



GREENBRIER
real estate advisors

Commercial Property For Sale

1211 E Broadway Street
Lenoir City, TN 37772



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Property Details

Name	Commercial Property for Sale ~ Lenoir City
Address	1211 E Broadway Street Lenoir City, TN 37772
Building Size	2,216 SF +/- Base Level: 1,776 SF +/- (to be verified by buyer) 2nd Level: 440 SF +/- (to be verified by buyer)
Lot	0.31 Acres +/-
Sale Price	\$400,000.00

Market Overview

- Property for Sale located on E Broadway Street in Lenoir City, TN
- Exterior details:
 - 12 +/- Parking spaces
 - Entrance ramp to 1st level for handicap accessibility
 - Exterior entrance to 2nd level (as well as interior access)
- Interior details:
 - 1st Level: large reception room, open space, 4 additional rooms, half bath (handicap accessible)
 - 2nd Level: 2 rooms, kitchenette, full bath
- Approximately 3 miles from Interstate 75
- Growing submarket with good incomes
- Area retailers include: Food City, Wal-Mart, Bojangles, Zaxby's, Home Depot, Sonic, etc...

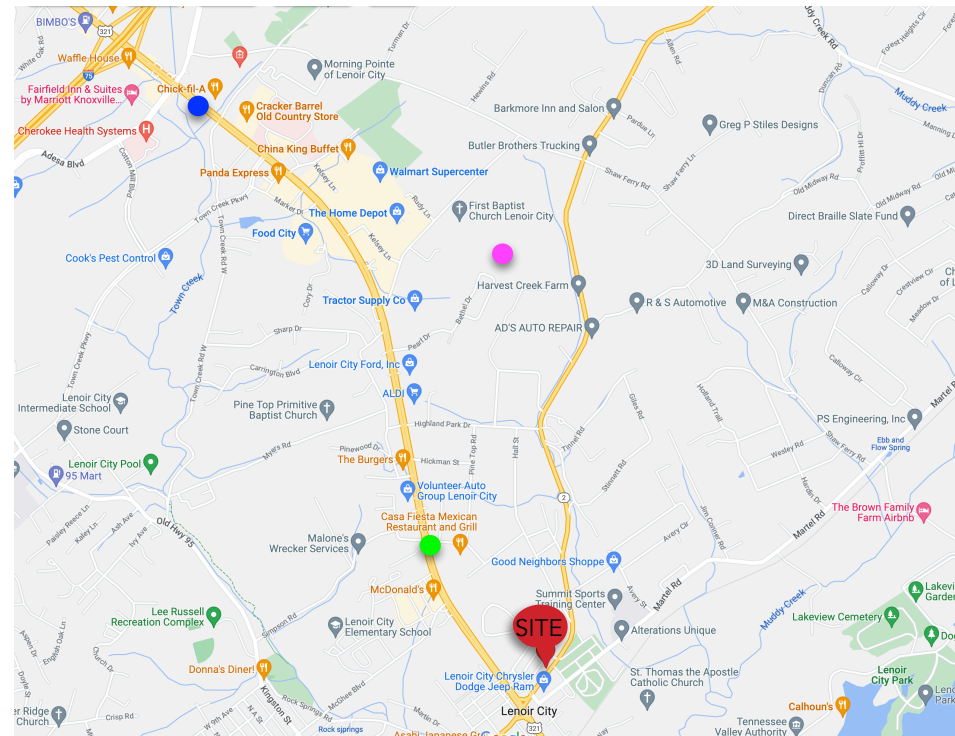
Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	3,467	18,040	34,645
Average Household Income	\$72,579	\$79,845	\$104,198

