



GREENBRIER
real estate advisors

Building + Lot for Sale

(3.73 +/- acres)

302 Ballplay Road
Madisonville, TN 37354



Contacts:

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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
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Property Details

Name	Building + Lot for Sale (3.73 Ac. +/-) ~ Madisonville, TN
Address	302 Ballplay Road Madisonville, TN 37354
Lot(s)	3.73 +/- Acres (Collectively)
Building(s)	6,000 SF Building; Open Space Barn/Storage
Sale Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	2,192	9,656	14,290
Average Household Income	\$56,305	\$61,089	\$63,247

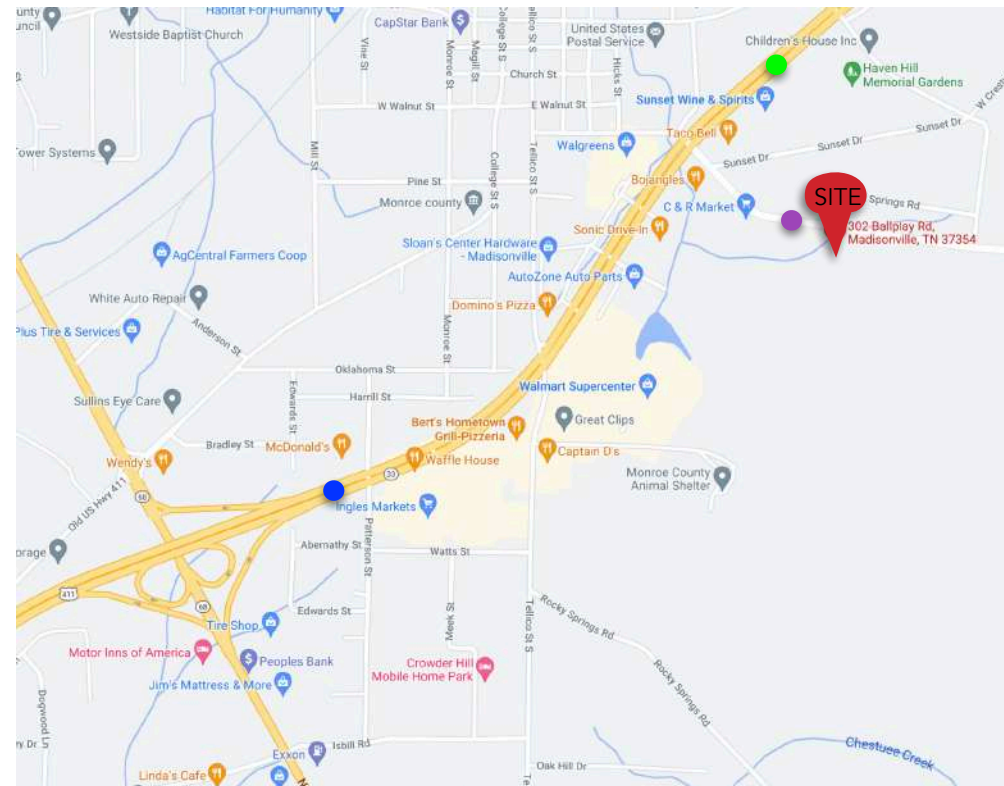
Market Overview

- Building + Lot for Sale in Madisonville, TN on Ballplay Road
 - 6,000 SF office building available (*former building supply store and lumber yard*)
 - Usable open-space barn/storage
- Madisonville, TN is a small sub-market between Knoxville & Chattanooga, TN
- Area retailers including: McDonalds, Bojangles, Taco Bell, Burger King, Wendy's, Walmart, Ingles, etc...

