



# Cherokee Crossing ~ Morristown, TN

**Retail Space Available (1,760 SF)**

140 Hatfield Drive, Morristown, TN 37814



**Contacts:**

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**Cherokee Crossing, LLC**

Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com



## Property Details

Name	Cherokee Crossing ~ Retail Space Available
Address	140 Hatfield Drive Morristown, TN 37814
<b>Space Available</b>	<b>1,760 +/- SF</b>
Lease Price	See Agent

## Market Overview

- Cherokee Crossing is located at the traffic signal intersection of US-Highway 11-E & Merchants Green Boulevard
- TDOT is connecting the Cherokee Crossing intersection with a 5-lane highway to exit 4 at I-81
- New Publix coming soon, along with Starbucks, Cheddar's, Panda Express & McAlister's Deli
- New retailers include: Aldi, Texas Roadhouse, Salsarita's, Firehouse Subs, Great Clips, Sport Clips, Freddy's, Aubrey's, etc.
- Excellent traffic & incomes in trade area
- 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

**\*\*116,379 Trade Area Population\*\***

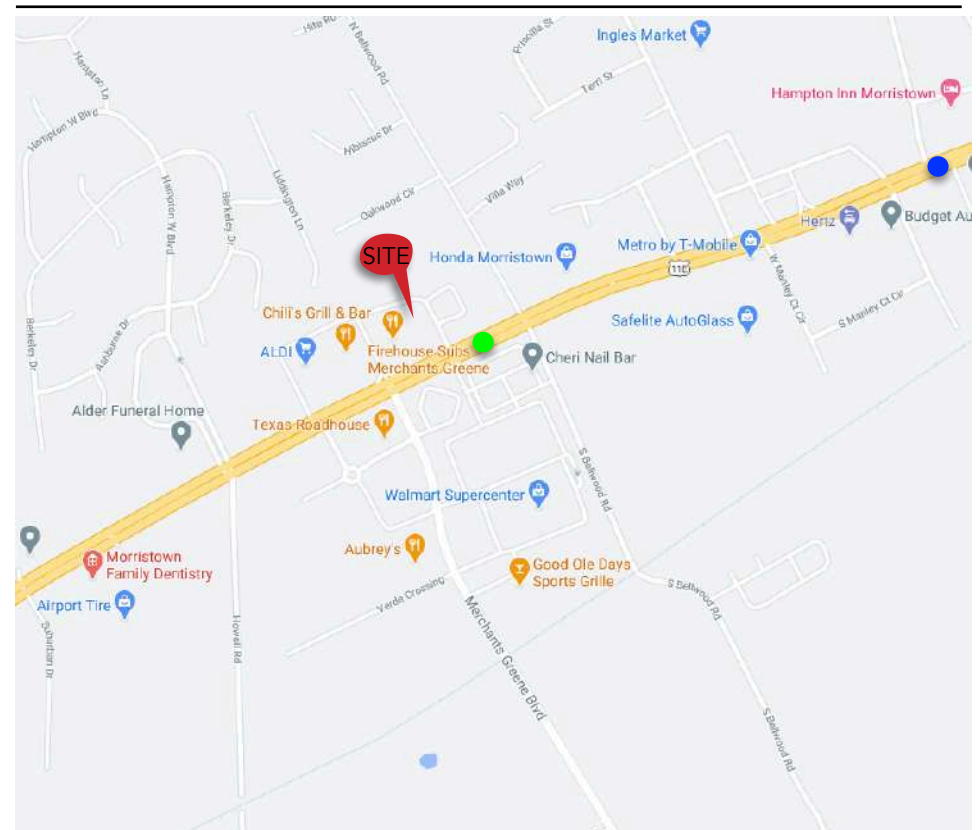
## Demographic Snapshot (2023 Data)