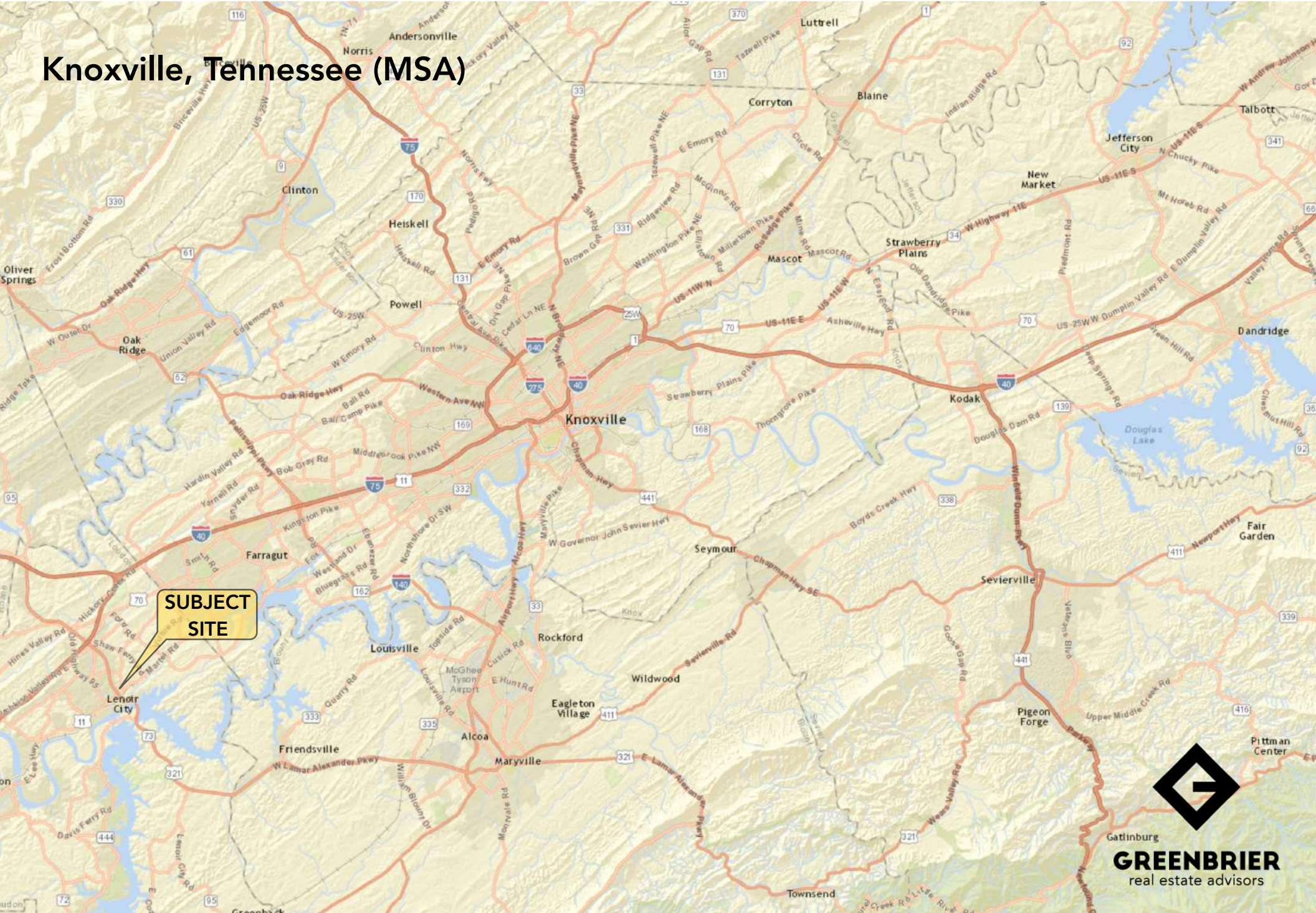
Traffic Counts

US Highway 321 (north)	23,994 ADT (*22) ●
US Highway 321 (south)	22,024 ADT (*22) ●
E Broadway Street	8,661 ADT (*22) ●
Interstate 75	55,469 ADT (Not seen on map below)