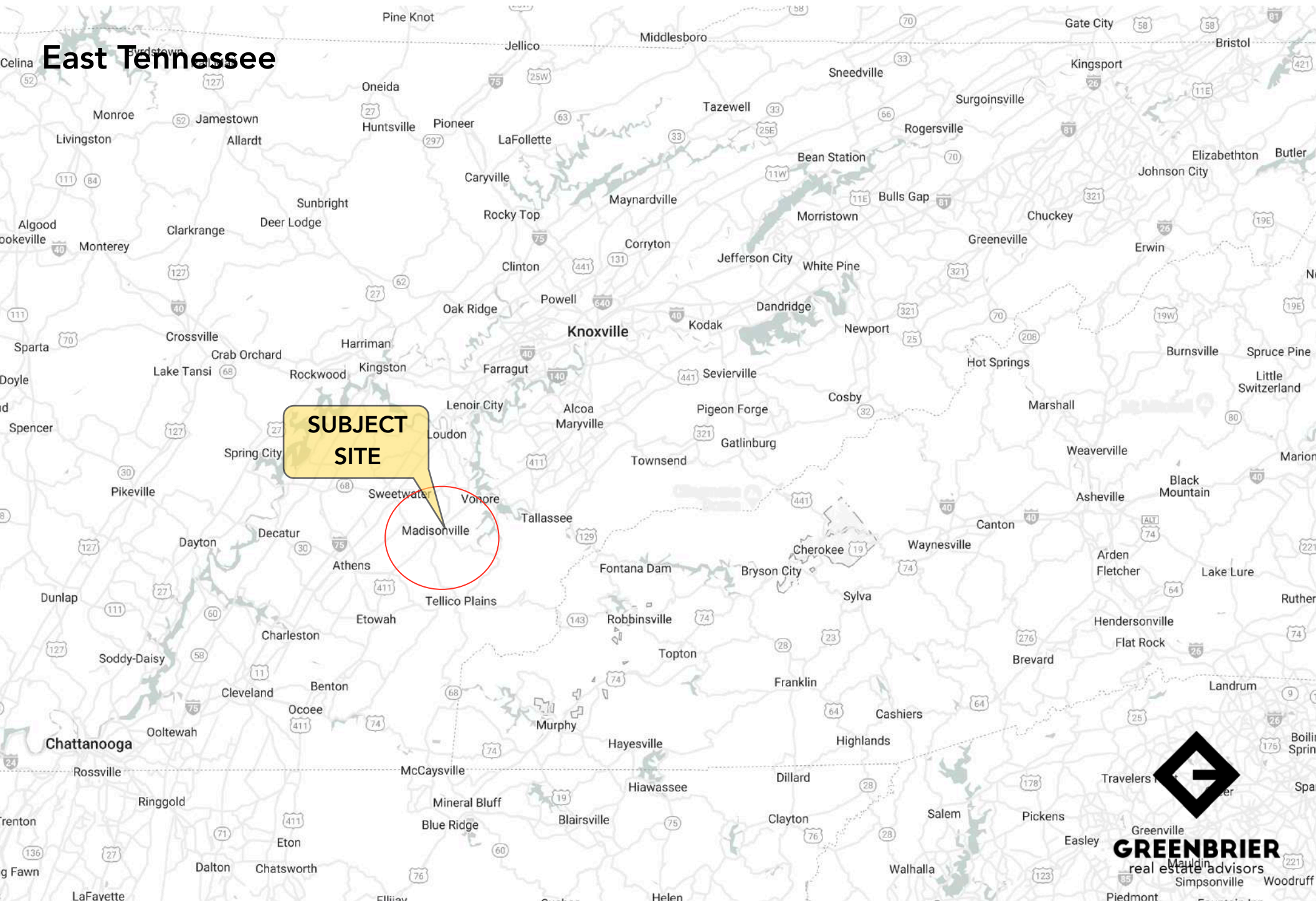
Traffic Counts

Highway 411 (North of Site)	16,523 ADT	●
Highway 411 (South of Site)	16,507 ADT	●
Ballplay Road	2,758 ADT	●