	1 Mile	3 Mile	5 Mile
Population	2,998	14,630	40,344
Average Household Income	\$78,116	\$78,508	\$65,963

## Traffic Counts (2022 Data)

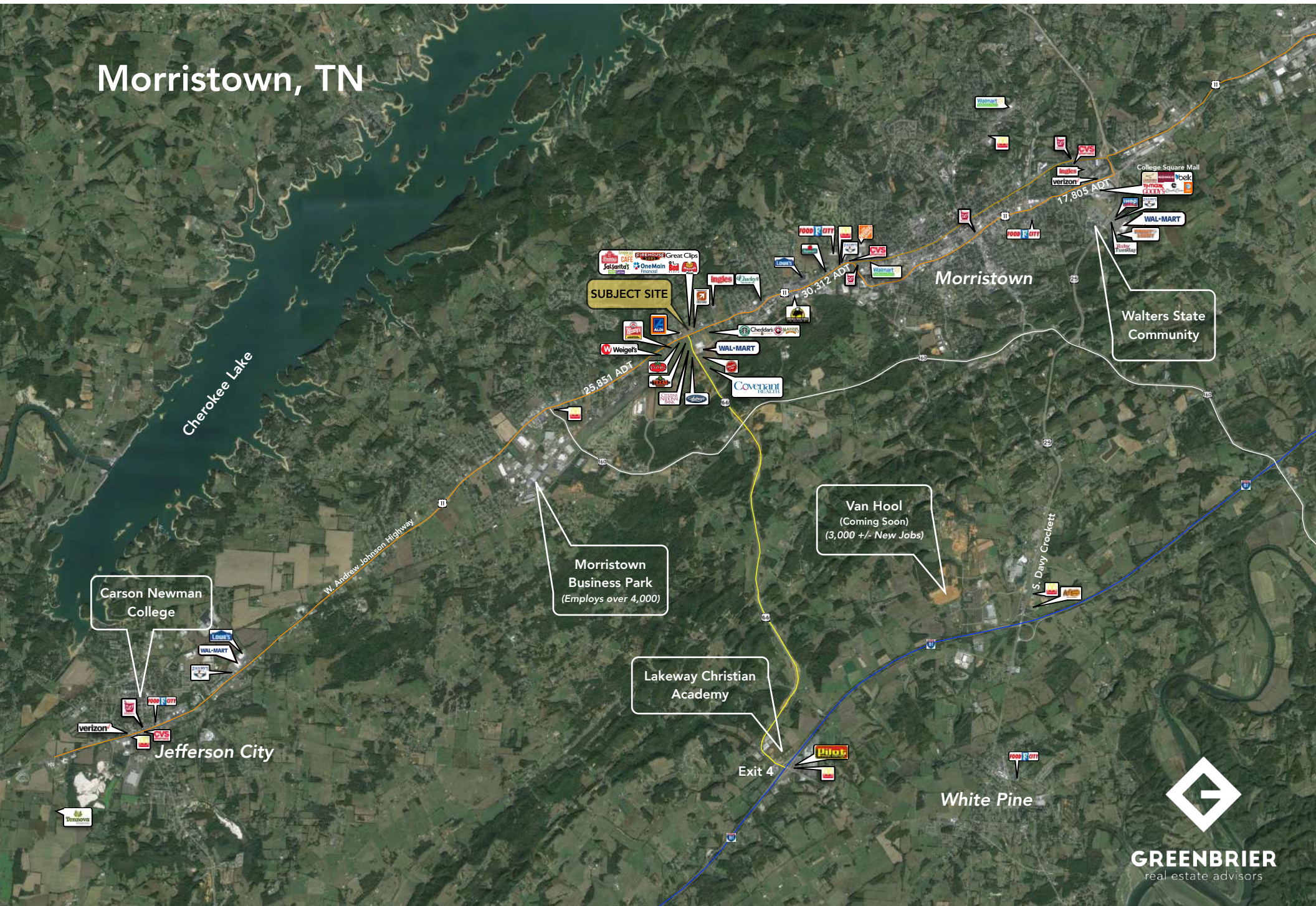
W Andrew Johnson Highway (East of Site)	32,763 ADT	●
W Andrew Johnson Highway (@ Site)	25,851 ADT	●

## Map





# Morristown, TN



Cherokee Lake

W. Andrew Johnson Highway

Carson Newman College

Jefferson City

Morristown Business Park  
(Employs over 4,000)

Lakeway Christian Academy

Van Hool  
(Coming Soon)  
(3,000 +/- New Jobs)

Walters State Community

White Pine

Exit 4

SUBJECT SITE

25,851 ADT

30,312 ADT

17,805 ADT

College Square Mall

Morristown





Available Suite  
1,760 SF

tropical Freddy's CAFE FIREHOUSE SUBS Great Clips  
Jalisco's FRESH Cantina OneMain Financial Red 50¢ PIZZA

TIDAL WAVE

ALDI

chili's

25,851 ADT (\*22)

STARBUCKS COFFEE

Cheddar's SCRATCH KITCHEN

MAJESTIC

Proposed

Academy SPORTS & OUTDOORS

Coming Soon!

Publix SUPER MARKETS

HomeTrust Bank

Super Clips

Bravo's Mexican Grill

12,022 ADT (\*22)