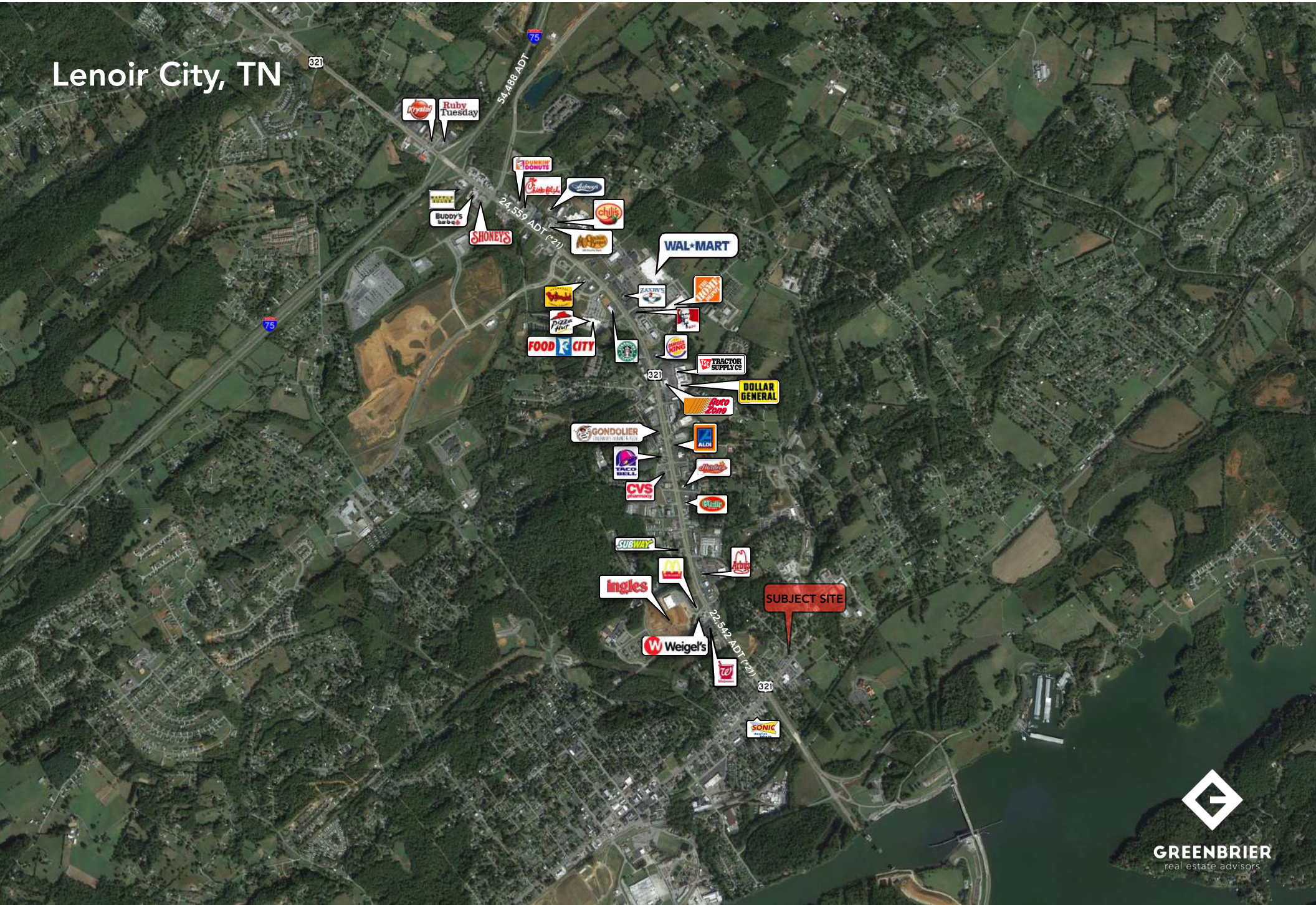
Map



Knoxville, Tennessee (MSA)



