



GREENBRIER
real estate advisors

Commercial Property for Sale

2747 W Andrew Johnson Highway

Morristown, TN 37814

Subject Site

0.51 Acres +/-
36K + Cars/Day
Across from Lowe's



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Greenbrier Real Estate Advisors

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Property Details

Name	Building & Land for Sale ~ Morristown, TN
Address	2747 W Andrew Johnson Highway Morristown, TN 37814
Lot Size	0.51 Acres +/-
Sale Price	\$600,000.00

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)
- 0.51 Acres +/-, 8,849 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 Lowe’s, 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)

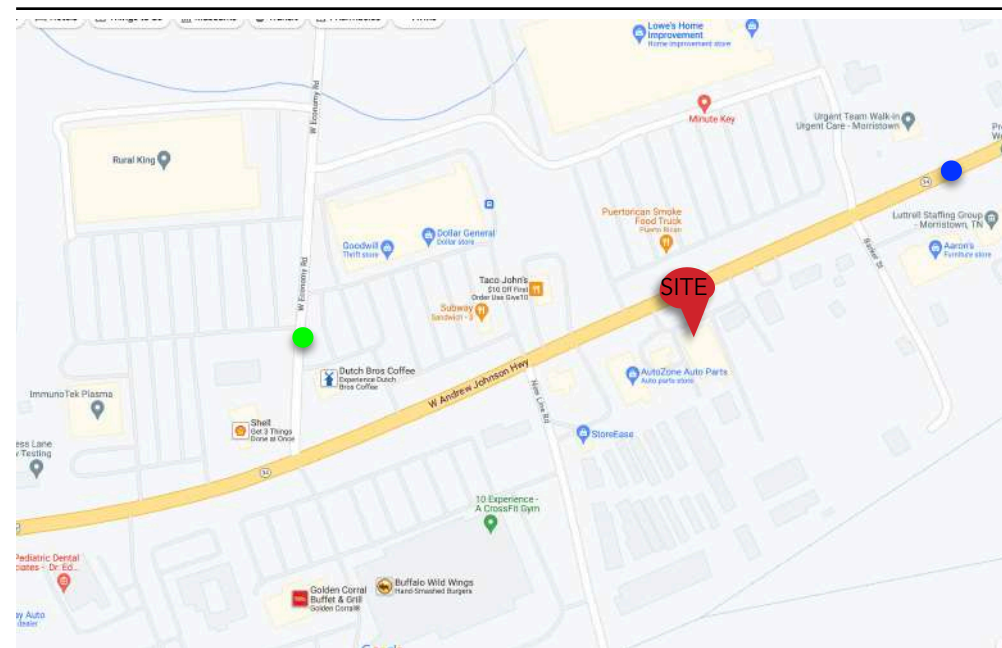
Demographic Snapshot (*2023 Data)

	1 Mile	3 Mile	5 Mile
Population	2,689	23,954	44,451
Average Household Income	\$66,844	\$62,330	\$60,987

Traffic Counts (*2022 Data)