TEXAS ROADHOUSE

PAZOS

CITIZENS NATIONAL BANK

magoo's

Weigel's

Weigel's

Aubrey's

WAL-MART

Good Ole Burg

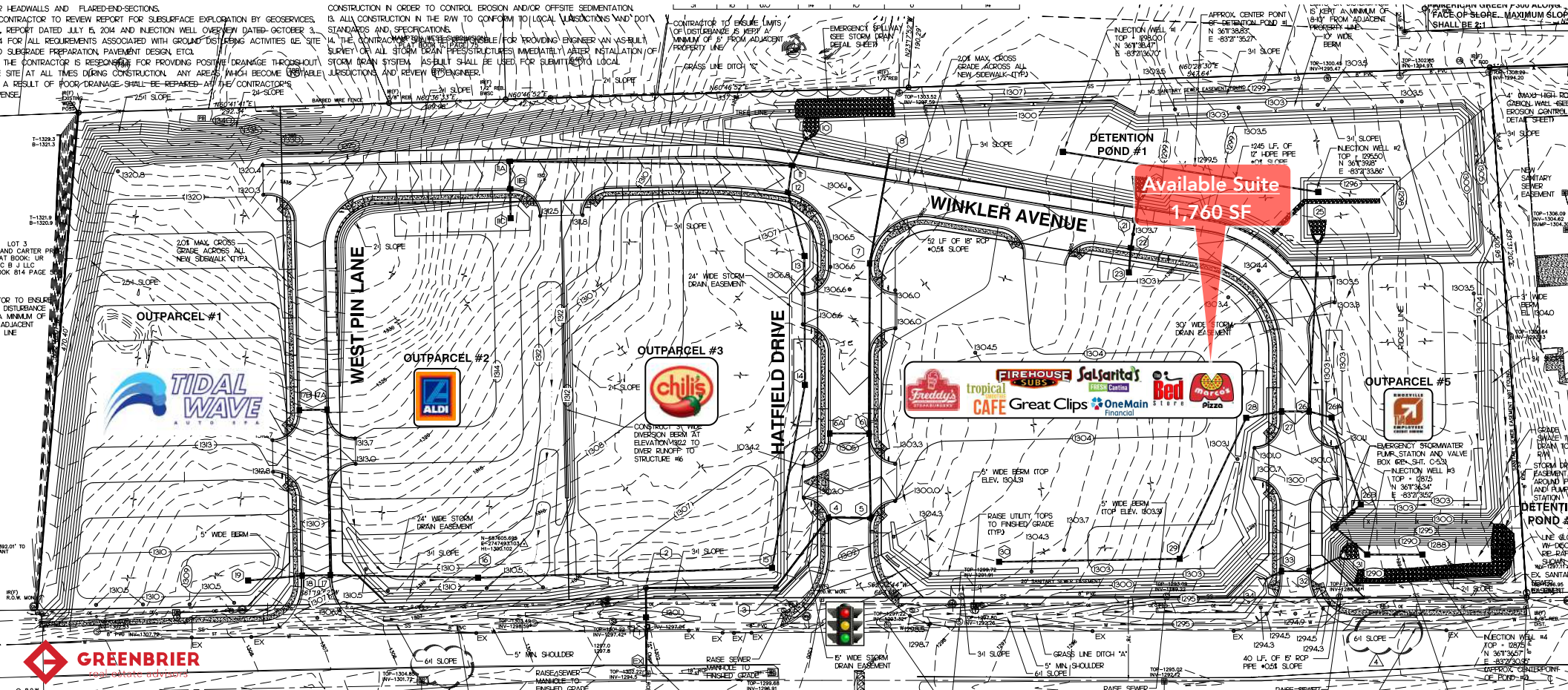
Merchants Green Boulevard

Andrew Johnson Highway 11-E

Covenant HEALTH

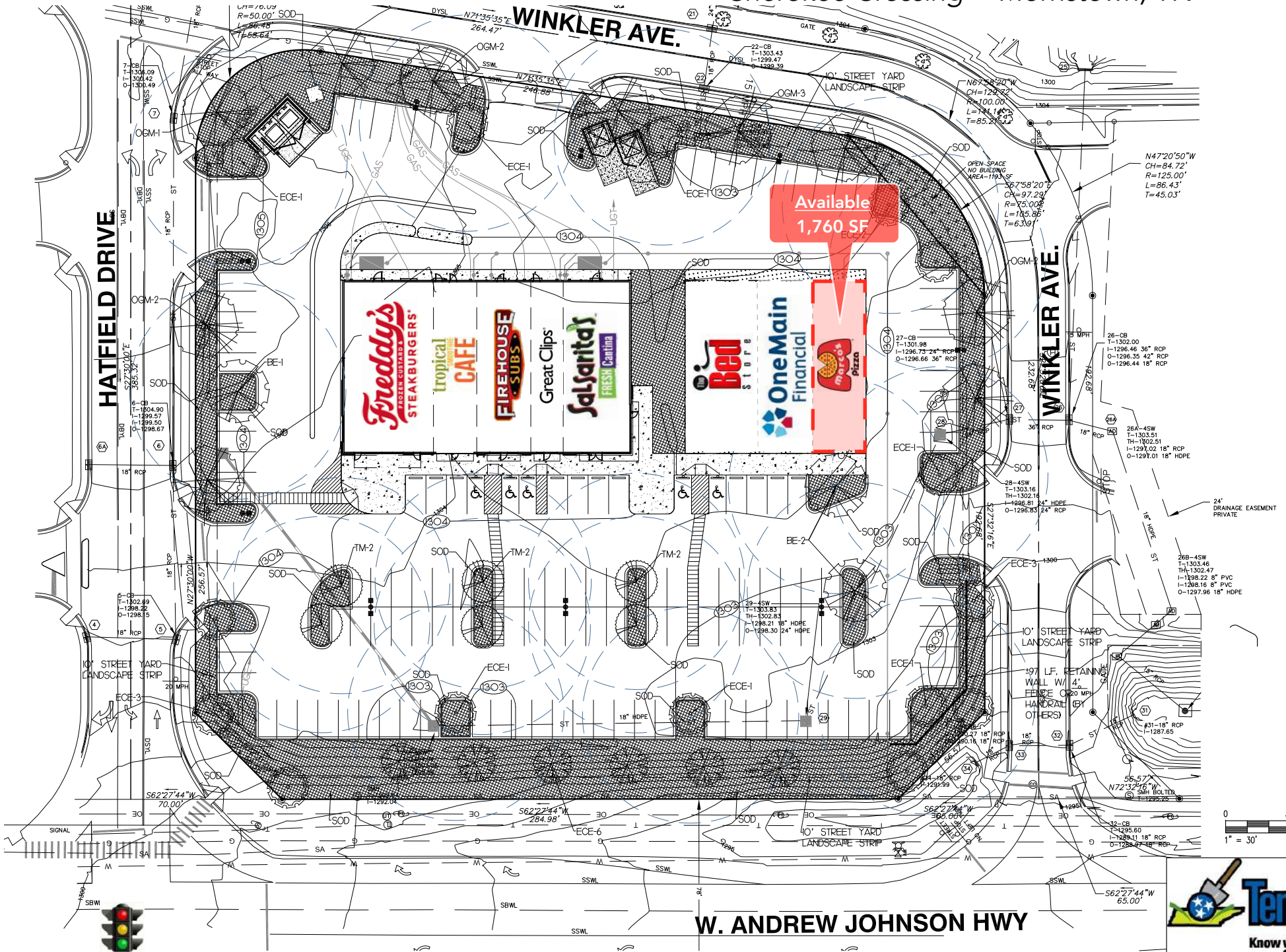








Cherokee Crossing ~ Morristown, TN







Date: December 19, 2017

File Name: Morristown\_a2.1

Project No: 2017-186

Drawing Title: Floor Plan

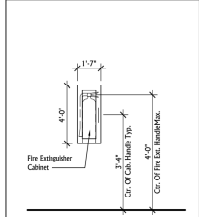
Revisions:

