



**GREENBRIER**  
real estate advisors

# Space for Lease

## Small Shops Wal-mart Outparcel

2840 Appalachian Highway  
Jacksboro, TN 37757



For Lease  
(1,600 SF)

### Contacts:

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**GREENBRIER**  
real estate advisors

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## Property Details

Name	Small Shops Space for Lease~ Jacksboro, TN
Address	2840 Appalachian Highway Jacksboro, TN 37757
Space Available	1,600 SF
Lease Price	See Agent

## Demographic Snapshot \*2024 Data

	1 Mile	3 Mile	5 Mile
Population	2,700	10,331	19,447
Average Household Income	\$66,824	\$78,065	\$73,342

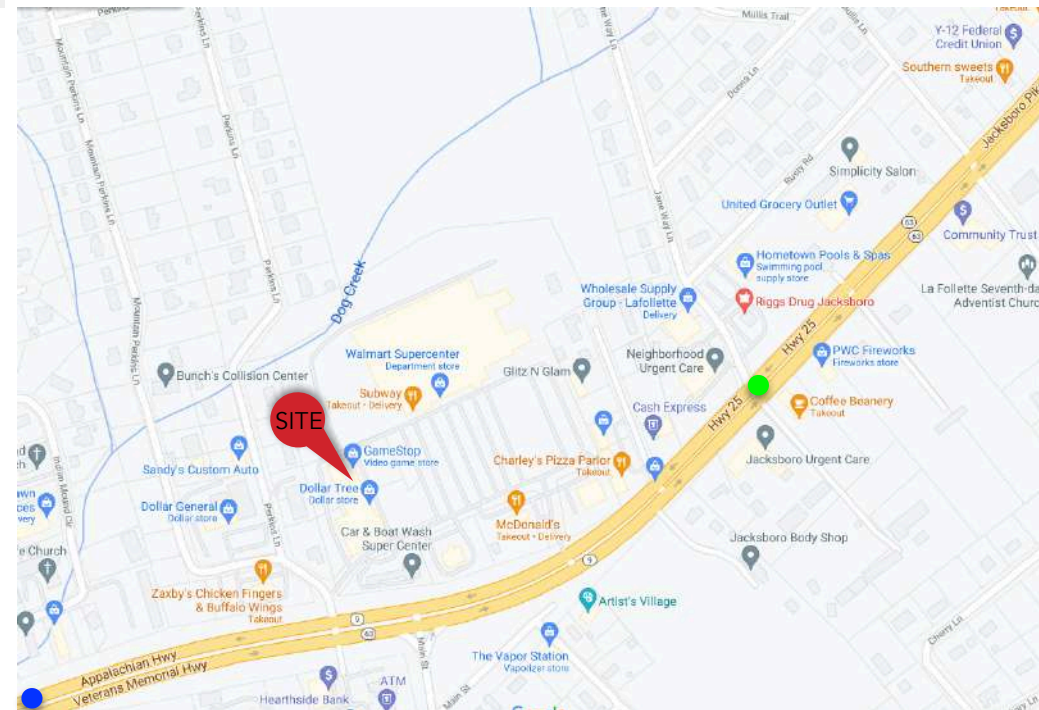
## Market Overview

- Subject property is prominently located on Appalachian Highway in small shops shopping center outparcel of Wal-Mart
- Excellent traffic counts: 31,073 ADT
- Daytime population of 10,536 within a 3 mile radius of site
- Site captures the Caryville, Jacksboro, and LaFollette markets/ trade areas
- Area retailers include: Lowe’s, Wal-Mart, Hibbett Sports, Hardees, Taco Bell, Fazoli’s, Arby’s, Krystal, McDonalds, Zaxby’s, etc...

