



GREENBRIER
real estate advisors

Space for Lease

Small Shops Wal-mart Outparcel

*2838 Appalachian Highway
Jacksboro, TN 37757*



Contacts:

Todd Blowers
(865) 773-7586
todd@greenbrier-rea.com



GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
1200 E Magnolia Avenue
Knoxville, TN 37917
www.greenbrier-rea.com

Property Details

Name	Small Shops Space for Lease~ Jacksboro, TN
Address	2838 Appalachian Highway Jacksboro, TN 37757
Space Available	3,200 SF
Lease Price	\$14.50/PSF

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	2,422	10,546	19,532
Average Household Income	\$58,325	\$60,952	\$58,075

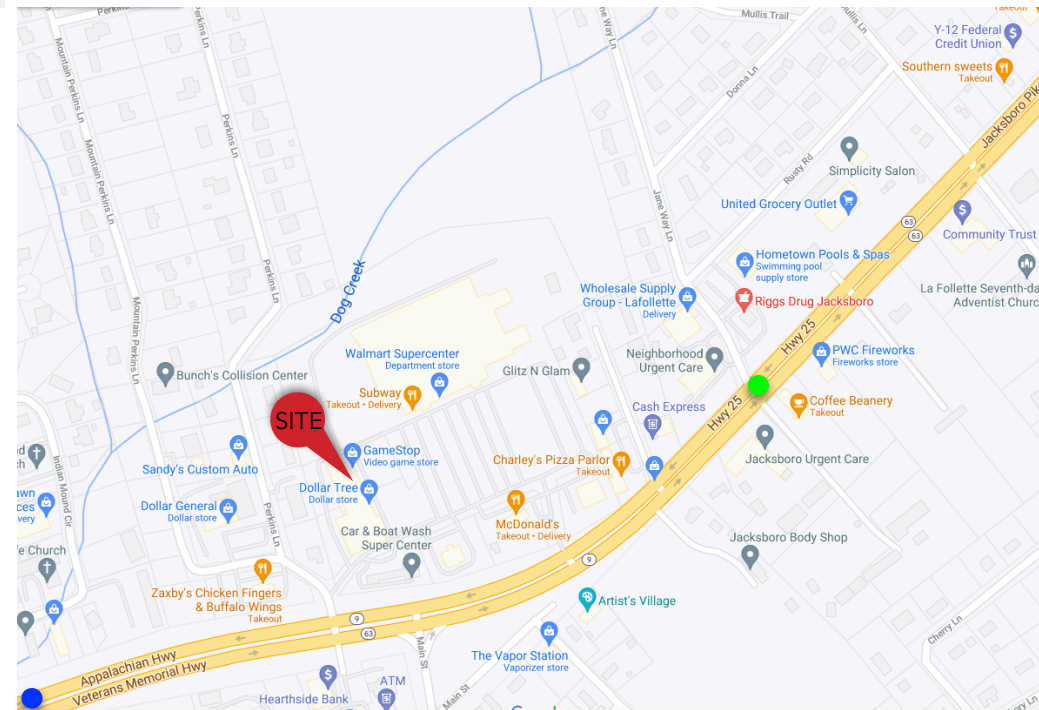
Market Overview

- Subject property is prominently located on Appalachian Highway in small shops shopping center outparcel of Wal-Mart
- Excellent traffic counts: 30,853 ADT
- Daytime population of 10,546 within a 3 mile radius of site
- Site captures the Caryville, Jacksboro, and LaFollette markets/ trade areas
- Area retailers include: Lowe's, Wal-Mart, Hibbett Sports, Hardees, Taco Bell, Fazoli's, Arby's, Krystal, McDonalds, Zaxby's, etc...

