



GREENBRIER
real estate advisors

Lease Space Available

3004 W Andrew Johnson Highway

Morristown, TN 37814



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GREENBRIER
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Greenbrier Real Estate Advisors

1200 E Magnolia Avenue

Knoxville, TN 37917

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Property Details

Name	Lease Space Available
Address	3004 W Andrew Johnson Highway Morristown, TN 37814
Space	4,666 +/- SF
Lease Price	\$13/PSF

Market Overview

- Property located on W Andrew Johnson Highway on West side of Morristown, TN
- Between Downtown Morristown and Cherokee Crossing intersection (Merchants Greene Blvd. & US Hwy 11-E)
- Available for lease: 4,666 SF portion of existing 15,354 SF building
- Good access and traffic counts
- Growing market with the addition of world wide manufacturers and national retailers
- Site is within close proximity of Wal-Mart Supercenter, Food City, Texas Roadhouse, Chili's & Covenant Health Care (New Construction 2021 - \$37,000,000 Outpatient Facility [50,000 SF] with Free Standing Emergency Department & Diagnostics Center, as well as Physician Center)

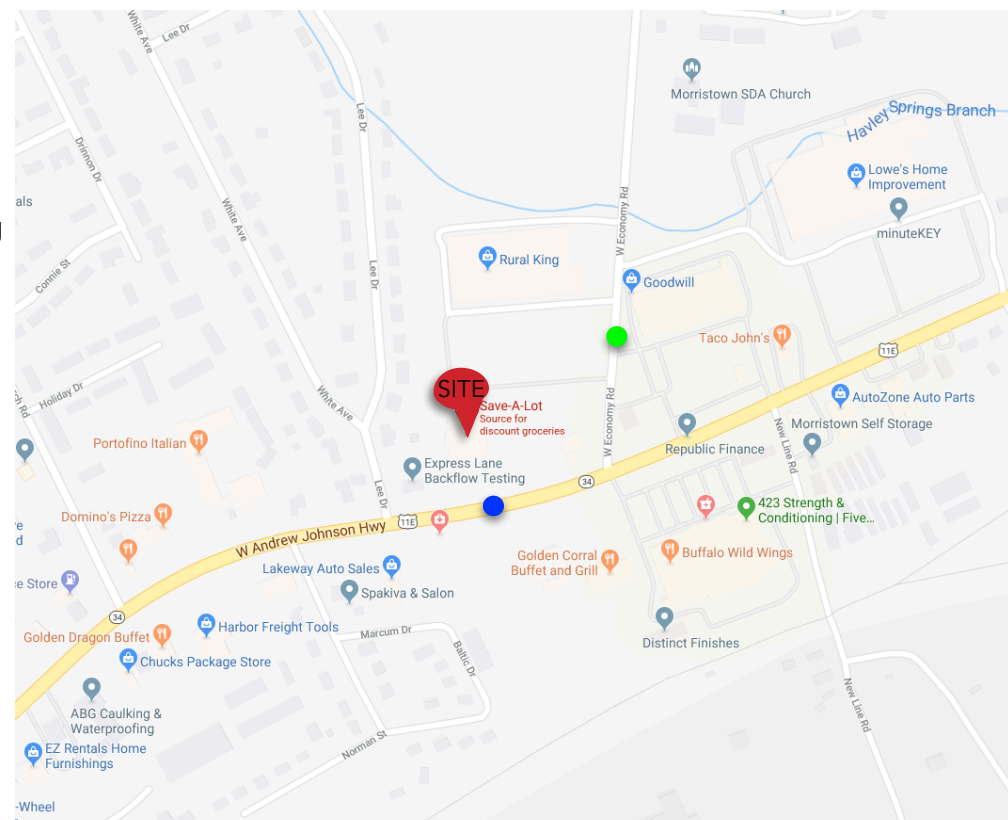
Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	2,924	21,813	44,163
Average Household Income	\$65,097	\$60,001	\$56,603