A New Retail Facility:  
**Cherokee Crossing Phase II**  
140 Hatfield Drive  
Morristown, TN 37814

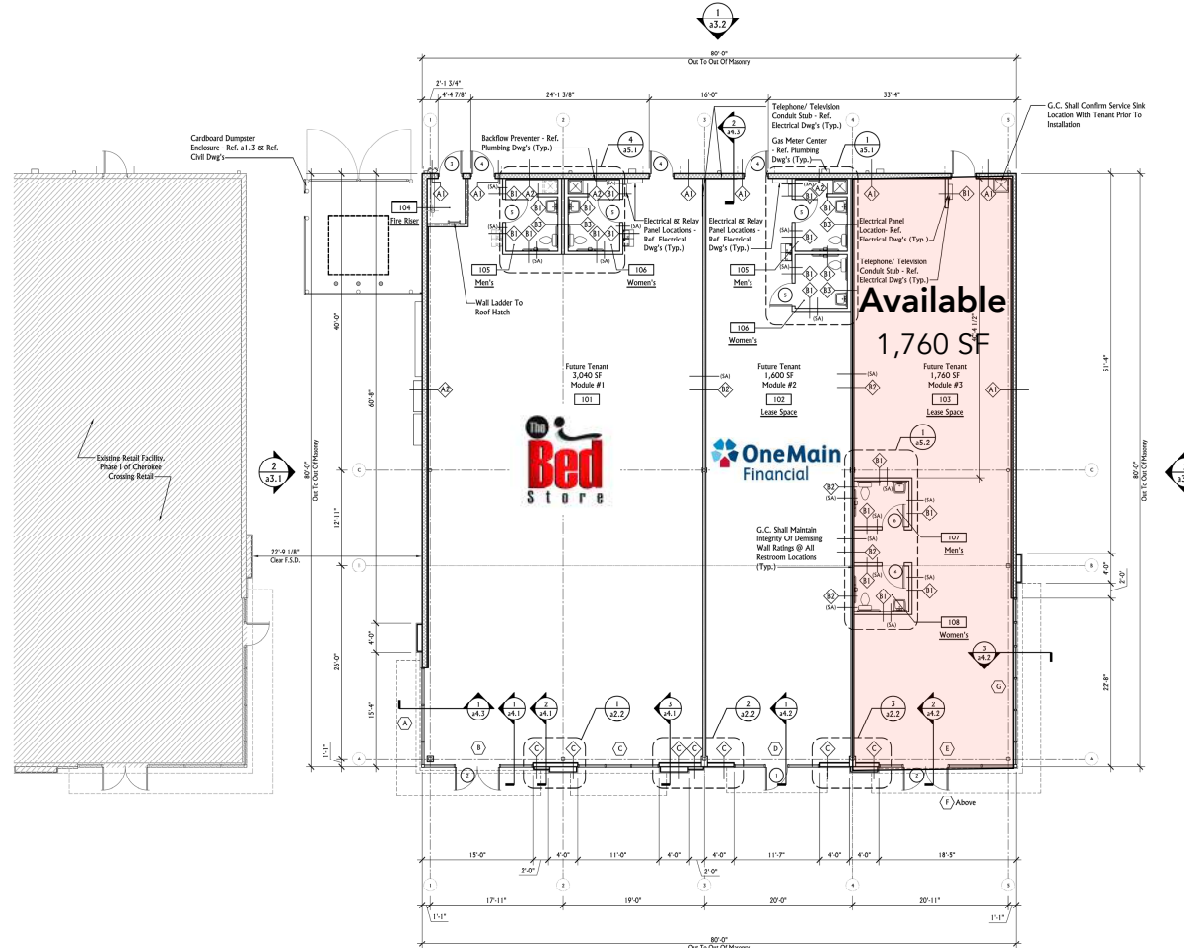
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**a2.1**