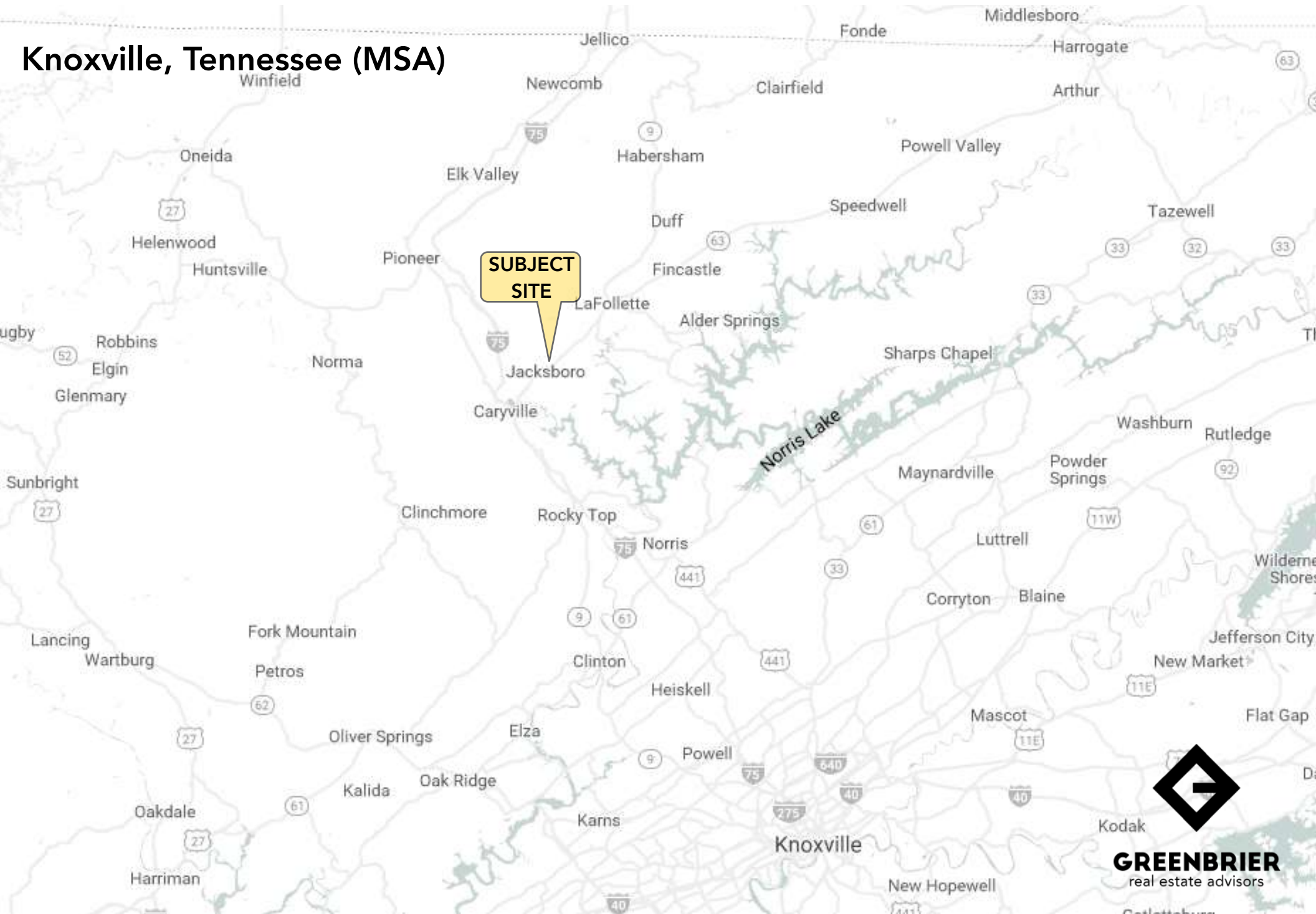
Traffic Counts

Jacksboro Pike	30,852 ADT
Appalachian Highway (west of site)	22,075 ADT

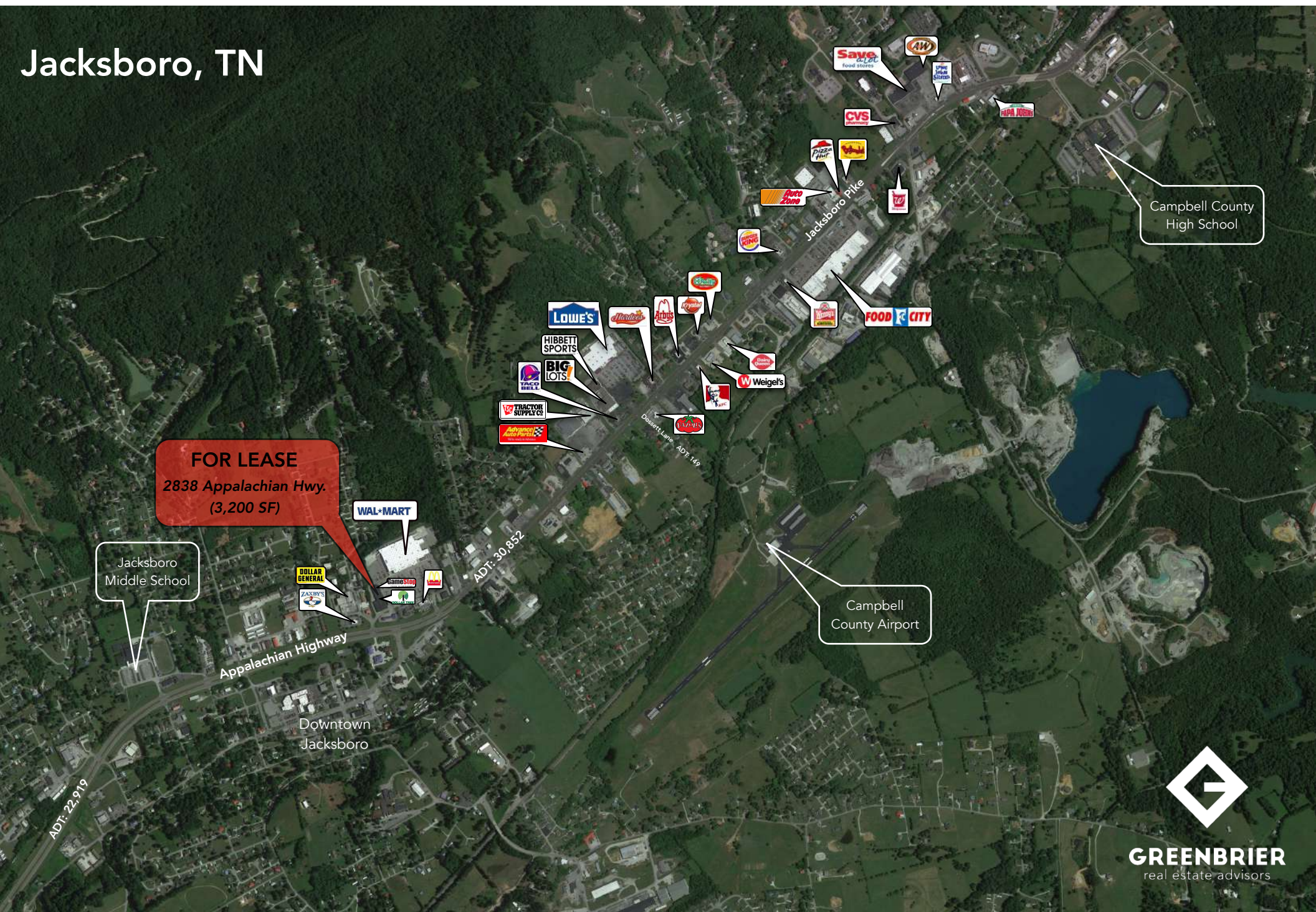
Map



Knoxville, Tennessee (MSA)



Jacksboro, TN



FOR LEASE
2838 Appalachian Hwy.
(3,200 SF)

Campbell County High School

Jacksboro Middle School

Campbell County Airport

Downtown Jacksboro



Jacksboro, TN



FOR LEASE

2838 Appalachian Hwy.
(3,200 SF)

WAL*MART

**DOLLAR
GENERAL**

GameStop

DOLLAR TREE

McDonald's

ZAXBY'S

UNITED GROCERY OUTLET

**TRACTOR
SUPPLY CO.**

GOODY'S

**HIBBETT
SPORTS**

**BIG
LOTS!**

**Advance
Auto Parts**

**TACO
BELL**

Hardee's

Arby's

Dunkin'

KFC

Weigel's

Fazio's

Campbell
County Airport

Appalachian Highway

ADT: 30.852



Jacksboro, TN

 **UNITED GROCERY OUTLET**

WAL*MART

FOR LEASE
2838 Appalachian Hwy.
(3,200 SF)

GameStop
POWER TO THE PLAYERS
(Coming Soon!)
BenchMark
PHYSICAL THERAPY

DOLLAR GENERAL

DOLLAR TREE


McDonald's

ZAXBY'S

ADT: 30,852

Appalachian Highway

Jacksboro, TN

WAL*MART

FOR LEASE

2838 Appalachian Hwy.
(3,200 SF)

Available
3,200 SF

Great Clips®

GameStop
POWER TO THE PLAYERS®

BenchMark
PHYSICAL THERAPY
(Coming Soon!)

