



**GREENBRIER**  
real estate advisors

# 6 Ac. Lot For Sale

1036 Highway 68, Sweetwater, TN 37874



## **Contacts:**

Josiah Glafenhein  
(865) 206-0180

[josiah@greenbrier-rea.com](mailto:josiah@greenbrier-rea.com)

Todd Blowers  
(865) 773-7586

[todd@greenbrier-rea.com](mailto:todd@greenbrier-rea.com)



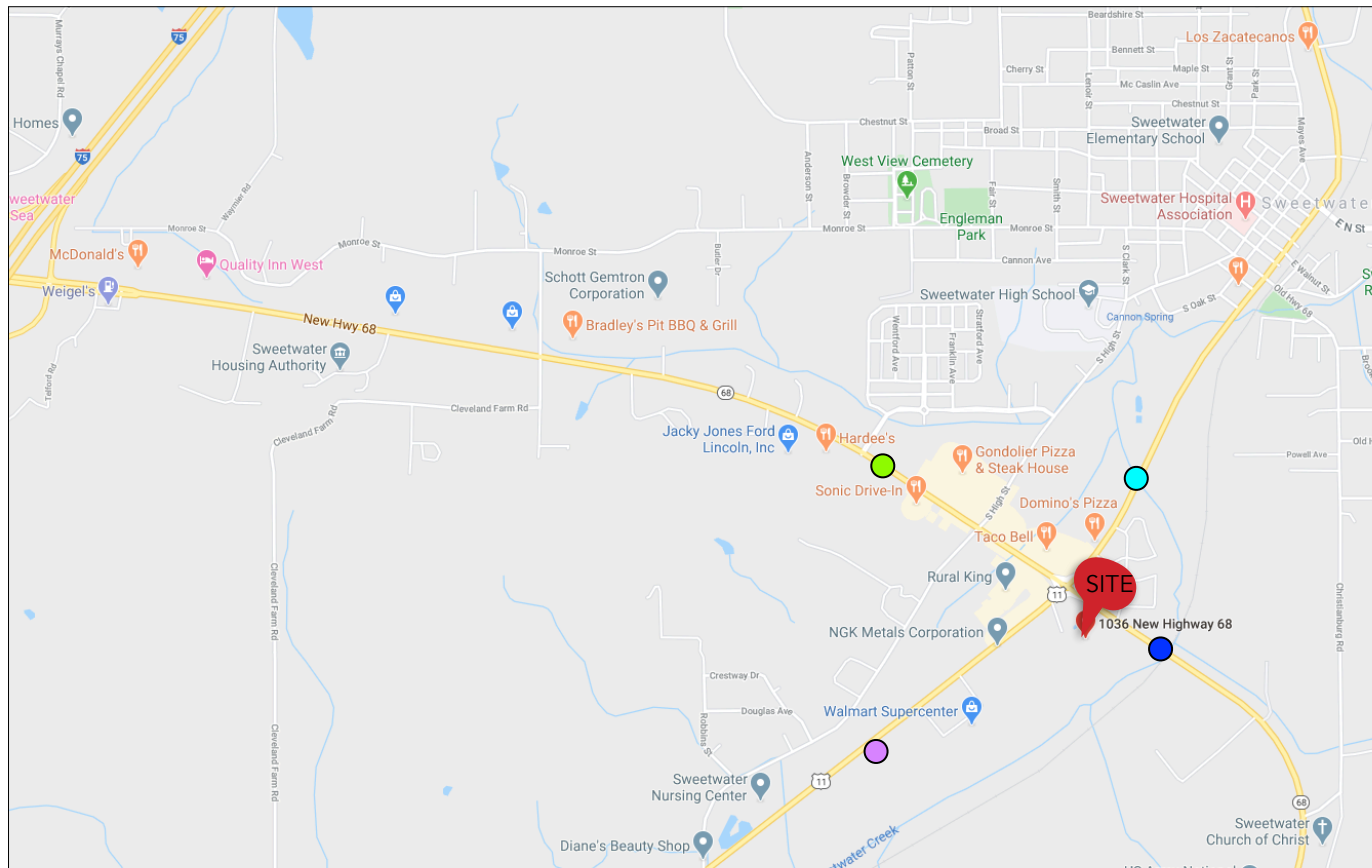
**GREENBRIER**  
real estate advisors

Greenbrier Real Estate Advisors  
1200 E Magnolia Avenue  
Knoxville, TN 37917  
[www.greenbrier-rea.com](http://www.greenbrier-rea.com)

## Property Details

Name	6 Acre Lot For Sale
Address	1036 Highway 68 Sweetwater, TN 37874
Building Size	6 Acres +/-
Price	See Agent