Map



East Tennessee

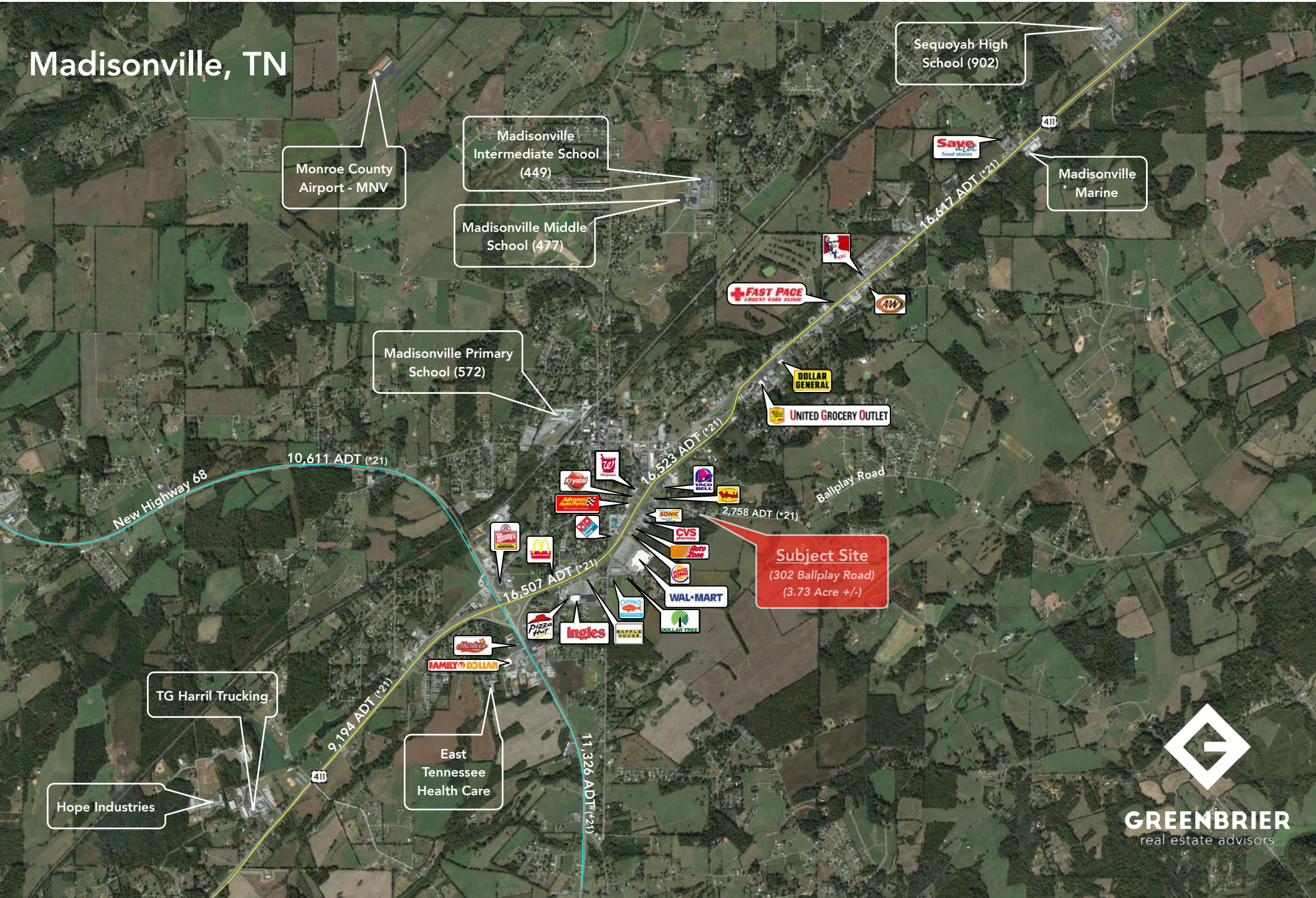


**SUBJECT
SITE**

Madisonville



Madisonville, TN



Monroe County
Airport - MNV

Madisonville
Intermediate School
(449)

Madisonville Middle
School (477)

Madisonville Primary
School (572)

Sequoyah High
School (902)

Madisonville
Marine

New Highway 68
10,611 ADT (*21)

16,507 ADT (*21)

16,523 ADT (*21)

16,617 ADT (*21)

2,758 ADT (*21)