W Andrew Johnson Highway	36,341 ADT	●
W Economy Road	4,448 ADT	●

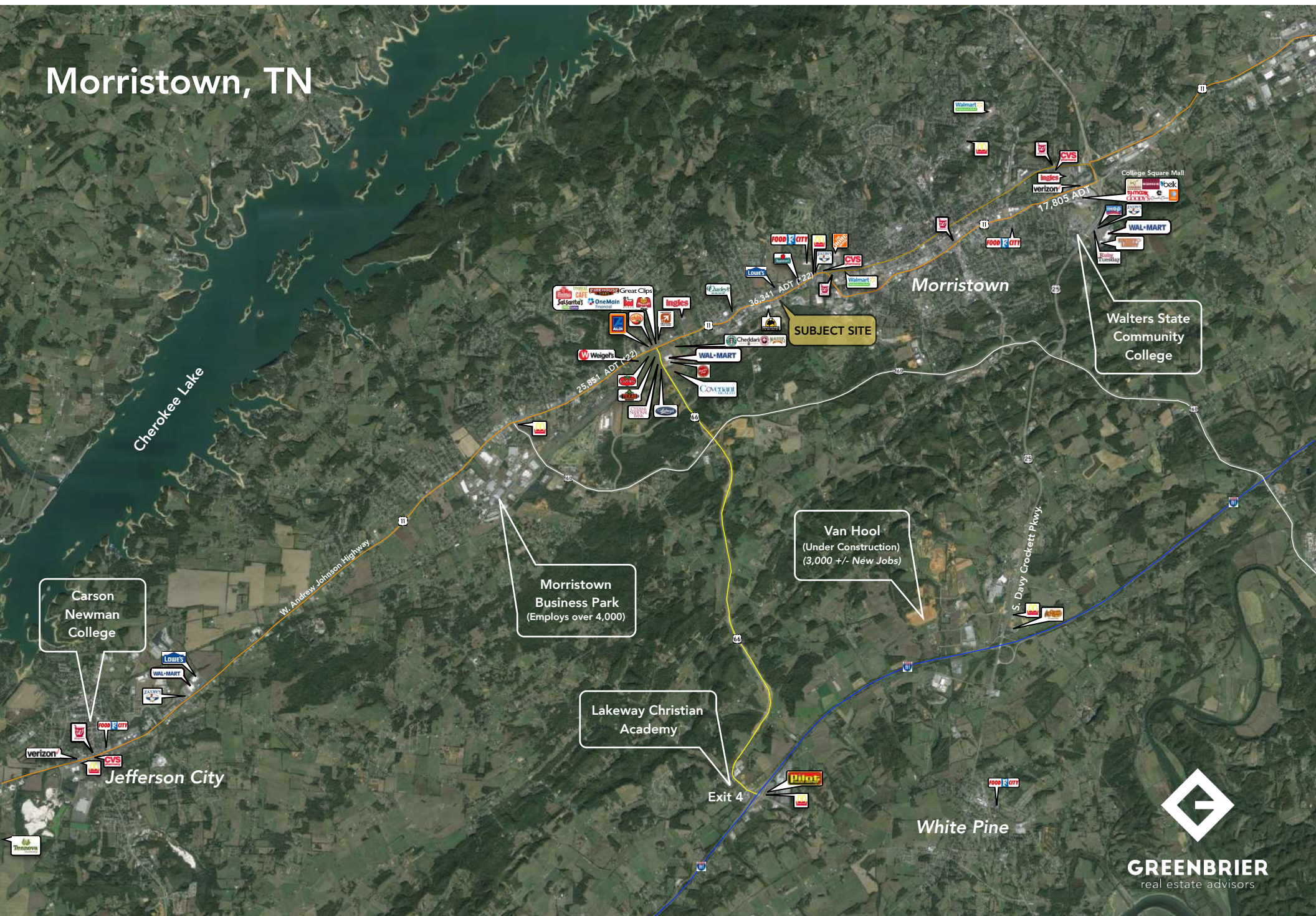
Map



East Tennessee



Morristown, TN



Cherokee Lake

W. Andrew Johnson Highway

Morristown

Walters State Community College

Carson Newman College

Morristown Business Park
(Employs over 4,000)