## Map



## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	1,704	8,221	13,338
Average Household Income	\$56,356	\$54,927	\$56,214

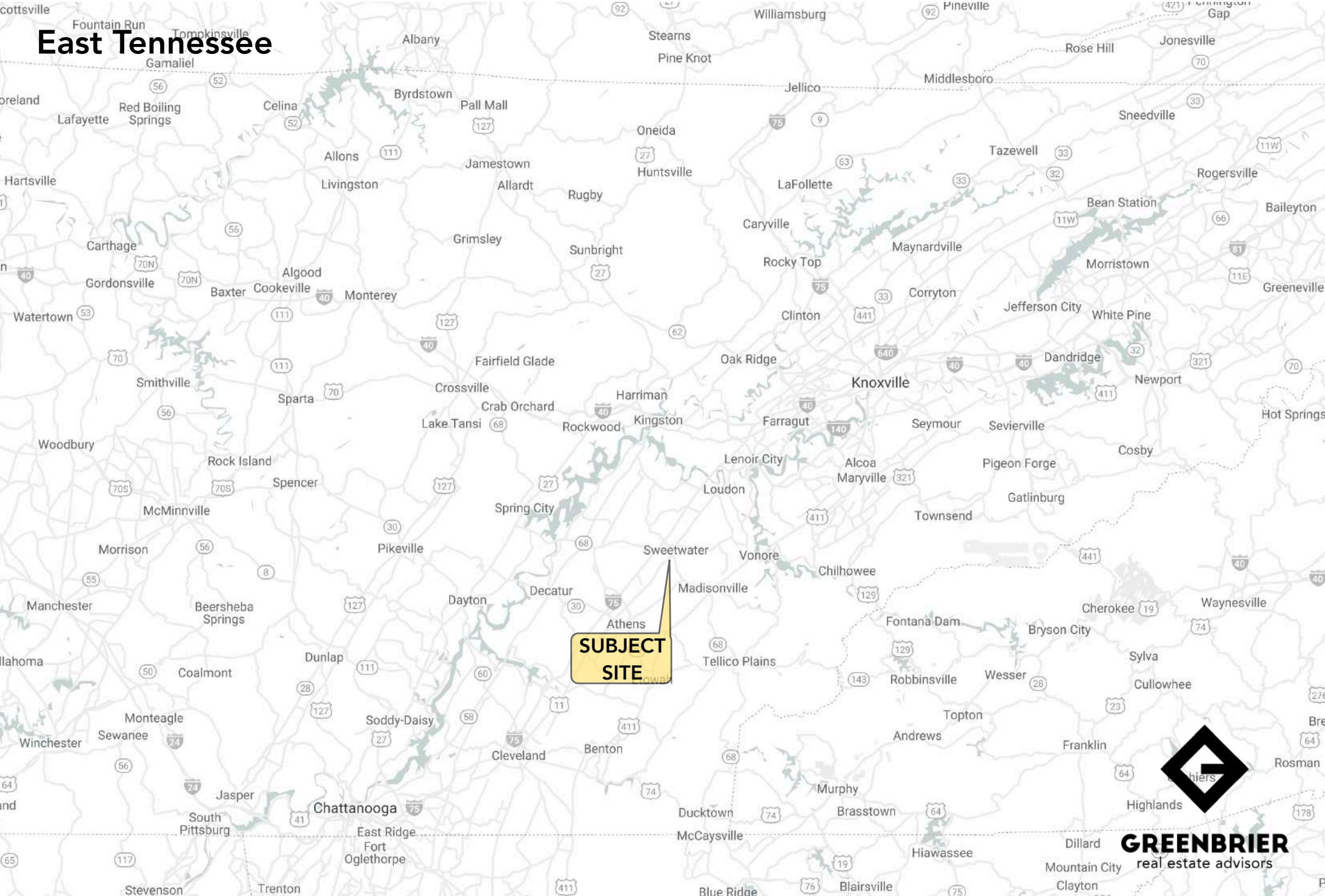
## Traffic Counts

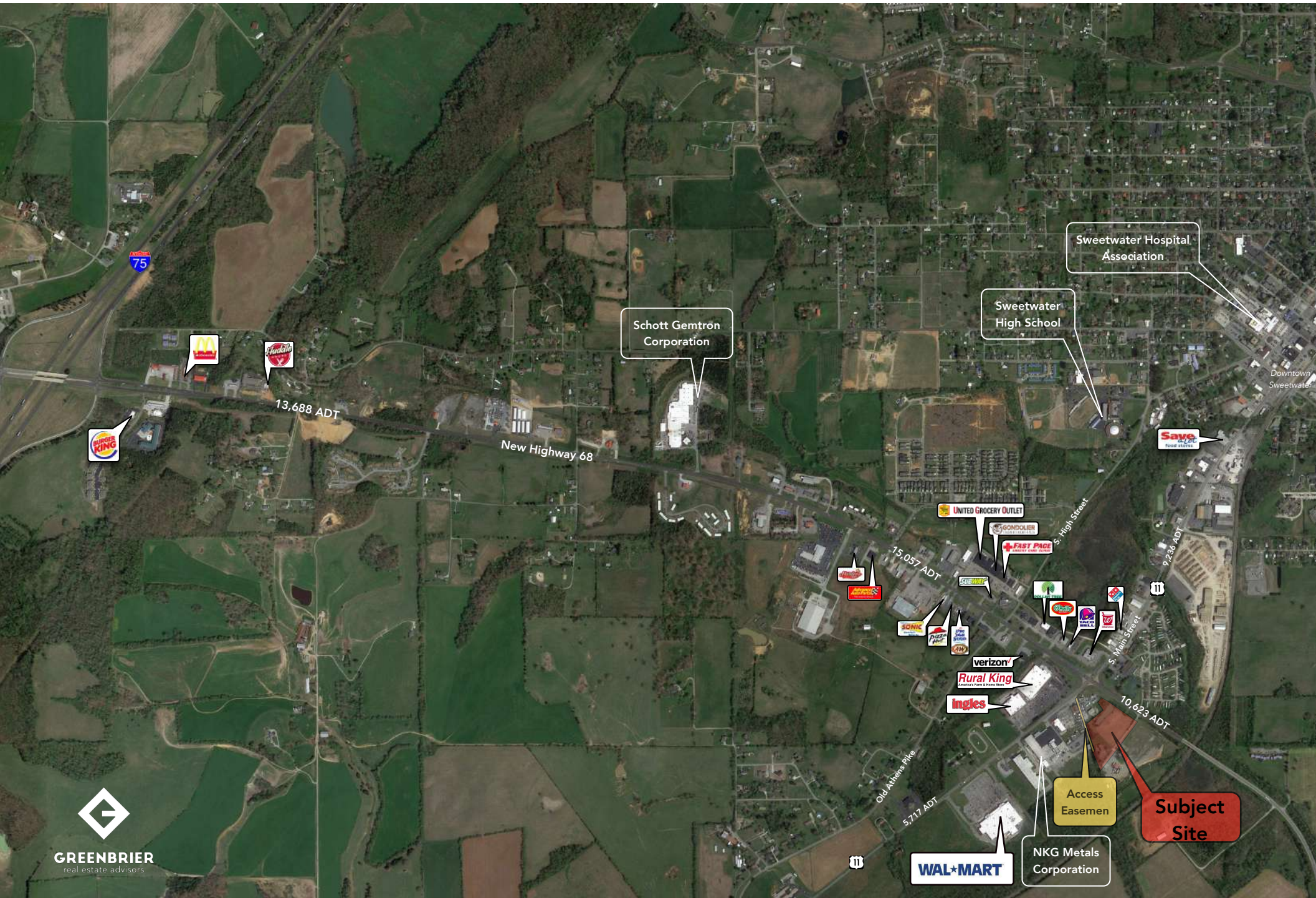
Highway 68	15,057 ADT	10,623 ADT
Highway 11 (Main Street)	9,236 ADT	5,717 ADT

## Market Overview

- 6 Acre parcel for sale just off main Sweetwater intersection: Highway 68 & Highway 11
- Sweetwater, TN is located off I-75 midway between Knoxville & Chattanooga MSA's
- 545' property frontage on Highway 68
- Access easement to Highway 11
- Owner will subdivide
- Current residential house at the rear of property that owner would carve out