Lenoir City, TN



Lenoir City, TN



SUBJECT SITE

 **UNITED GROCERY OUTLET**

Lenoir City
Chrysler Dodge

First Presbyterian
Church

St. Thomas the
Apostle
Catholic Church

Lakeside Dental

Lenoir City
Car Wash



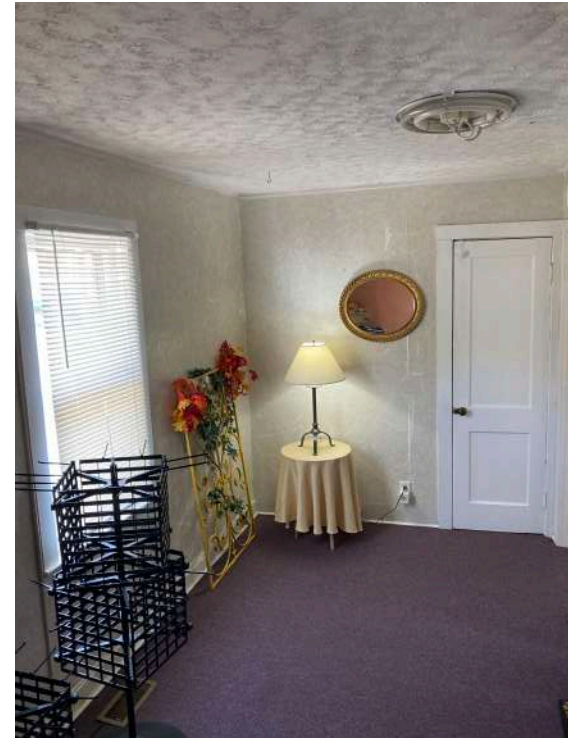
Lenoir City, TN

SUBJECT SITE

8,667 ADT (*22)