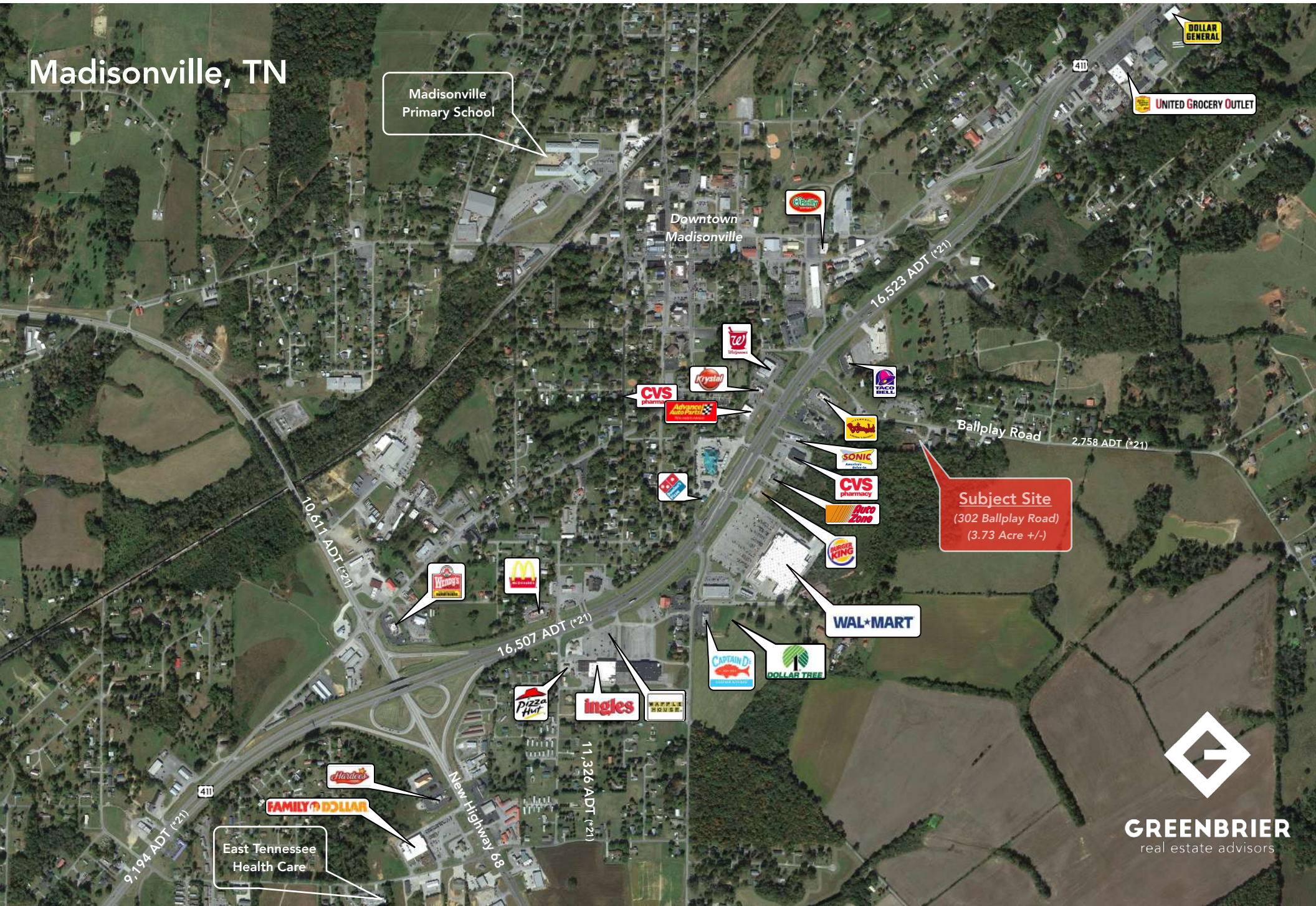
TG Harril Trucking

East
Tennessee
Health Care

Hope Industries

Subject Site
(302 Ballplay Road)
(3.73 Acre +/-)

Madisonville, TN



Madisonville Primary School

Downtown Madisonville

DOLLAR GENERAL

UNITED GROCERY OUTLET

16,523 ADT (*21)

