

# FOR SALE

TENANT WILL PAY RENT THROUGH  
12/30/2020

# 1112

# TN

# CLINTON

# N Charles G Seivers Blvd

## CONTACT

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**GREENBRIER**  
real estate advisors





Lot size: +/- 0.85 acres  
 Building Size: 2,298 sf



Zoned Commercial

FOR SALE

**1112 N Charles G Seivers Blvd**

CLINTON, TN



\$575,000



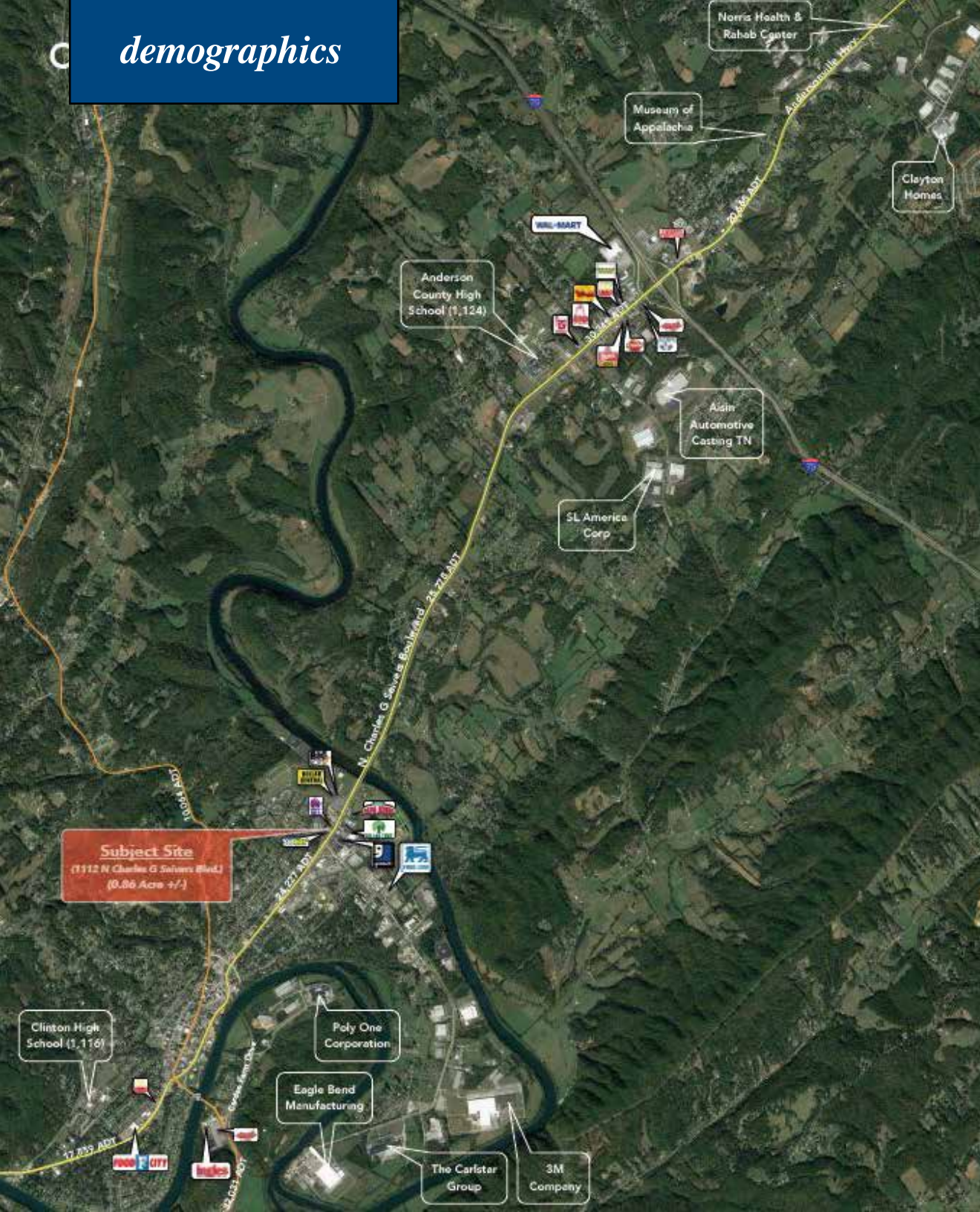
Main retail corridor



High traffic from local  
 and commuter







# demographics







- Clinton is the county seat of Anderson County and is part of the Knoxville MSA
- Clinton is home of the Museum of Appalachia
- Subject property located between Clinton High School (1,116 enrollment) and Anderson County High School (1,124 enrollment)
- Excellent access and visibility
- High traffic volumes: 25,000 +/- ADT

# demographics





## one mile

	<b>3,536</b> people
	<b>3,188</b> daytime Pop
	<b>1,489</b> households
	<b>\$49,238</b> average HHI

## three miles

	<b>44,178</b> people
	<b>40,312</b> daytime Pop
	<b>16,535</b> households
	<b>\$60,471</b> average HHI

## five miles

	<b>105,138</b> people
	<b>95,401</b> daytime Pop
	<b>37,282</b> households
	<b>\$67,018</b> average HHI