# East Tennessee





75

13,688 ADT

New Highway 68

Schott Gemtron Corporation

Sweetwater Hospital Association

Sweetwater High School

Downtown Sweetwater

Save Food Bank

UNITED GROCERY OUTLET

15,057 ADT

FAST PACE

S. High Street

9,236 ADT

S. Main Street

verizon

Rural King

ingles

10,623 ADT

Old Athens Pike

5,717 ADT

Access Easemen

Subject Site

NKG Metals Corporation

WAL\*MART





verizon

**Rural King**  
America's Farm & Home Store

**ingles**



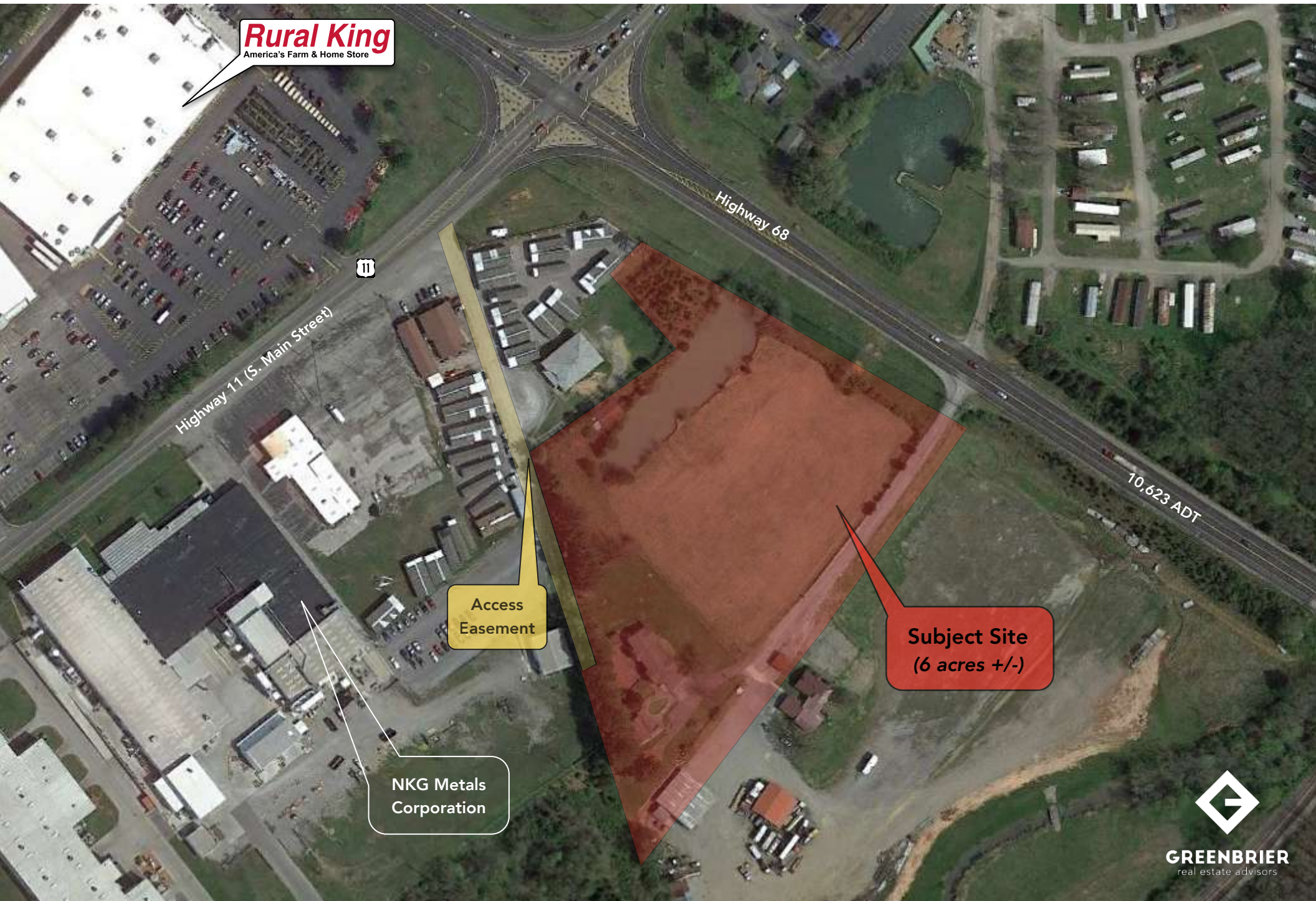
Access Easement

NKG Metals Corporation

**Subject Site**  
(6 acres +/-)

**WALMART**





**Rural King**  
America's Farm & Home Store

Highway 11 (S. Main Street)