Ballplay Road 2,758 ADT (*21)

Subject Site
(302 Ballplay Road)
(3.73 Acre +/-)

10,611 ADT (*21)

16,507 ADT (*21)

WAL-MART

11,326 ADT (*21)

New Highway 68

East Tennessee Health Care

9,194 ADT (*21)

Madisonville, TN



Subject Site
(302 Ballplay Road)
(3.73 Acre +/-)





302 Ballplay Road ~ Madisonville, TN 37354



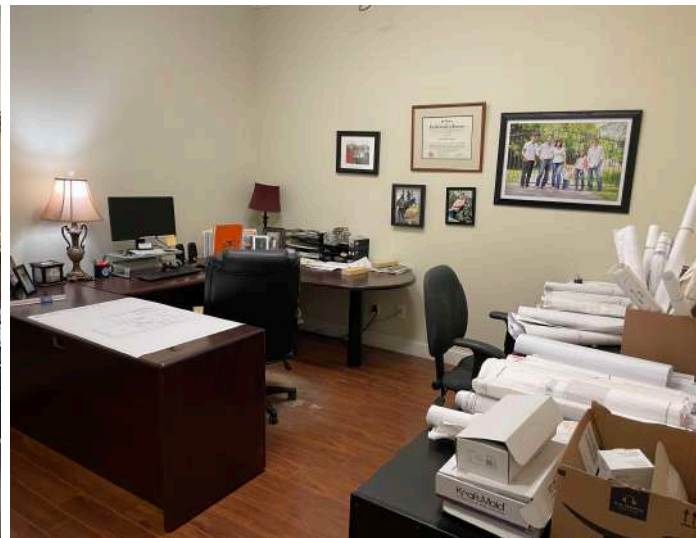
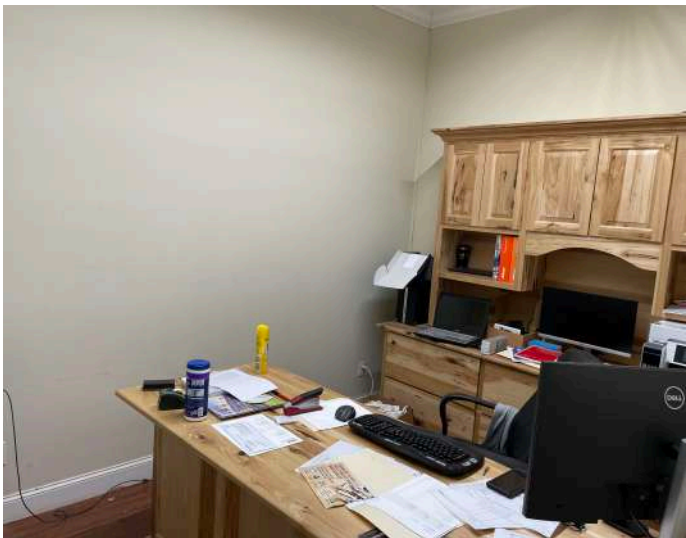
302 Ballplay Road ~ Madisonville, TN 37354