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

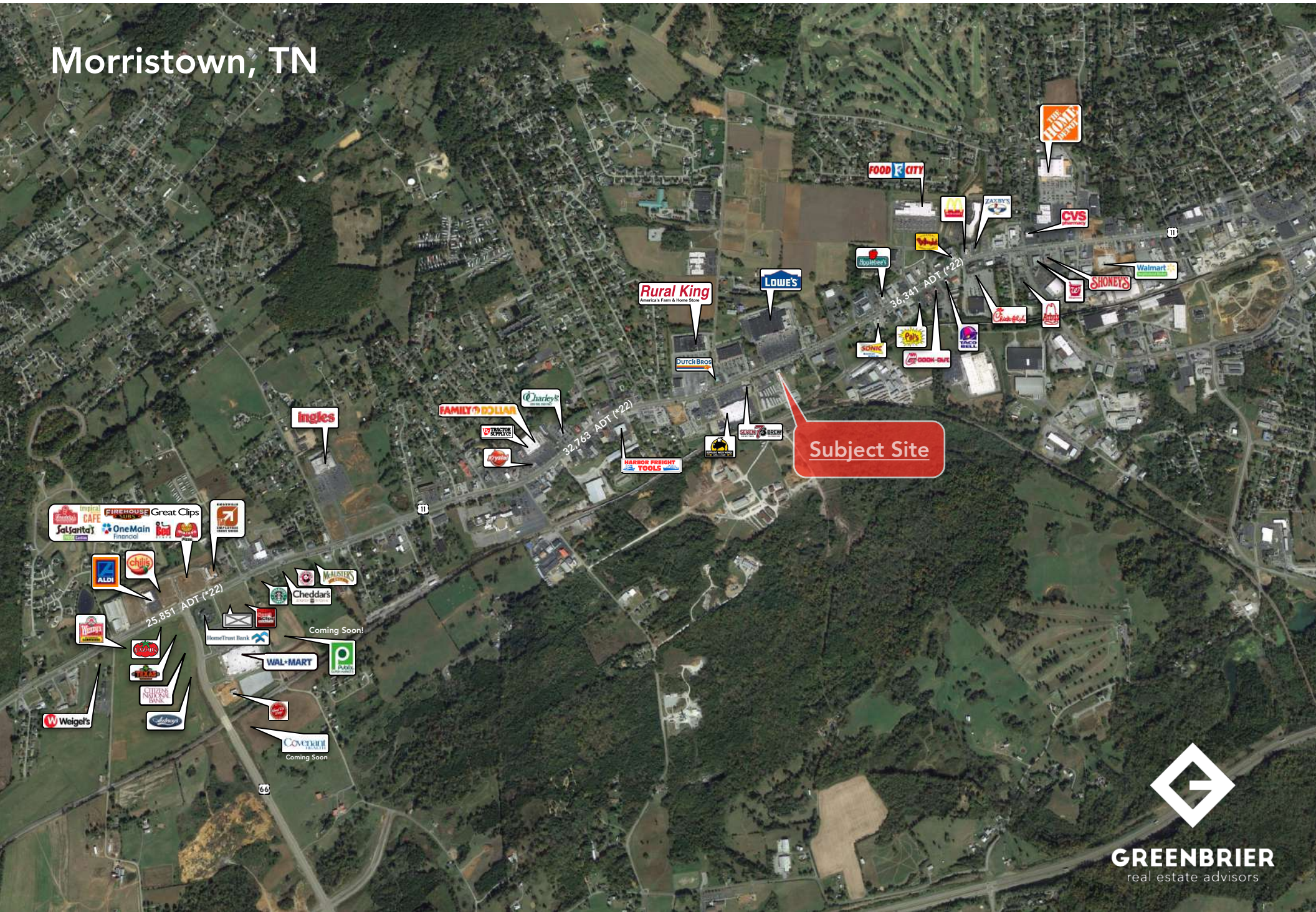
Lakeway Christian Academy

S. Davy Crockett Pkwy.

Exit 4

White Pine

Morristown, TN





Rural King
America's Farm & Home Store

LOWE'S

9
goodwill

DOLLAR GENERAL

TACO JOHN'S
UNWRAP THE ORIGINAL

SUBWAY

DUTCH BROS

DUNKIN' DONUTS

Subject Site
(0.51 Acres +/-)

Auto Zone

SEVEN 7 BREW
COFFEE & BEER

golden corral
Budet & Grill

BUFFALO WILD WINGS!
GRILL & BAR

HARBOR FREIGHT TOOLS



Rural King
America's Farm & Home Store

LOWE'S

DOLLAR GENERAL

9
goodwill

TACO JOHN'S
UNWRAP THE ORIGINAL

SUBWAY

DUTCH BROS
Coffee

DUNKIN' DONUTS

W Economy Road

W Andrew Johnson Highway

Subject Site
(0.51 Acres +/-)

Auto Zone

SEVEN 7 BREW
COFFEE BAR

32,763 ADT (+22)