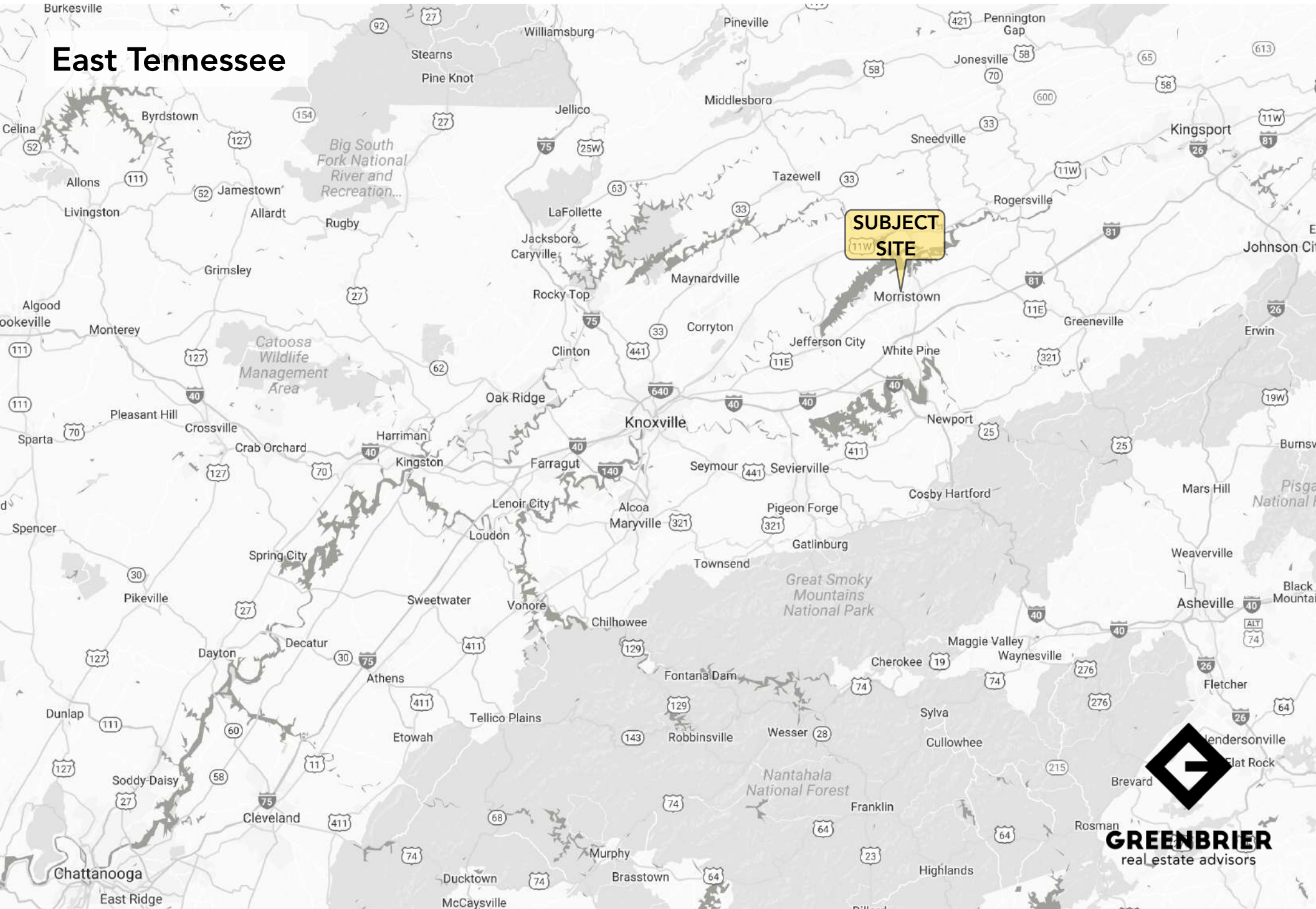
Traffic Counts

W Andrew Johnson Highway	30,312 ADT ●
W Economy Road	n/a ●

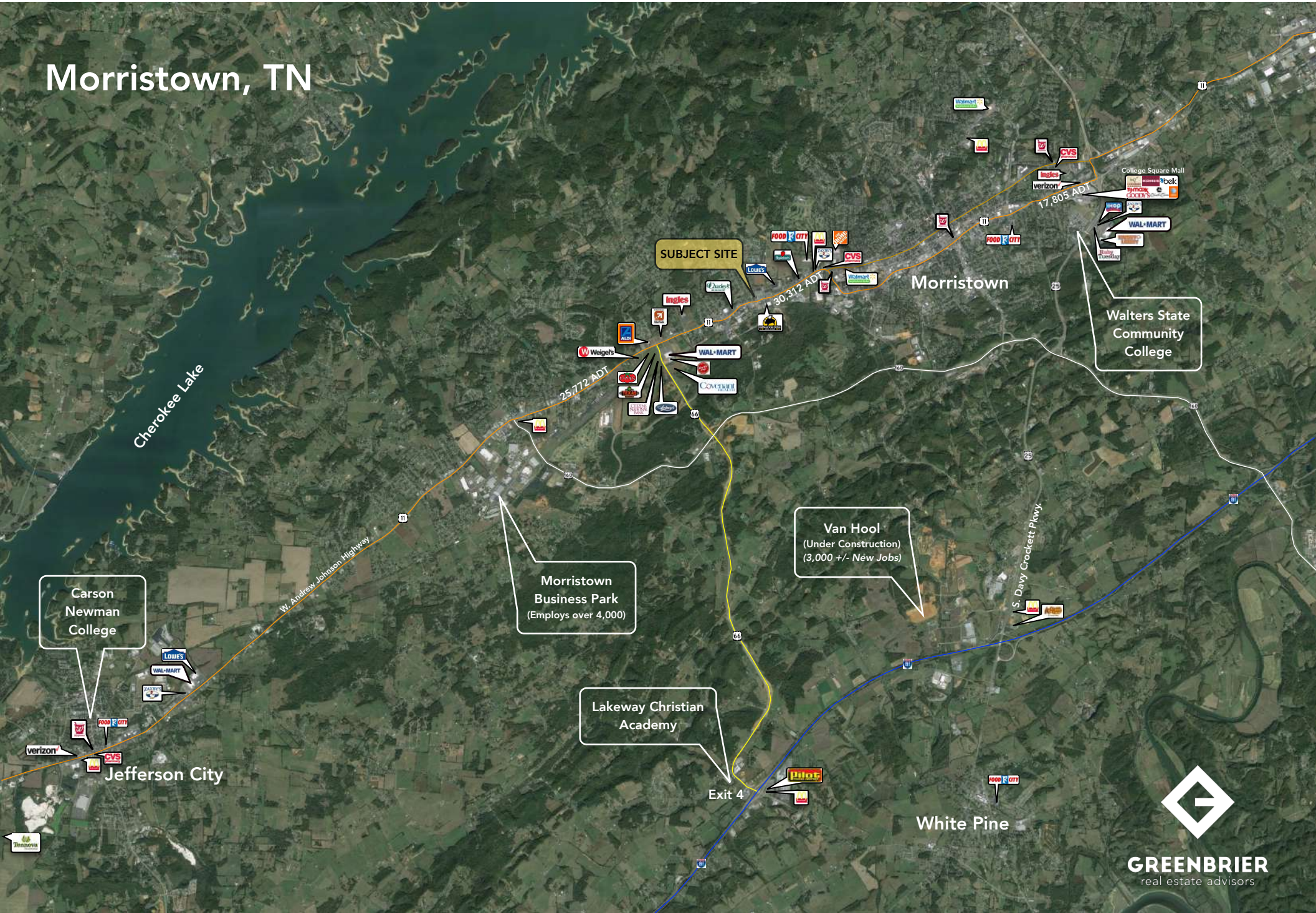
Map



East Tennessee



Morristown, TN



Cherokee Lake

W. Andrew Johnson Highway

S. Davy Crockett Pkwy.

Carson Newman College

Morristown Business Park
(Employs over 4,000)

Van Hool
(Under Construction)
(3,000 +/- New Jobs)