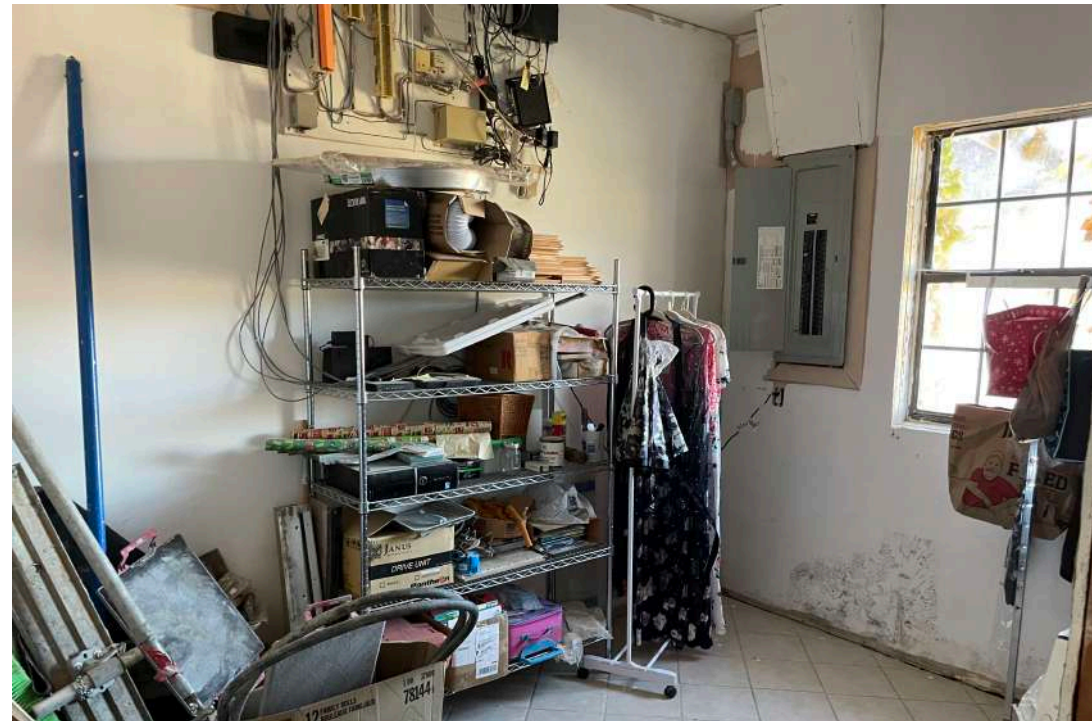
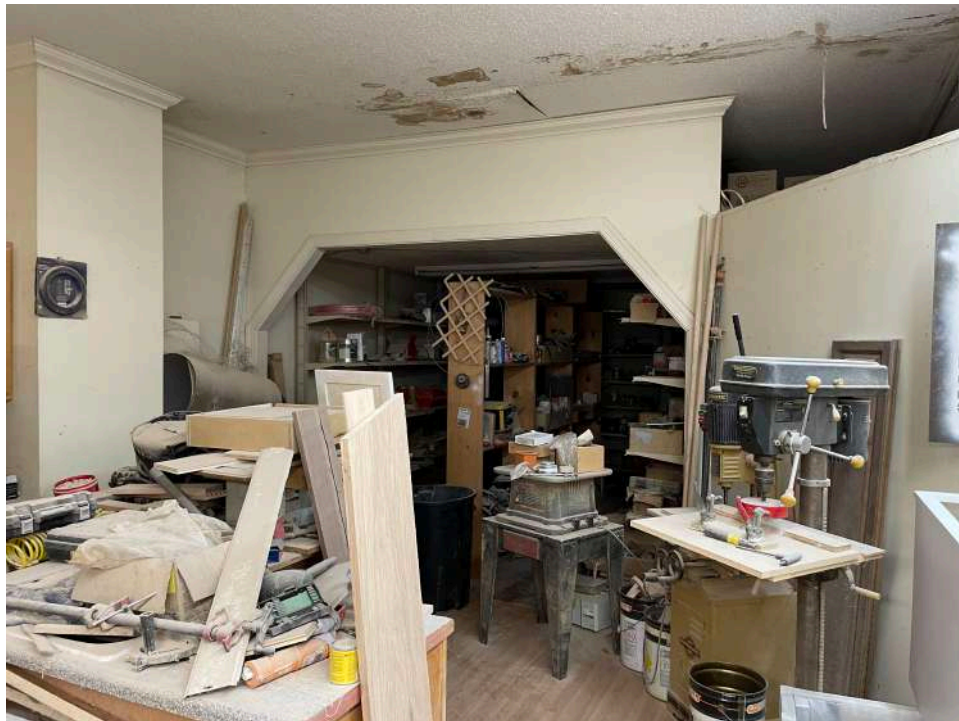
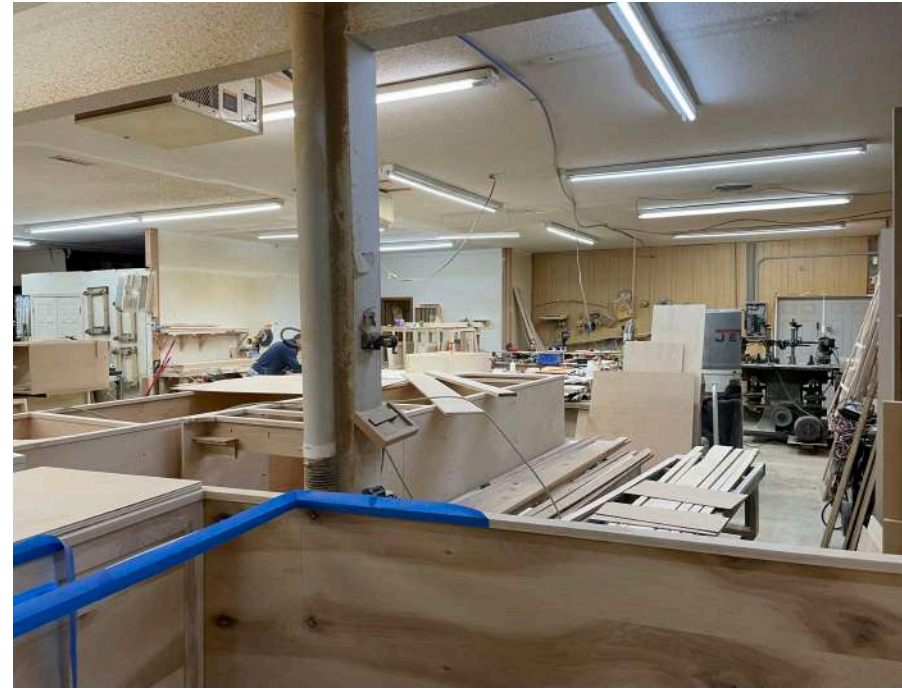
302 Ballplay Road ~ Madisonville, TN 37354