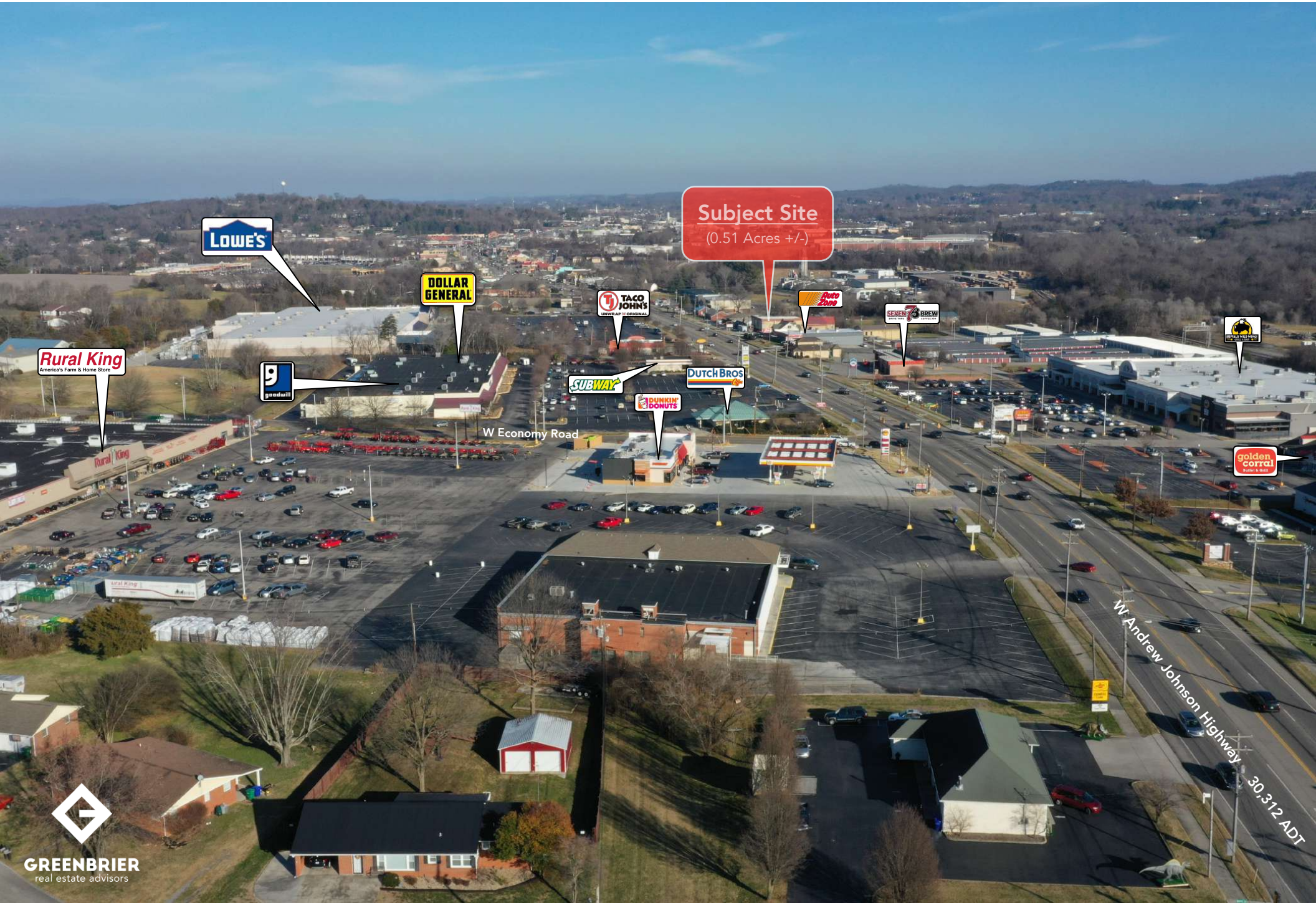
golden corral
Burger & Grill

BUFFALO WILD WINGS
GRILL & BAR

HARBOR FREIGHT TOOLS



GREENBRIER
real estate advisors



Subject Site
(0.51 Acres +/-)