Lakeway Christian Academy

Walters State Community College

SUBJECT SITE

25,772 ADT

30,312 ADT

17,805 ADT

Jefferson City

Exit 4

White Pine

Morristown, TN



Subject Site

Rural King
America's Farm & Home Store

Lowe's

FOOD CITY

THE HOME DEPOT

CVS

Walmart

SHONEY'S

Family Dollar

Charley's

WARRIOR FREIGHT TOOLS

Ingles

FIREHOUSE SUBS
Great Clips

Subway

Red Lobster

Pizza

ALDI

Chili's

WAL-MART

WAL-MART

WAL-MART

Weigel's

WAL-MART

WAL-MART

WAL-MART

WAL-MART

WAL-MART
Coming Soon





Subject Site
(4,666 +/- SF)

Rural King
America's Farm & Home Store

LOWE'S

9
goodwill

DOLLAR GENERAL

TACO JOHN'S
UNWRAP THE ORIGINAL

SUBWAY

W Andrew Johnson Highway

DUNKIN' DONUTS

W-Economy Road

Auto Zone

30,312 ADT

HARBOR FREIGHT TOOLS

golden corral
Budget & Grill

BUFFALO WILD WINGS!
GRILL & BAR

LOWE'S

Rural King
America's Farm & Home Store

goodwill

DOLLAR GENERAL

TACO JOHN'S
UNWRAP THE ORIGINAL

Subject Site
(4,666 +/- SF)

SUBWAY

W Andrew Johnson Highway

DUNKIN' DONUTS

W Economy Road

Auto Zone

30,312 ADT

golden corral
Buffet & Grill

BUFFALO WILD WINGS
GRILL & BAR

HARBOR FREIGHT TOOLS



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Subject Site
(4,666 +/- SF)

Rural King
America's Farm & Home Store

DUNKIN' DONUTS

golden corral
Buffet & Grill

golden corral
Buffet & Grill

30,312 ADT

W Economy Road

W Andrew Johnson Highway

Fountain Plaza
Fountain Plaza
1. Fountain Plaza
2. Fountain Plaza
3. Fountain Plaza
4. Fountain Plaza
5. Fountain Plaza
6. Fountain Plaza
7. Fountain Plaza
8. Fountain Plaza
9. Fountain Plaza
10. Fountain Plaza





Subject Site
(4,666 +/- SF)