PARTITION LEGEND	
<b>GENERAL</b>	
(SA)	NON-RATED PARTITION 3/8" STL. STUDS AT 16" O.C. - 1/2" O.C. (MAX) WITH ONE (1) LAYER OF 5/8" GYP. BOARD ON EACH SIDE. EXTEND PARTITION TO 6" ABOVE CEILING. PROVIDE 6" STUDS WHERE NOTED ON DRAWINGS OR PARTITION TYPES LISTED BELOW. "SA" INDICATES WALL TO RECEIVE SOUND ATTENUATION BLANKETS.
	INTERIOR OR EXTERIOR WALL 8" CMU WALL. REFERENCE WALL SECTIONS FOR SIZE LOCATIONS. VOID CELLS TO RECEIVE FOAM INSULATION - CORE FILL 300 FOAM OR EQUAL, R-9.5 (MIN).
<b>RATED</b>	
(SA)	3/8" STL. STUDS (MIN. 22 GAUGE) (SEE PLAN) AT 16" O.C. - 24" O.C. (MAX) W/ ONE (1) LAYER OF 5/8" "TIRE CORE TYPE" GYPSUM BOARD ON EACH SIDE. EXTEND PARTITION TO DECK AND SEAL EACH LAYER OF GYPSUM BOARD TO DECK W/ APPROVED FIRESTOP SEALANT. "SA" INDICATES WALLS TO RECEIVE SOUND ATTENUATION BLANKETS/MINERAL BATT INSULATION.
<b>GENERAL NOTES</b>	
1. GYP. BOARD AT RESTROOMS TO BE MOISTURE RESISTANT.	
2. SEE FINISH SCHEDULE & INTERIOR ELEVATIONS FOR FINISH MATERIAL DESIGNATION AT RESTROOMS.	
3. SEE INTERIOR ELEVATIONS FOR HEIGHTS OF FINISHES.	
4. PARTITION & FINISH MATERIAL TO EXTEND 1" ABOVE CEILING OR TO 10'-0" AFF IN LOCATIONS WITHOUT CEILING, UNLESS OTHERWISE NOTED.	
5. ALL GYP. BOARD JOINTS TO BE TAPPED & SEALED.	
<b>SPECIFIC DESIGNATIONS</b>	
<b>PARTITION TYPE A:</b> CMU WALL. SEE SPECIFIC WALL FINISH BELOW. SEE GENERAL NOTES ABOVE.	
(A)	CMU WALL.
(A)	CMU WALL, INTERIOR TO RECEIVE 1/2" METAL HAT CHANNELS @ 16" O.C. W/ 5/8" GYP. BOARD.
<b>PARTITION TYPE B:</b> 5/8" METAL STUDS @ 16" O.C. SEE SPECIFIC WALL FINISH BELOW. SEE GENERAL NOTES ABOVE.	
(B)	5/8" METAL STUD WALL W/ 5/8" GYP. BOARD ON BOTH SIDES REF. DETAIL 219-2.3.
(B)	5/8" METAL STUD WALL (MIN. 22 GAUGE) W/ 5/8" GYP. BOARD ON BOTH SIDES. WALL TO EXTEND TO DECK. REF. DETAIL 219-2.3.
(B)	3/8" (MIN. 22 GAUGE) METAL STUD WALL W/ 5/8" GYP. BOARD ON BOTH SIDES. WALL TO EXTEND TO DECK. RESTROOM SIDE OF WALL TO RECEIVE ADDITIONAL 3/8" METAL STUDS @ 16" O.C. TO BE HELD OFF OF WALL W/ 5/8" GYP. BOARD ON TOPPED SEE ONLY. REF. DETAIL 144-2.3.
<b>PARTITION TYPE C:</b> REFERENCE WALL SECTIONS FOR SPECIFIC DESIGNATIONS.	
<b>FLOOR PLAN GENERAL NOTES</b>	
1. THIS PLAN IS INTENDED TO SHOW OVERALL LAYOUT OF MODULES. EXACT LAYOUT MAY VARY SLIGHTLY AS DIRECTED BY ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS OF INTERIOR FINISHES, SWITCHES, ACCESSORIES, ETC.	
2. VERIFY EXACT LOCATION OF WATER SERVICE ENTRANCE, ELECTRICAL PANEL AND TELEPHONE BOARD IN EACH MODULE. IF TENANT DRAWINGS ARE NOT AVAILABLE, VERIFY ROUGH-IN LOCATION WITH OWNER (TYP).	
3. PROVIDE FIRE EXTINGUISHERS IN EACH MODULE. COORDINATE EXACT LOCATION WITH FIRE MAINTENANCE.	
<b>NOTE:</b>	
1. REF. #2.0 FOR FINISH SCHEDULE.	
2. REF. #2.4 FOR GUTTER & DOWNSPOUT LOCATIONS, SIZINGS.	



Fire Extinguisher Cabinet  
**2 FIRE EXT. CABINET**  
SCALE: 1/8" = 1'-0"



**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Note: Extend Tenant Separation Wall to Front Wall.  
Note: G.C. Shall Coordinate Module #3 Tenant Plumbing Installation w/ Owner/Tenant Prior To Slab Pour.

studio, llc  
865.769.8075 v.  
865.769.8076 f.

E. OSBORN  
PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
LICENSE NO. 10105

Date: December 19, 2017  
File Name: Morristown\_a2.1  
Project No: 2017-186  
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Sheet No.  
**a2.1**



### TYPICAL FIRE PENETRATION SIGNAGE: FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS

**GENERAL NOTES:**

- EACH NEW/EXISTING FIRE WALL, FIRE BARRIER, FIRE PARTITION, SMOKE BARRIER, SMOKE PARTITION OR ANY MEMBRANE WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND IN ALL CONCEALED SPACES WITH THE WORDING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR LANGUAGE. SIGN SIGNS OR STENCILING SHALL BE PROVIDED WITH 48 IN. HIGH LETTERS, AND IN STROKE, AND NOT MORE THAN 15 FEET ON-CENTER. SIGN SIGNS OR STENCILING SHALL BE PROVIDED WITH RED LETTERING AND PROVIDED ON BOTH SIDES OF SAID ASSEMBLIES.

#### KEY NOTES

- MAXIMUM DIFFERENCE IN FLOOR ELEVATION ON BOTH SIDES OF ALL EXTERIOR DOORS TO REMAIN AT 2" MAX. IN ACCORDANCE WITH THE CODE, TYP.
- 8'-0" CLEAR AREA IN FRONT OF ELECTRICAL PANELS
- NOT USED.
- NOT USED.
- WALK-IN COOLER

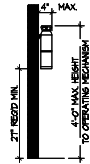
#### NOTES

PER THE 2012 INTERNATIONAL FIRE CODE SECTION 901.4, A FACILE SIGN STATING EXIT AND COMPLYING WITH ICC A171 RAISED LETTERING AND SIGNALS IS TO BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STARWAY, AN EXIT PASSAGEWAY, THE EXIT DISCHARGE AREA OF RESIDE, AND EXTERIOR AREA FOR ASSISTED RESCUE. SIGNS SHALL BE PLACED ON THE 1" WALL ON THE LATCH SIDE OF THE DOOR, 48 TO 60 INCHES OFF OF THE FLOOR.