Lowe's

DOLLAR GENERAL

TACO JOHN'S

Auto Zone

SEVEN BREW

golden corral

Rural King
America's Farm & Home Store

9
gardall

SUBWAY

DUTCH BROS

DUNKIN' DONUTS

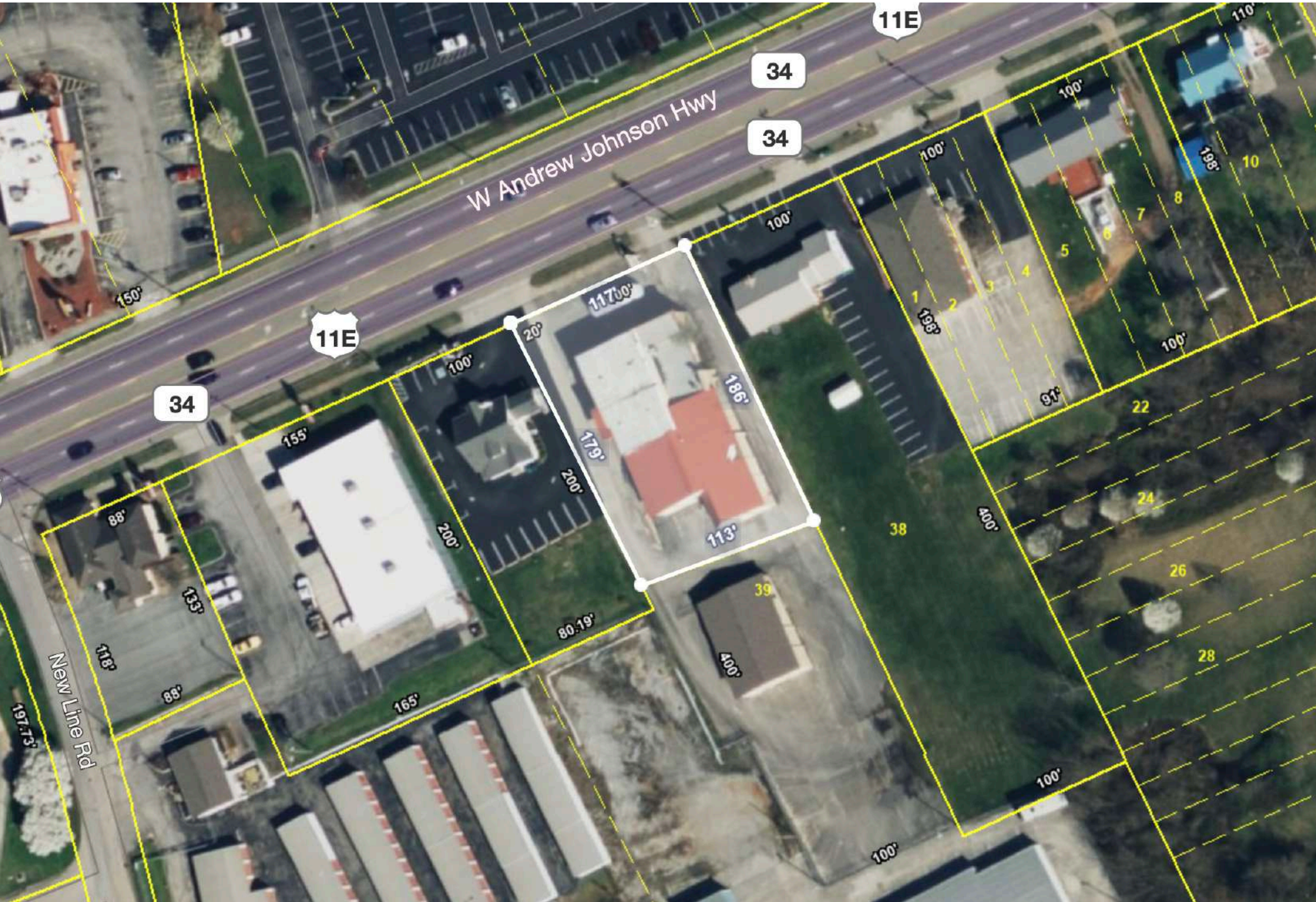
golden corral
Holes & Buns

W Economy Road