Rural King
America's Farm & Home Store

DUNKIN' DONUTS

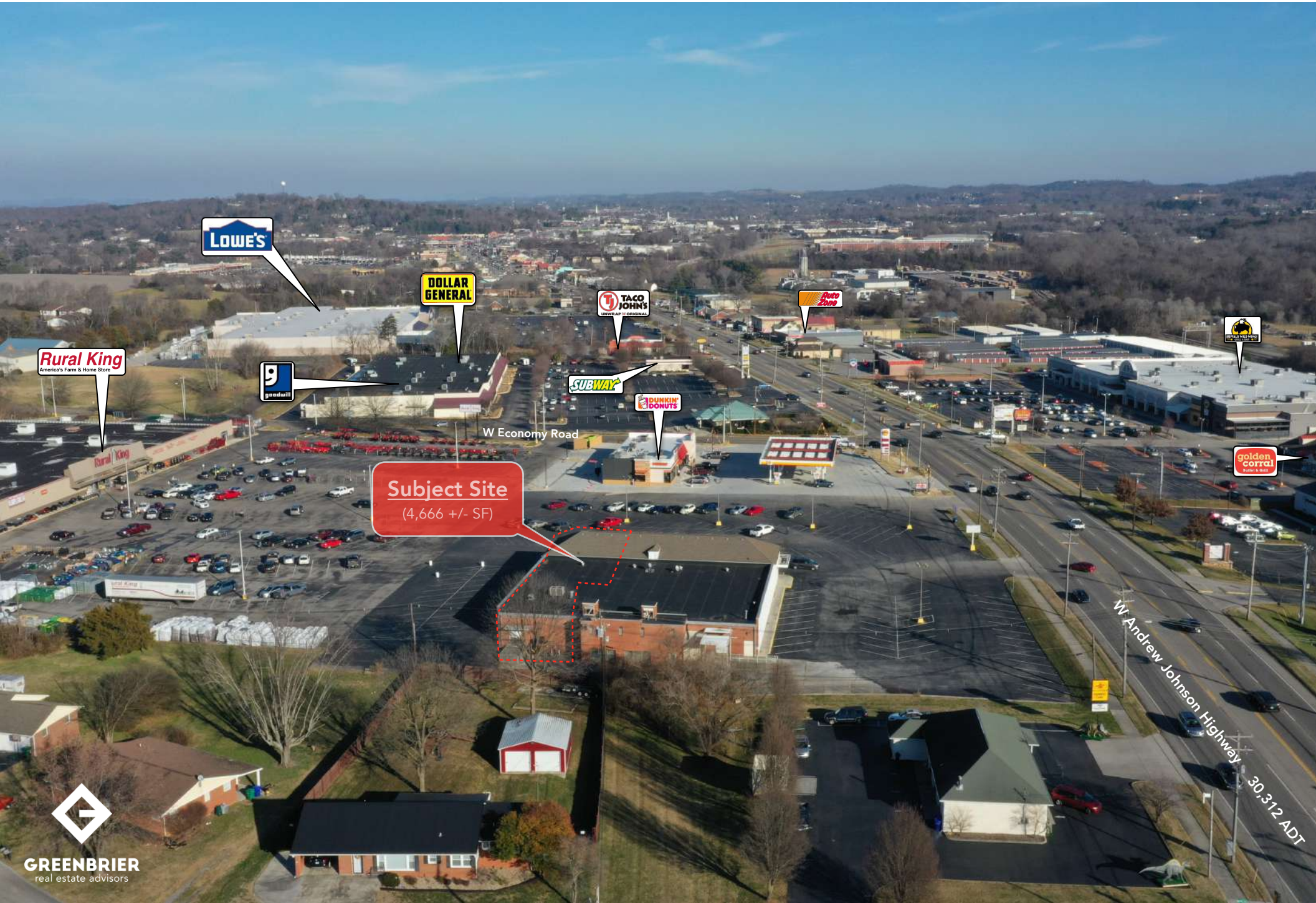
Rural King

30,312 ADT

W Andrew Johnson Highway

W Economy Road





Rural King
America's Farm & Home Store

Lowe's

DOLLAR GENERAL

TACO JOHN'S
UNUSUALLY ORIGINAL

Auto Zone

9
gardall

SUBWAY

DUNKIN' DONUTS

W Economy Road

Subject Site

(4,666 +/- SF)

golden corral
Ballet & Grill

golden corral
Ballet & Grill

W Andrew Johnson Highway 30-312 ADT





Rural King
America's Farm & Home Store

Subject Site
(4,666 +/- SF)

