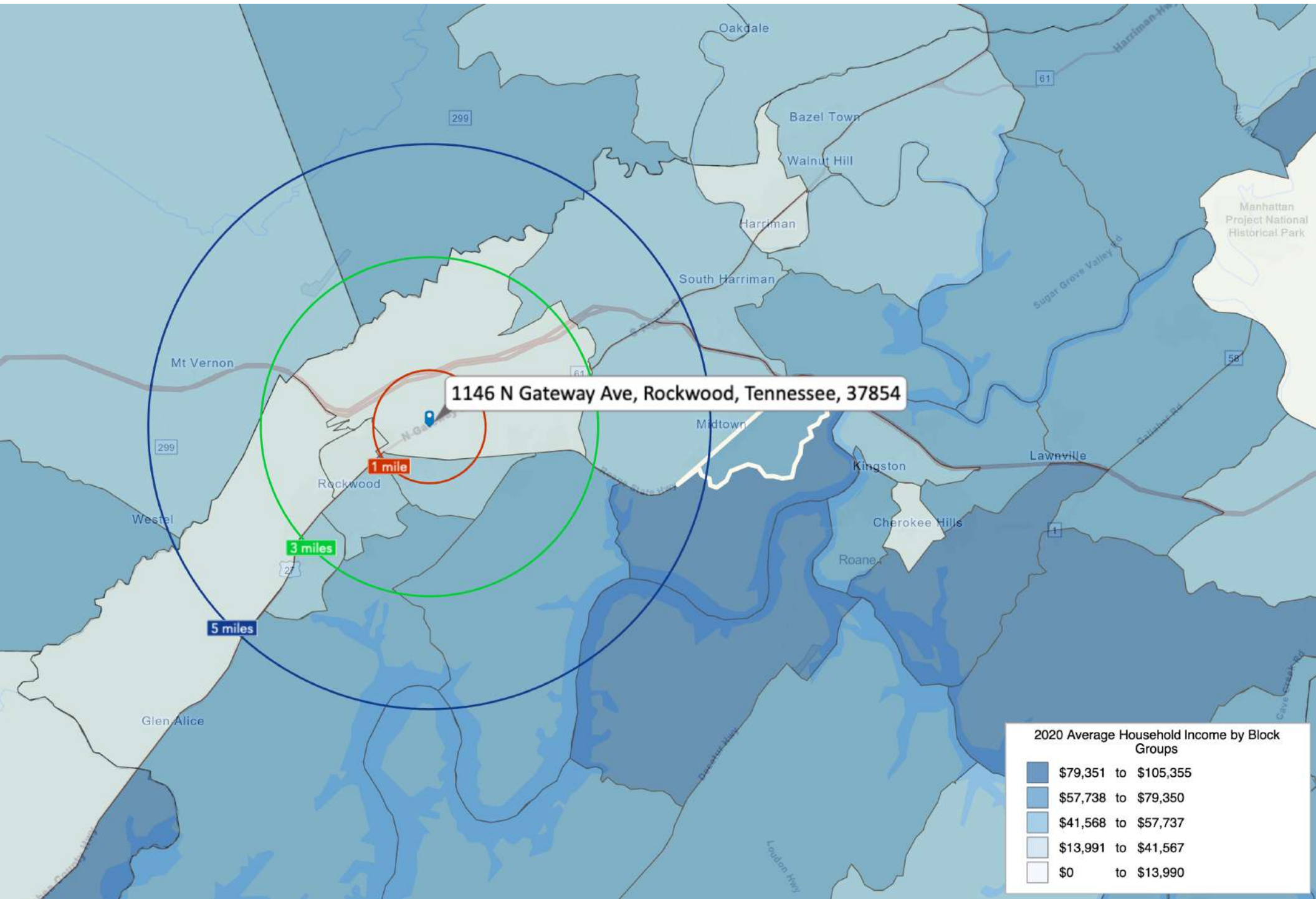
**SITE**  
INCORPORATED  
3027 W. UNIVERSITY DRIVE, MEMPHIS, TN 38192  
PHONE: (901) 777-4160 FAX: (901) 777-4169

FINAL PLAT OF  
**TYLER POINTE**  
U.S. Highway 27 & State Route 61  
City of Rockwood, Roane County, TN  
CLT Map 44, Parcels 42, 42.01, 42.02, part of 42.03, 43, and 45  
Owner  
Certified Properties, LLC  
5731 Lyons View Drive, Suite 209  
Knoxville, Tennessee  
(423) 558-8862

DRAWN BY: GSN DATE: 6/9/99  
CHECKED BY: WBS FILE: 1092PLAT  
SHEET NO.: 2 of 4

**REVISIONS**

NO.	DATE	COMMENTS
1	08/02/99	GENERAL PLAT REVISIONS
2	08/19/99	CHANGED LOT LINE BETWEEN LOTS 6 & 7
3	09/25/99	REMOVE 30' WATERWAYS EASEMENT LINE
4	01/25/00	GENERAL PLAT REVISIONS





(5 Mile Radius)

## KEY FACTS

11,918

Population

47.2

Median Age

\$36,189

Median Household Income

2.4



Average Household Size

## EDUCATION

15%

No High School Diploma



42%

High School Graduate



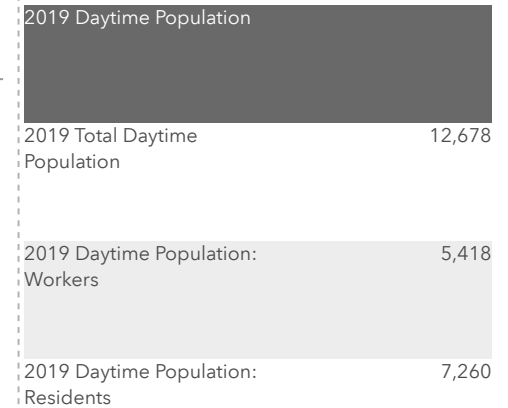
30%

Some College



13%

Bachelor's/Grad/Prof Degree



## BUSINESS



369

Total Businesses



5,347

Total Employees

## Total Retail Sales



\$152,326,373

Total Retail Sales

## EMPLOYMENT



White Collar

51%



Blue Collar

32%



Services

16%

12.5%

Unemployment Rate

1146 N Gateway Ave, Rockwood, Tennessee, 37854

## Average Household Income



\$50,998

2019 Average Household Income

## ANNUAL HOUSEHOLD SPENDING



\$1,176

Apparel & Services



\$82

Computers & Hardware



\$2,151

Eating Out



\$3,358

Groceries



\$3,820

Health Care