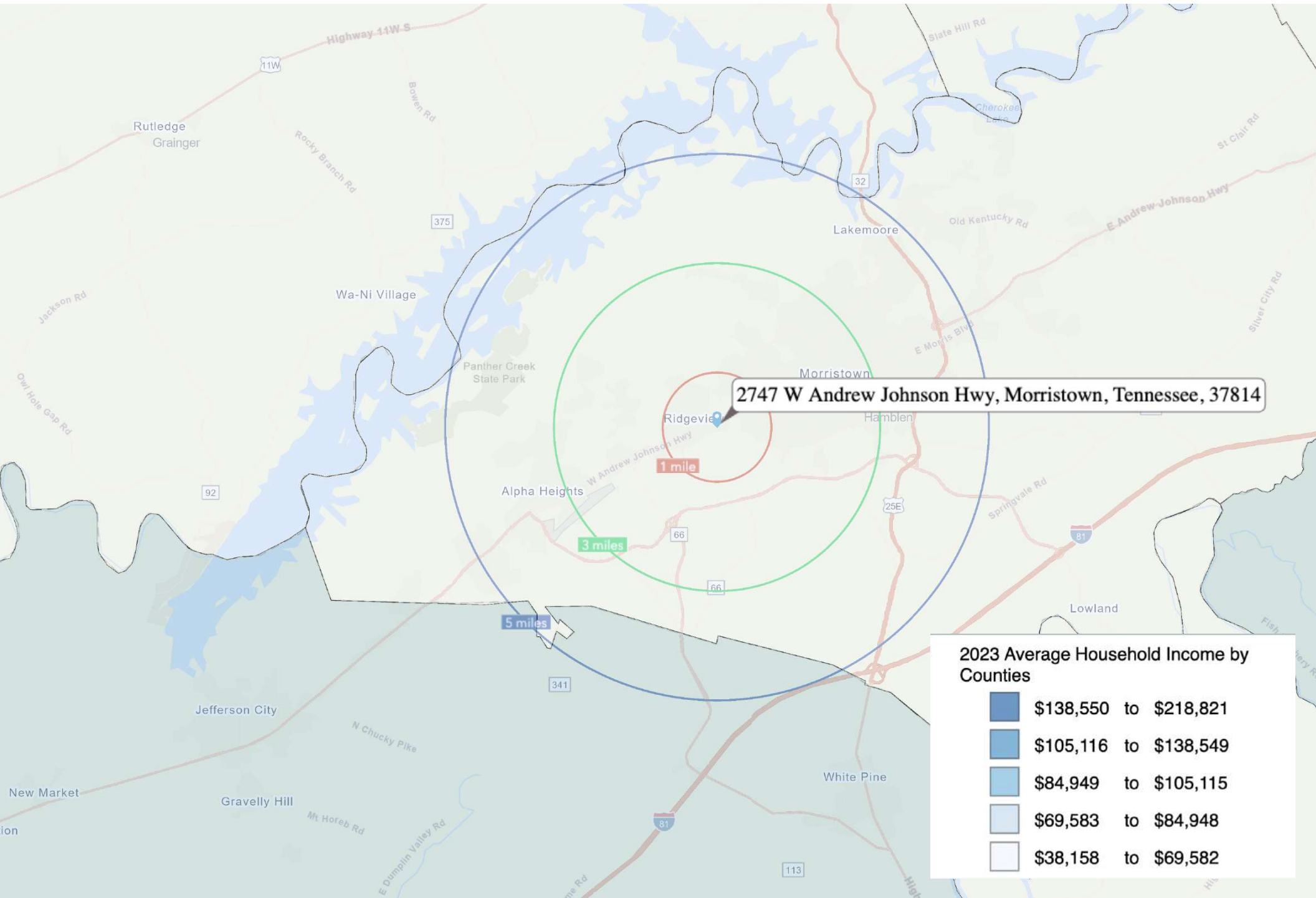
W Andrew Johnson Highway 30-312 ADT



2747 W Andrew Johnson Highway ~ Morristown, TN 37814



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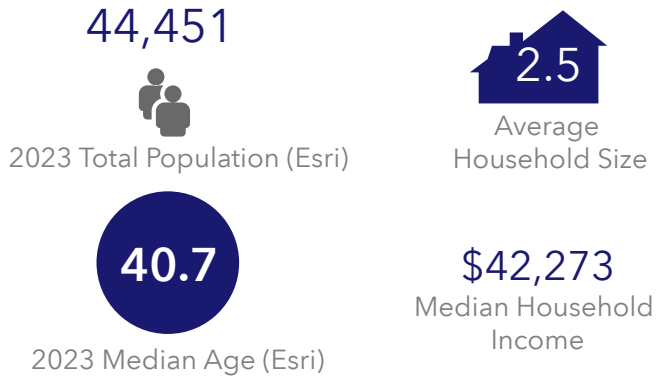
2747 W Andrew Johnson Hwy, Morristown, Tennessee, 37814