9
goodwill

DOLLAR GENERAL

LOWE'S

DUNKIN' DONUTS

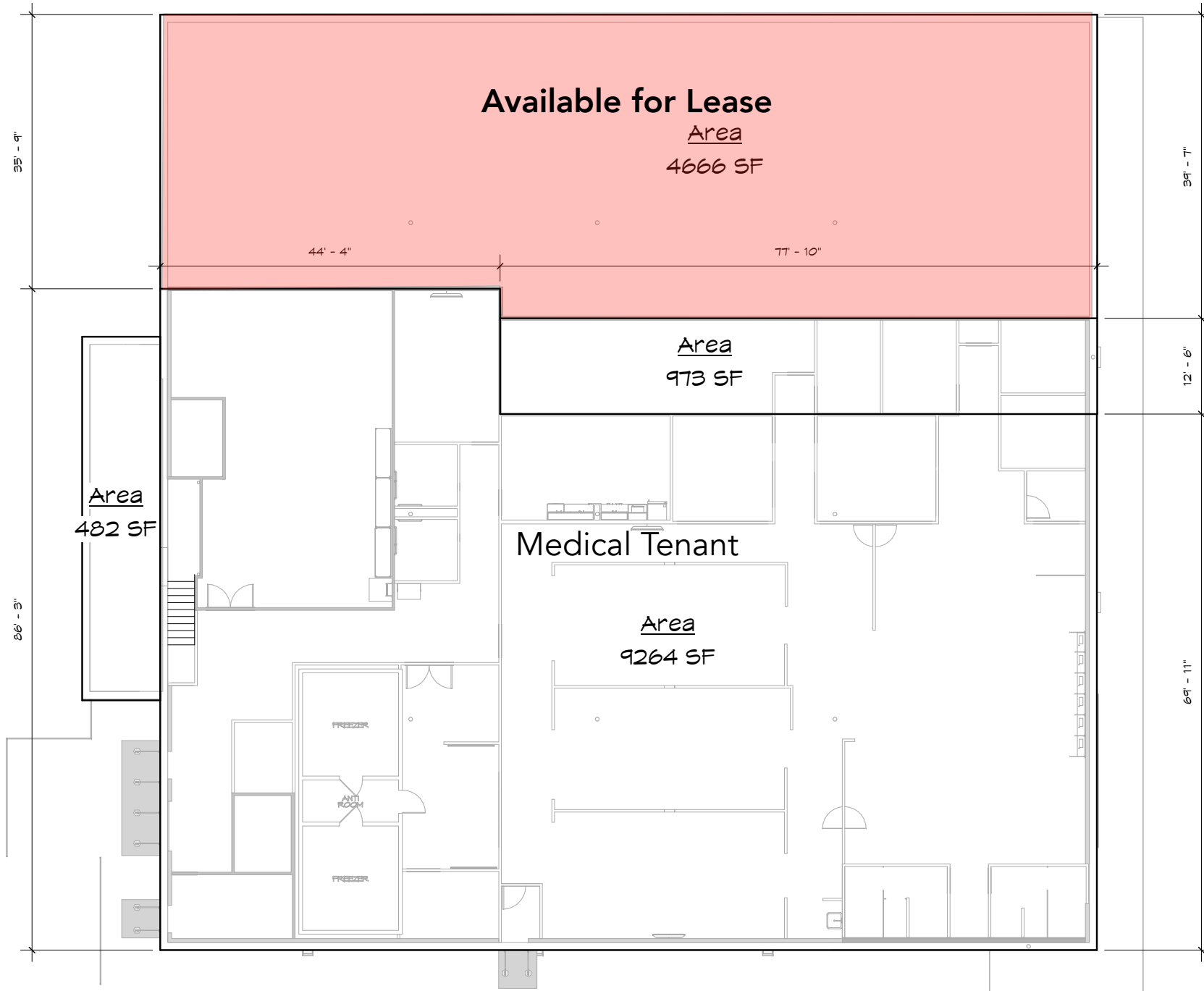
SUBWAY

TACO JOHN'S
UNWEAP ORIGINAL

W Andrew Johnson Highway

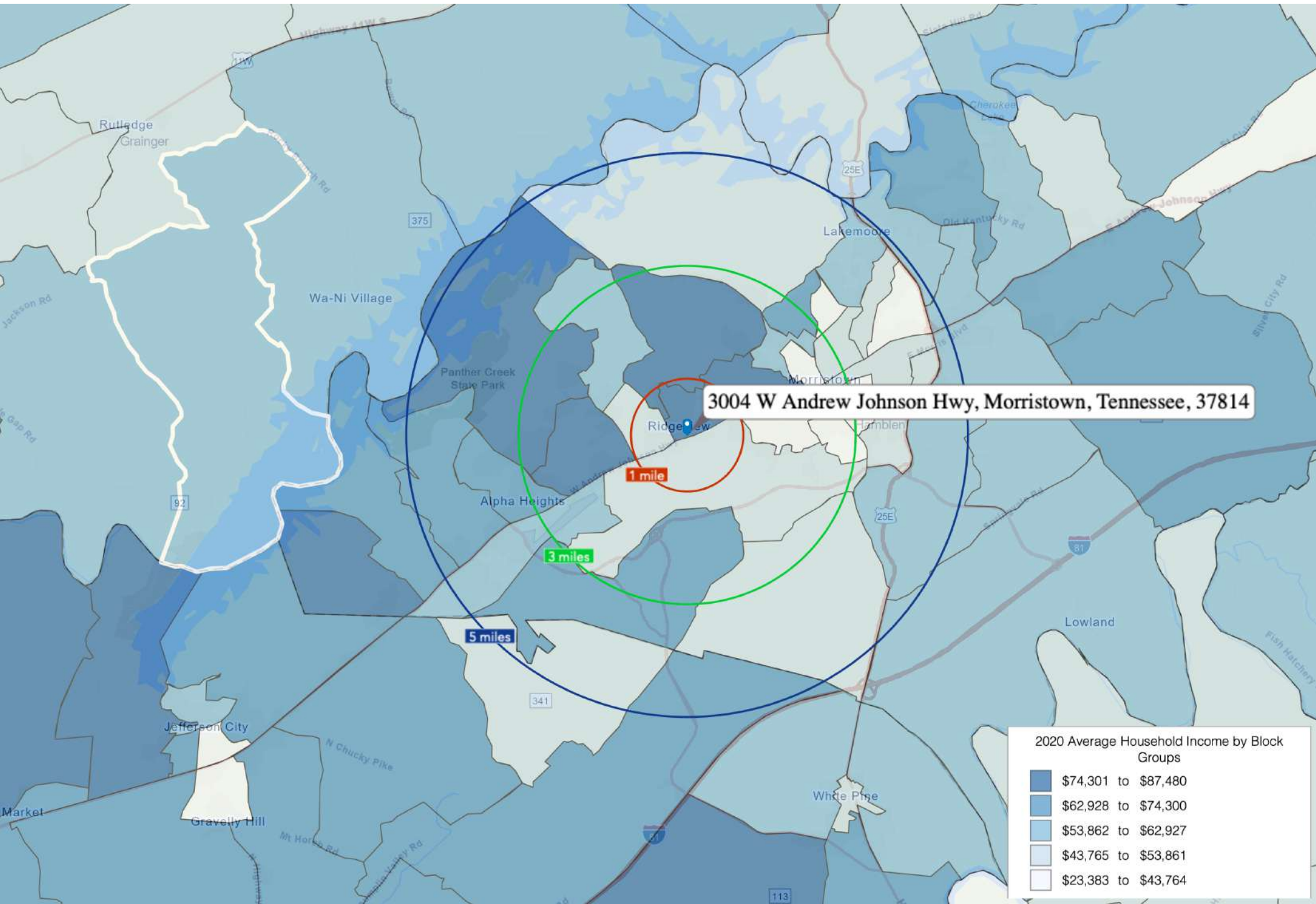
30,312 ADT

4,666 SF AVAILABLE FOR LEASE



W Andrew Johnson Highway

3004 W Andrew Johnson Highway ~ Morristown, TN 37814



3004 W Andrew Johnson Hwy, Morristown, Tennessee, 37814

1 mile

3 miles

5 miles

2020 Average Household Income by Block Groups

- \$74,301 to \$87,480
- \$62,928 to \$74,300
- \$53,862 to \$62,927
- \$43,765 to \$53,861
- \$23,383 to \$43,764

(5 Mile Radius)

KEY FACTS

44,163

Population

40.3

Median Age

\$42,482

Median Household Income

2.5