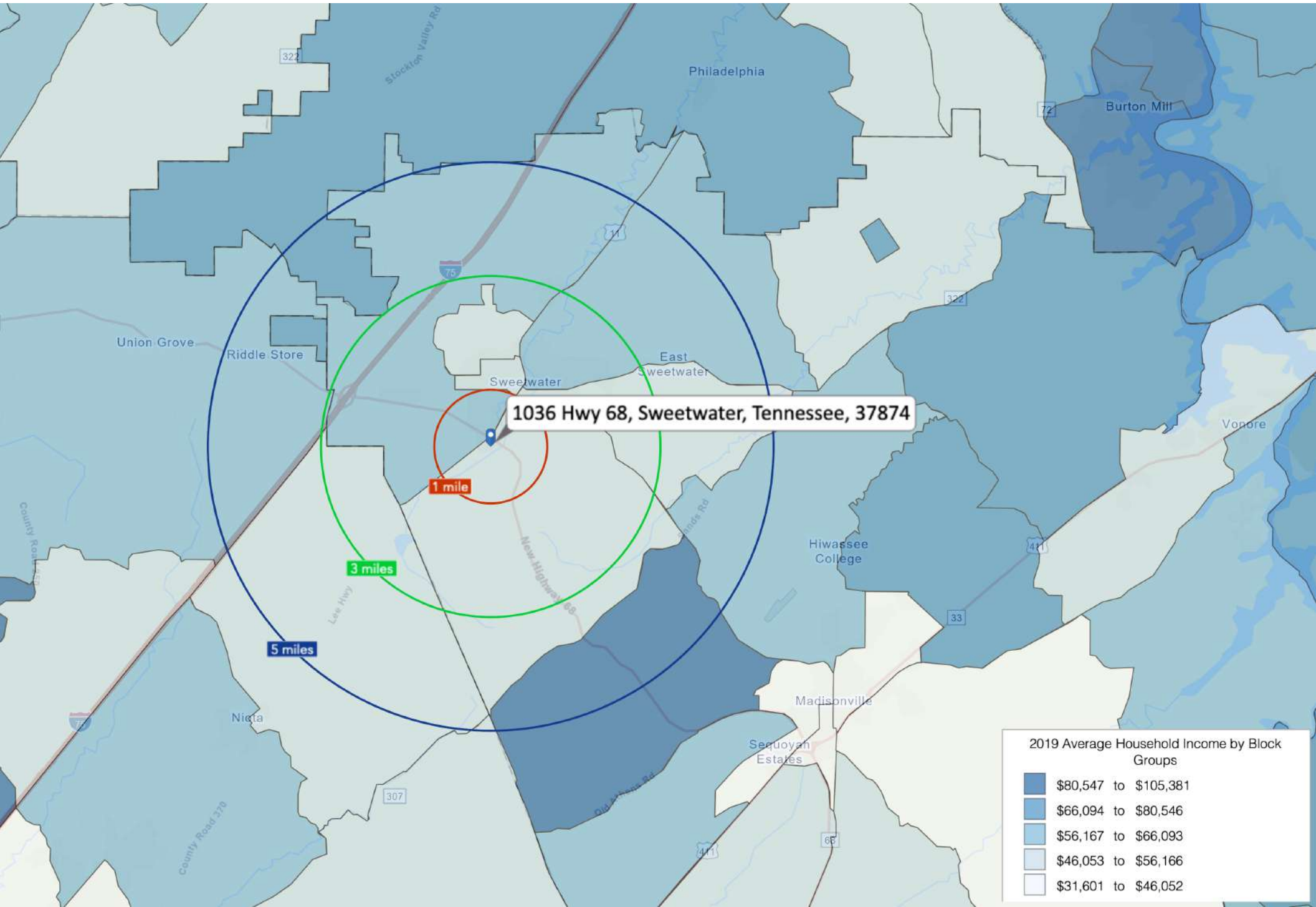
Highway 68

10,623 ADT

Access Easement

Subject Site  
(6 acres +/-)

NKG Metals Corporation



(5 Mile Radius)

## KEY FACTS

13,338

Population

43.3

Median Age

\$40,797

Median Household Income

2.5



Average Household Size

## EDUCATION

19%

No High School Diploma



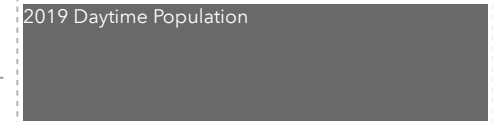
43%  
High School Graduate



22%  
Some College



16%  
Bachelor's/Grad/Prof Degree



2019 Total Daytime Population 14,177

2019 Daytime Population: Workers 6,150

2019 Daytime Population: Residents 8,027

## BUSINESS



462

Total Businesses



5,736

Total Employees

## Total Retail Sales



\$149,328,146

Total Retail Sales

## EMPLOYMENT



White Collar

49%



Blue Collar

35%



Services

16%



Unemployment Rate

1036 Hwy 68, Sweetwater, Tennessee, 37874

## Average Household Income



\$56,214

2019 Average Household Income

## ANNUAL HOUSEHOLD SPENDING



\$1,387

Apparel & Services



\$90

Computers & Hardware



\$2,396

Eating Out



\$3,711

Groceries



\$4,455

Health Care