SALLY
BEAUTY SUPPLY™

SHOE SHOW


DOLLAR TREE

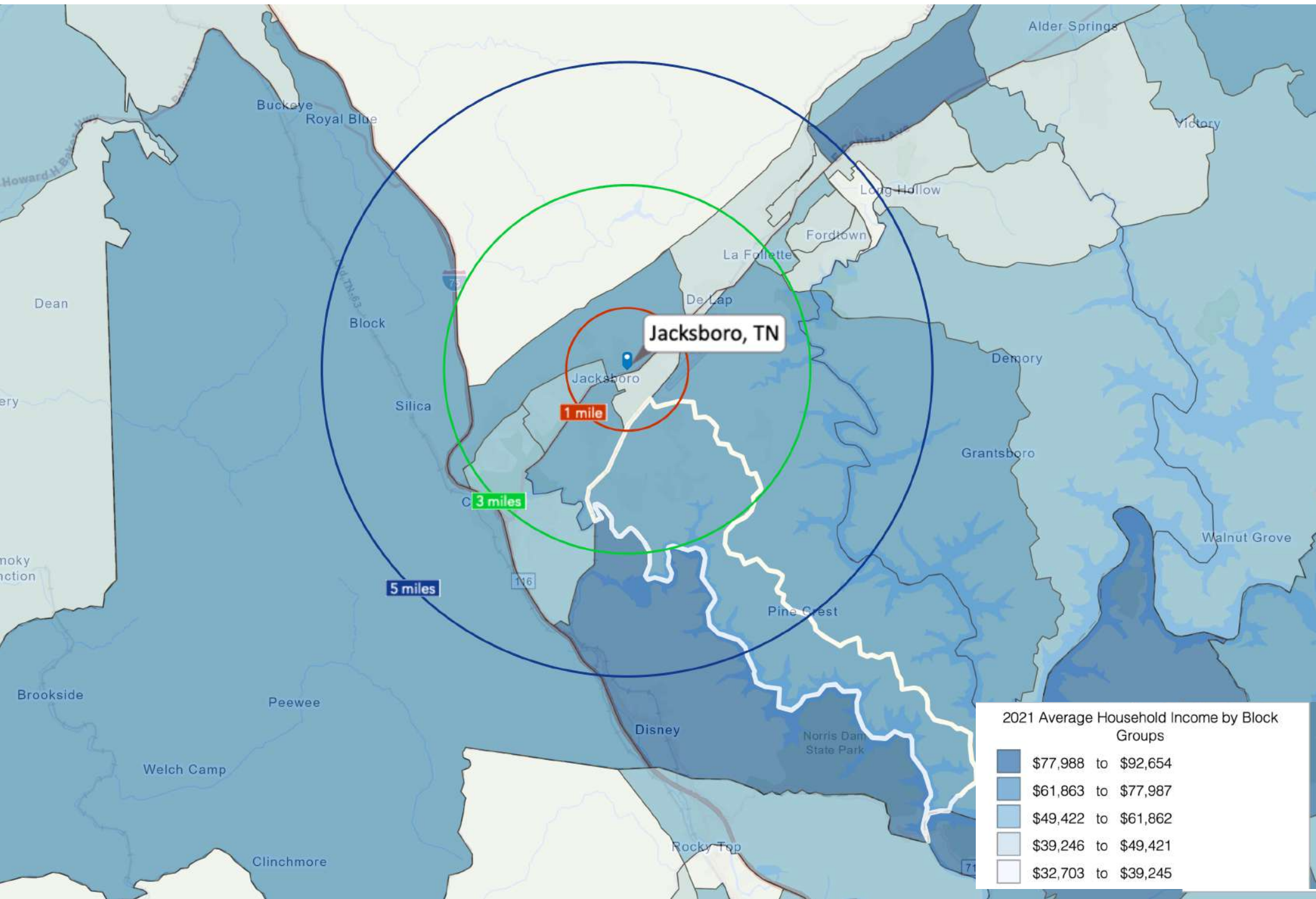

goodwill

ZAXBY'S


McDonald's

(2838 Appalachian Highway ~ Jacksboro, TN
(Former EZ Rental Space - 3,200 SF)





(5 Mile Radius)

KEY FACTS

19,532

Population

43.4

Median Age

\$43,700

Median Household Income

2.5



Average Household Size

EDUCATION

19%

No High School Diploma



41%

High School Graduate



26%

Some College



14%

Bachelor's/Grad/Prof Degree

2021 Daytime Population

2021 Total Daytime Population

19,060

2021 Daytime Population: Workers

8,059

2021 Daytime Population: Residents

11,001

BUSINESS



685

Total Businesses



6,304

Total Employees

Total Retail Sales



\$387,422,898

Total Retail Sales

EMPLOYMENT



52%

White Collar



37%

Blue Collar



Services

11%

Unemployment Rate

5.2%

2838 Appalachian Hwy, Jacksboro, Tennessee, 37757

Average Household Income



\$58,075

2021 Average Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,318

Apparel & Services



\$97

Computers & Hardware



\$2,427

Eating Out



\$3,824

Groceries



\$4,652

Health Care