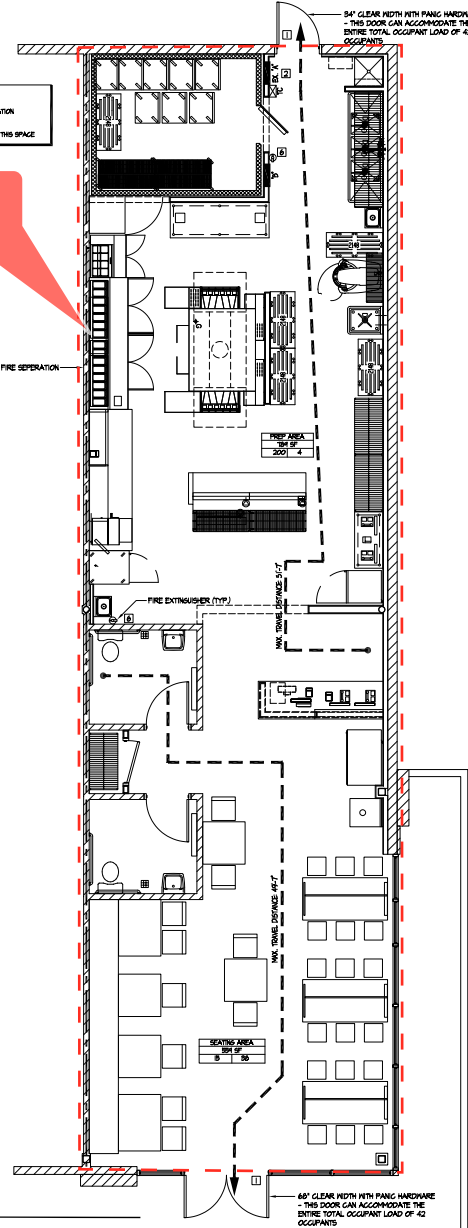
### FIRE EXTINGUISHER ANALYSIS

- CLASSIFICATION OF HAZARD - (NFPA 10 SECTION 1-8)
  - LIGHT FLUO HAZARD (NFPA 10 SECTION 1-8.2) + 2A
  - MINIMUM RATED SINGLE EXTINGUISHER (NFPA 10 TABLE 3-2.1) + 5000 SF
  - MAXIMUM FLOOR AREA PER UNIT OF A (NFPA 10 TABLE 3-2.1) + 11250 SF
  - MAXIMUM FLOOR AREA FOR EXTINGUISHER (NFPA 10 TABLE 3-2.1) + 11250 SF
  - MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER (NFPA 10 TABLE 3-2.1) + 75 FEET

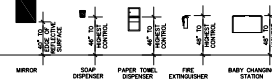
- FIRE EXTINGUISHER SPECIFICATION
  - MANUFACTURER: LARSEN
  - SERIES: HP-SERIES/MULTI PURPOSE DRY CHEMICAL
  - MODEL NO.: HP5 5L RATING 2A-10BC
  - BRACKET: PROVIDE RECESSED CABINET



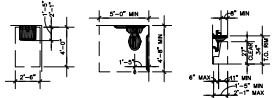
Available  
1,760 SF



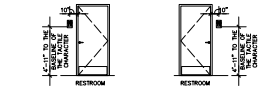
### ACCESSORY MOUNTING LOCATIONS



### TOILET FIXTURES



### SIGNAGE



1 LIFE SAFETY PLAN  
1/16" = 1'-0"



**GERALD P. NOE ARCHITECT**  
TENNESSEE REG. NO. 102907

399 LUCERNE DRIVE  
SPARTANBURG, SC 29302  
P: 864.583.2215 F: 864.583.22  
mail@gpnaarcht.com

CHECKED BY: DKH  
DRAWN BY: LMP, DKH

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DATE: 02-08-20

REVISIONS:  
NO. DATE DESCRIPTION BY

CLIENT NAME:  
**EIGHT SLICE, LLC.**

BRAD DAVIS  
PO BOX 23350  
KNOXVILLE, TENNESSEE 37933

PROJECT NAME:  
**marcos INTERIO UP-FIT**  
Pizzeria  
CHEROKEE CROSSING  
4313 WINKLER AVENUE - SUITE 3  
MORRISTOWN, TENNESSEE 37814

SHEET TITLE:  
**LIFE SAFETY PLAN**

PROJECT NUMBER 17-A146

DATE 02-08-2018

SHEET NO.

**G-2**





Available Suite  
1,760 SF

Weigel's

W. Andrew Johnson Highway

Weigel's

magoo's

TIDAL WAVE

WALMART

CITIZENS NATIONAL BANK

ALDI

TEXAS

chili's

tropical FIREHOUSE Great Clips  
CAFE SUBS

Jalisco's

OneMain

Financial

Red

Hot

Hot

Hot

Hot

Hot

Subway

Good Life

HomeTrust Bank

WAL-MART

Magoo's

Great Clips

Merchants Greene Boulevard

Covenant  
HEALTH

New Construction 2021

\$37,000,000 Outpatient Facility

50,000 SF Facility with Free Standing  
Emergency Department & Diagnostics Center





**W Weigel's**  
magoo's  
Wendy's

TIDAL WAVE

ALDI

Chubb

tropical CAFE  
FIREHOUSE SUBS  
Great Clips  
Salsarita's FRESH Cantina  
One Main Financial  
Bed  
Maroon's Pizzeria

Available Suite  
1,760 SF

Hatfield Drive

GREENBRIER  
COMMERCIAL REAL ESTATE



*Facing Southeast ~ Intersection of W. Andrew Johnson Hwy. & Merchants Greene Blvd.*



Freddy's  
Salsarita's  
tropical CAFE  
FIREHOUSE SUBS  
Great Clips  
OneMain Financial  
Bed  
marco's Pizzeria

McAlister's  
Cheddar's  
Starbucks

Available Suite  
1,760 SF

Chili's

Bravo's  
Sport Clips

HomeTrust Bank

Coming Soon!