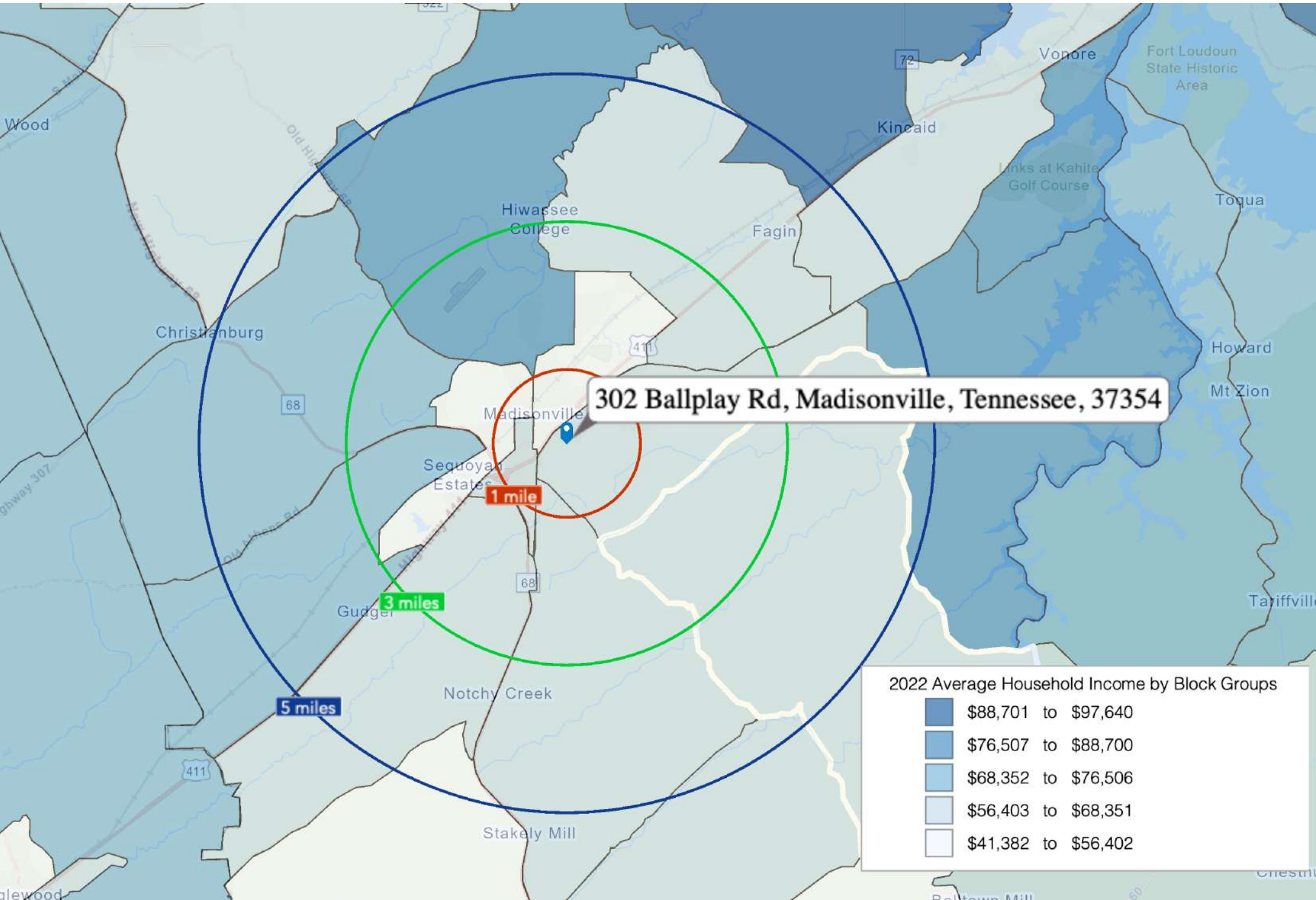
302 Ballplay Road ~ Madisonville, TN 37354