E Broadway Street

 **UNITED GROCERY OUTLET**





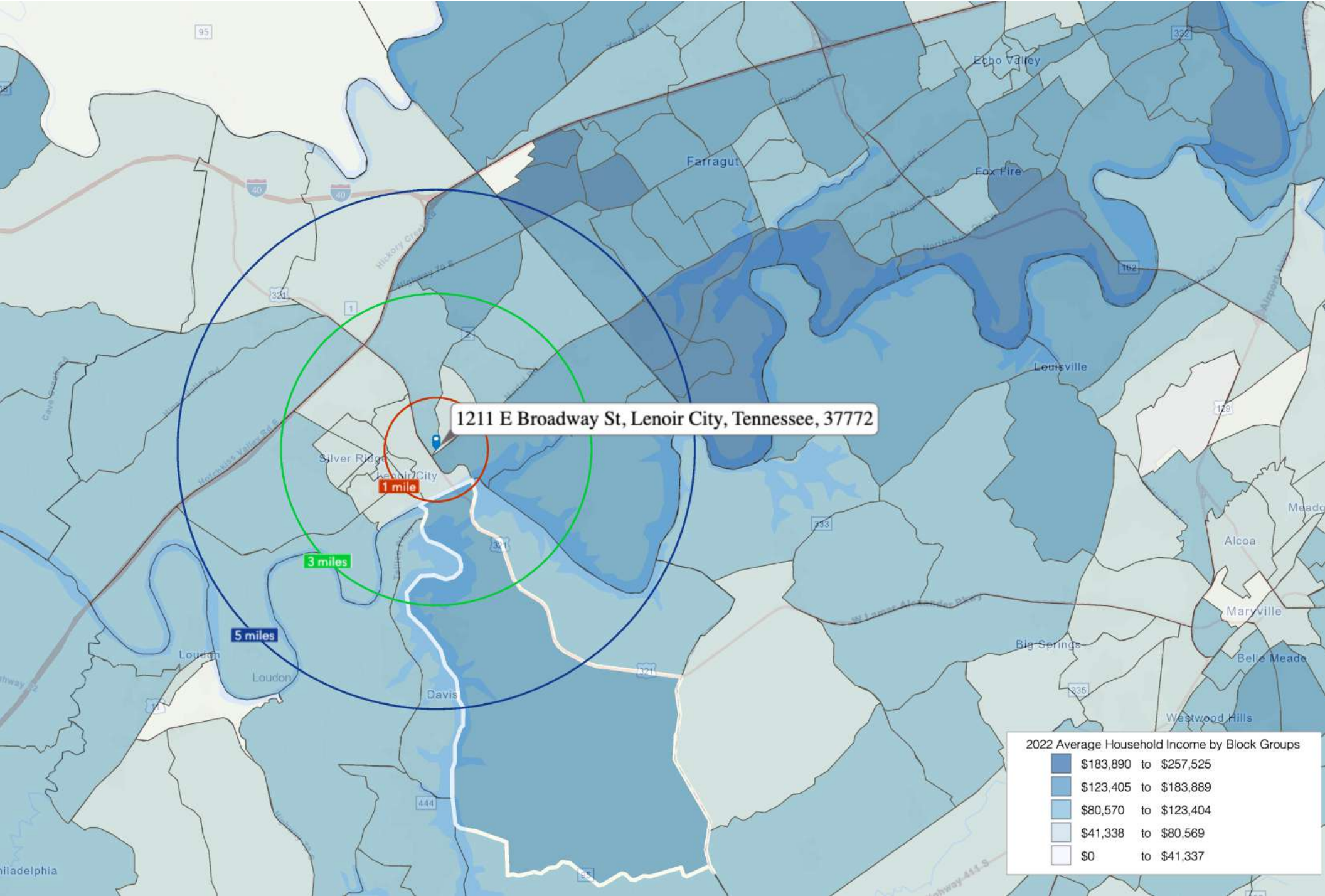


1211 E Broadway Street ~ Lenoir City, TN 37772



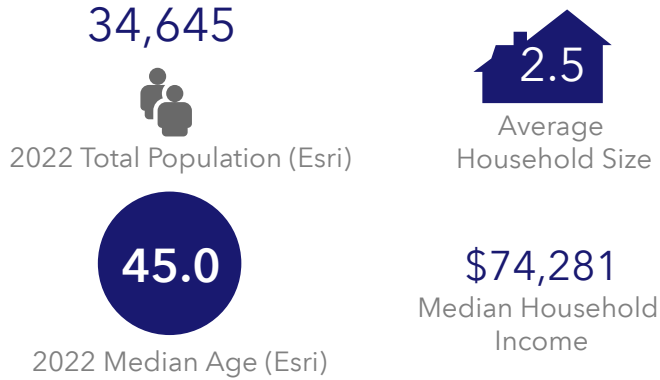


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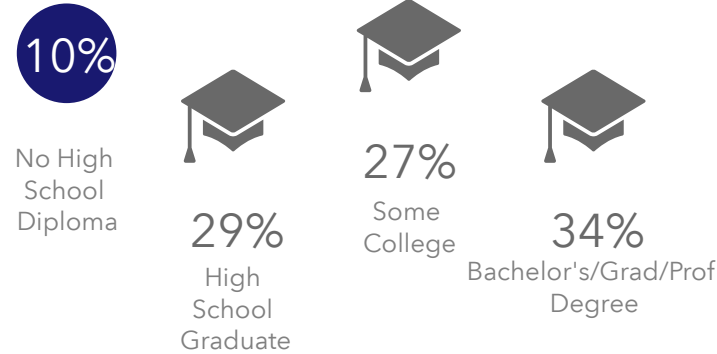


(5 Mile Radius)