Publix  
SUPER MARKETS

WAL-MART

TEXAS

CITIZEN NATIONAL BANK

ALDI

Merchant Greene Boulevard

W. Andrew Johnson Highway

W Pin Lane





Available Suite  
1,760 SF

tropical CAFE  
FIREHOUSE SUBS  
Great Clips  
Salsarita's  
OneMain Financial  
Bed Stuffs  
Marco's Pizza

chili's

ALDI

GREENBRIER

McALISTER'S

Starbucks

Cheddar's  
DEBATER KITCHEN

Starbucks

Best Buy  
Spartan Clips

HomeTrust Bank

Coming Soon!

Publix  
SUPER MARKETS

TEXAS

Merchants Greene Boulevard

W. Andrew Johnson Highway

W Pin Lane

TIDAL WAVE



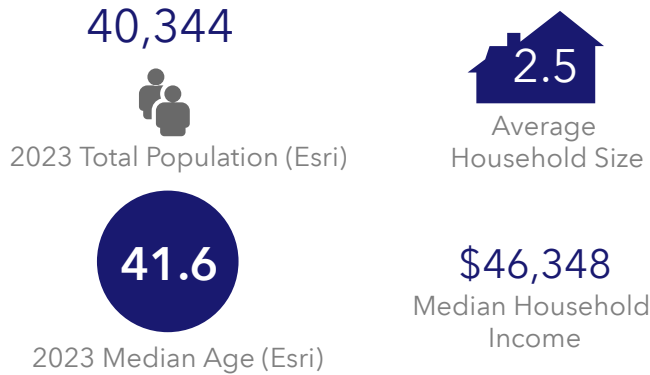


Available Suite  
1,760 SF

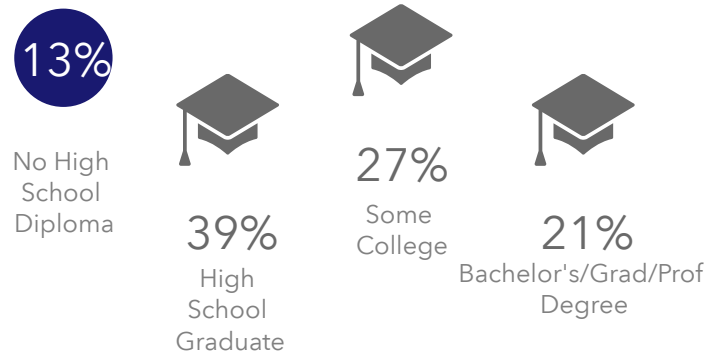


## 5 Mile Radius

### KEY FACTS

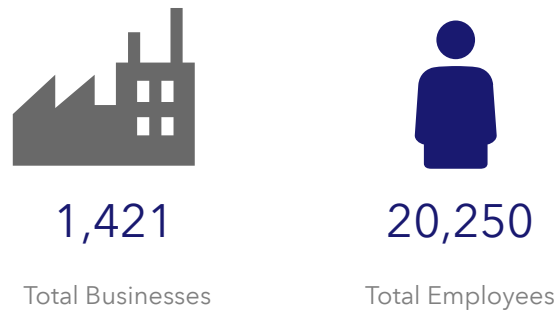


### EDUCATION

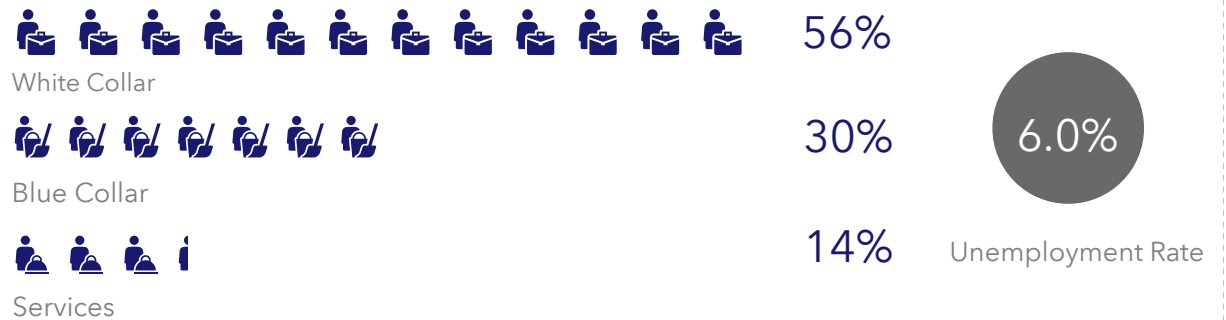


2023 Daytime Population	
2023 Total Daytime Population	44,424
2023 Daytime Population: Workers	20,366
2023 Daytime Population: Residents	24,058