302 Ballplay Road ~ Madisonville, TN 37354



302 Ballplay Road ~ Madisonville, TN 37354



302 Ballplay Rd, Madisonville, Tennessee, 37354

1 mile

3 miles

5 miles

2022 Average Household Income by Block Groups

Dark Blue	\$88,701 to \$97,640
Medium Blue	\$76,507 to \$88,700
Light Blue	\$68,352 to \$76,506
Very Light Blue	\$56,403 to \$68,351
White	\$41,382 to \$56,402

(5 Mile Radius)

KEY FACTS

14,290



2022 Total Population (Esri)



Average Household Size

42.3

2022 Median Age (Esri)

\$51,026

Median Household Income

EDUCATION

17%

No High School Diploma



36%
High School Graduate



32%
Some College



15%
Bachelor's/Grad/Prof Degree

2022 Daytime Population	
2022 Total Daytime Population	12,769
2022 Daytime Population: Workers	4,237
2022 Daytime Population: Residents	8,532

BUSINESS



441

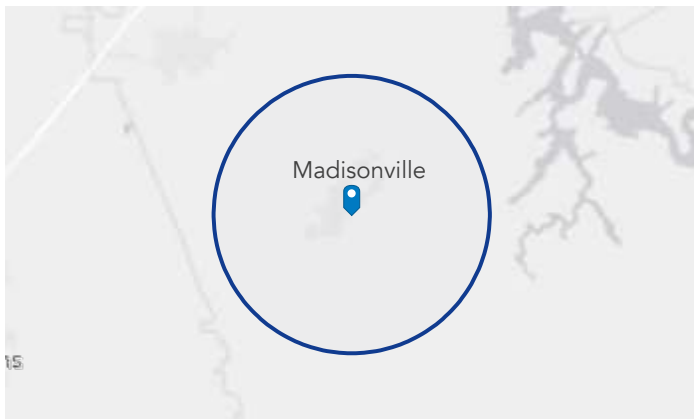
Total Businesses



3,861

Total Employees

302 Ballplay Rd, Madisonville, Tennessee, 37354



EMPLOYMENT



45%

White Collar



41%

Blue Collar



Services

5.5%

13%

Unemployment Rate

Average Household Income



\$63,247

2022 Average Household Income

Total Retail Sales



\$395,042

2022 Total (SIC01-99) Sales (\$000)