KEY FACTS

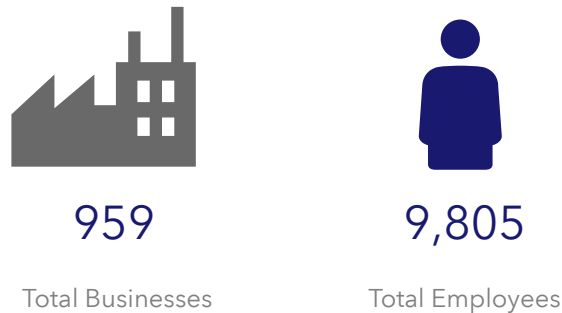


EDUCATION

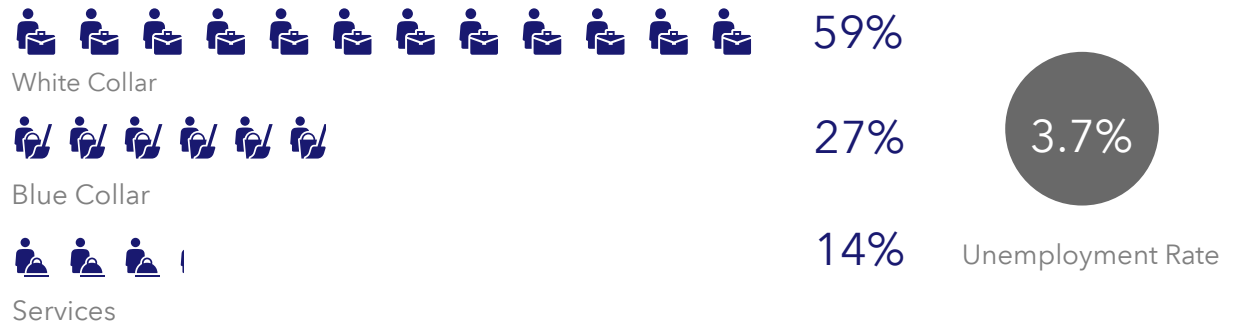


2022 Daytime Population	
2022 Total Daytime Population	30,788
2022 Daytime Population: Workers	11,959
2022 Daytime Population: Residents	18,829

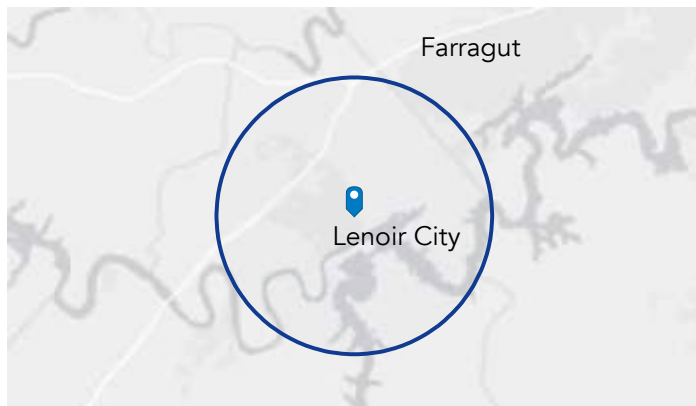
BUSINESS



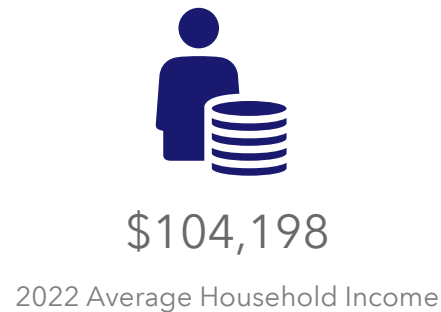
EMPLOYMENT



1211 E Broadway St, Lenoir City, Tennessee, 37772



Average Household Income



Total Retail Sales



MARKET ECONOMIC INFORMATION

POPULATION FIGURES
 Knoxville, TN DMA **1,346,917**
 Ranked 62nd out of 210 DMA markets in U.S.

KNOXVILLE, TN MSA **837,571**

CITY OF KNOXVILLE POPULATION **178,874**

KNOX COUNTY POPULATION **432,226**

TOP EMPLOYERS

Employees	Employees
1. U.S. Department of Energy – Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal-Mart Stores	4,869
6. K-VA-T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knox County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180
14. Blount County Schools	2,100
15. Yum Brands	2,000

MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry	Employees
Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing – Total	47,700
– Durable Goods	32,000
– Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

UNIVERSITIES & COLLEGES

Enrollment	Enrollment
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

AREA HOSPITALS

# of Beds	# of Beds
University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