Average Household Size

EDUCATION

19%

No High School Diploma



39%

High School Graduate



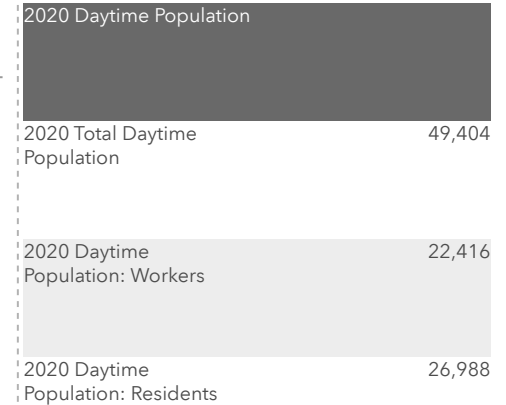
26%

Some College



16%

Bachelor's/Grad/Prof Degree



BUSINESS



1,763

Total Businesses



24,597

Total Employees

Total Retail Sales



\$999,647,608

Total Retail Sales

EMPLOYMENT



48%

White Collar



36%

Blue Collar



16%

Services

13.3%

Unemployment Rate

3004 W Andrew Johnson Hwy, Morristown, Tennessee, 37814

Average Household Income



\$56,603

2020 Average Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,340

Apparel & Services



\$95

Computers & Hardware



\$2,389

Eating Out



\$3,600

Groceries



\$4,078

Health Care