2023 Average Household Income by Counties

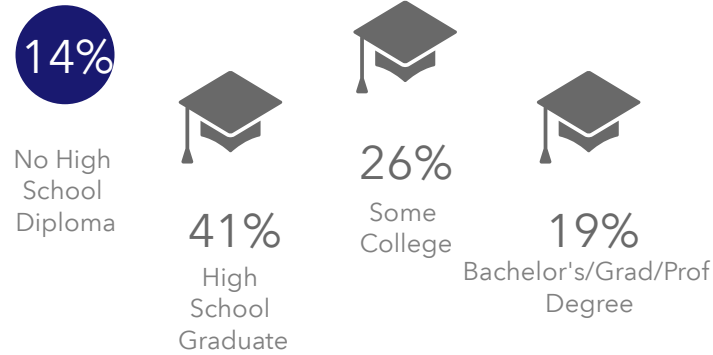
	\$138,550 to \$218,821
	\$105,116 to \$138,549
	\$84,949 to \$105,115
	\$69,583 to \$84,948
	\$38,158 to \$69,582

(5 Mile Radius)

KEY FACTS

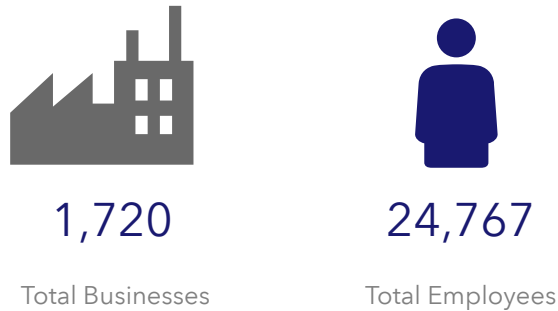


EDUCATION

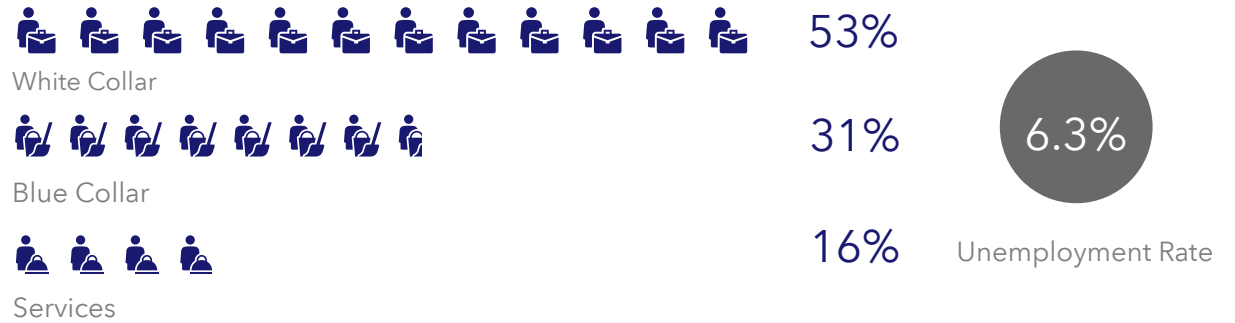


2023 Daytime Population	
2023 Total Daytime Population	52,537
2023 Daytime Population: Workers	25,772
2023 Daytime Population: Residents	26,765

BUSINESS



EMPLOYMENT



2747 W Andrew Johnson Hwy, Morristown, Tennessee, 37814

Average Household Income



\$60,987

2023 Average Household Income

Total Retail Sales



\$4,972,831,562

2023 Total (SIC01-99) Sales (\$000)