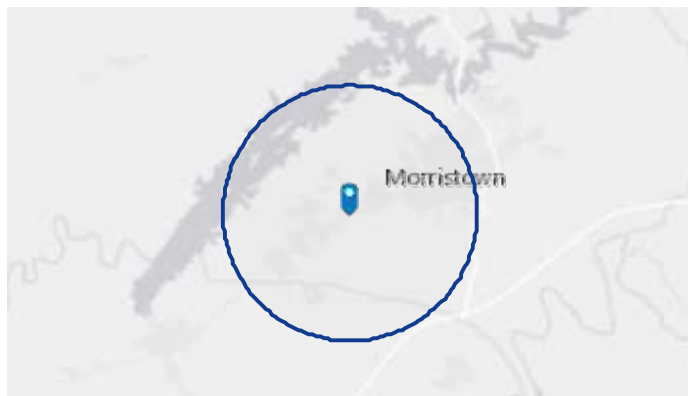
### BUSINESS



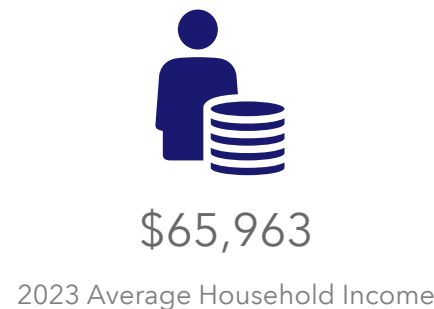
### EMPLOYMENT



140 Hatfield Dr, Morristown, Tennessee, 37814



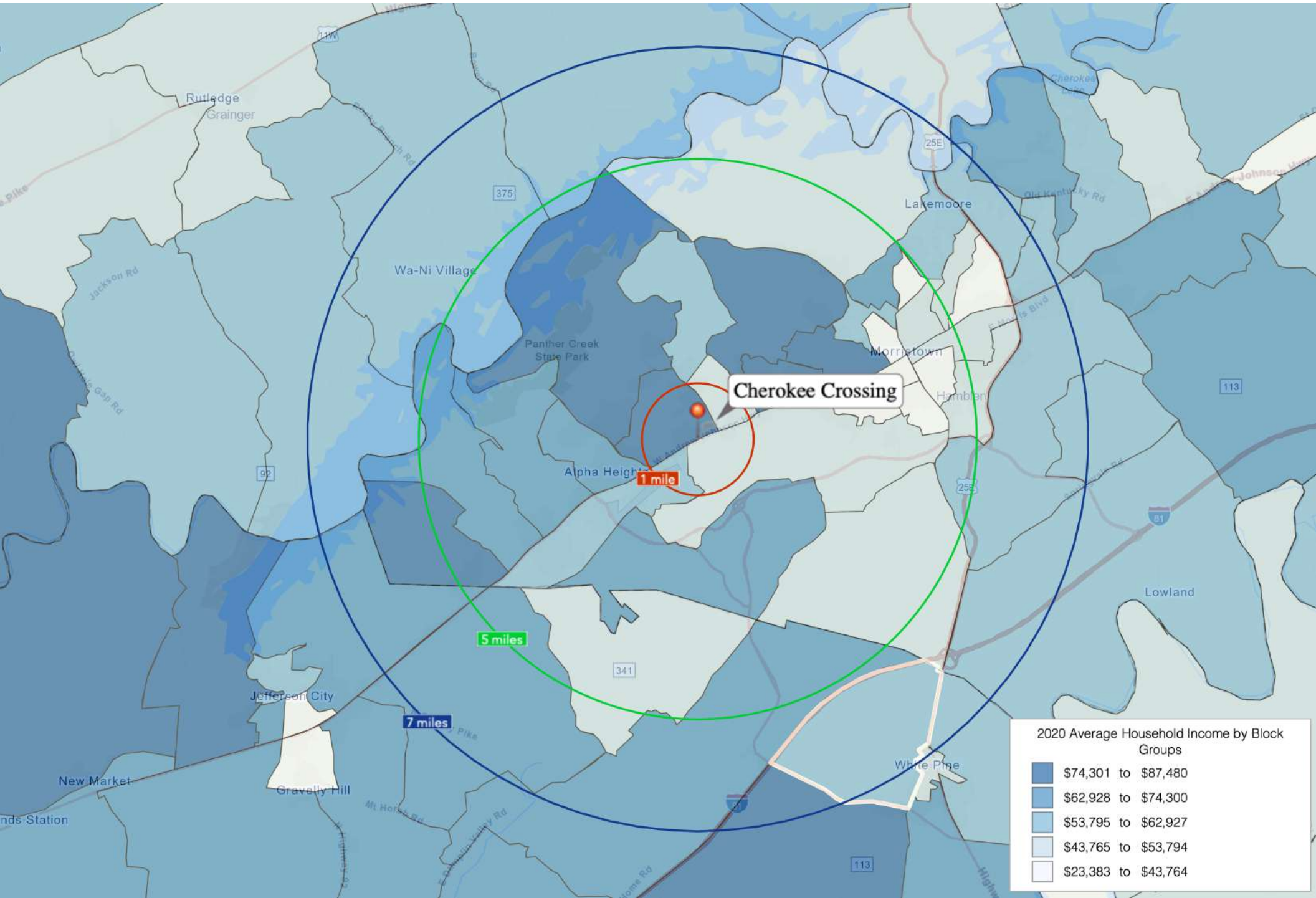
### Average Household Income








### Total Retail Sales







2020 Average Household Income by Block Groups

	\$74,301 to \$87,480
	\$62,928 to \$74,300
	\$53,795 to \$62,927
	\$43,765 to \$53,794
	\$23,383 to \$43,764