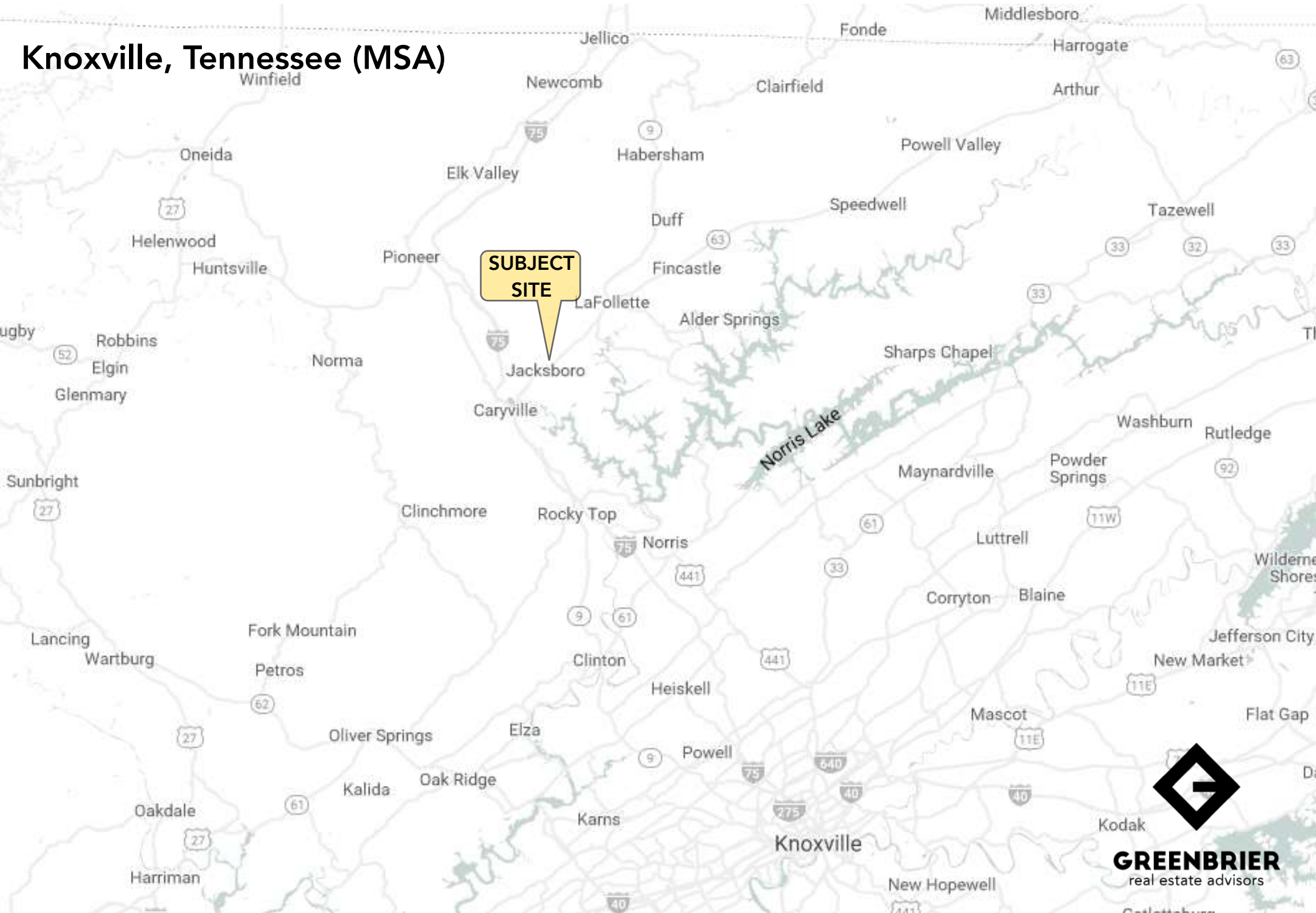
## Traffic Counts \*2023 Data

Jacksboro Pike	31,073 ADT
Appalachian Highway (west of site)	21,533 ADT

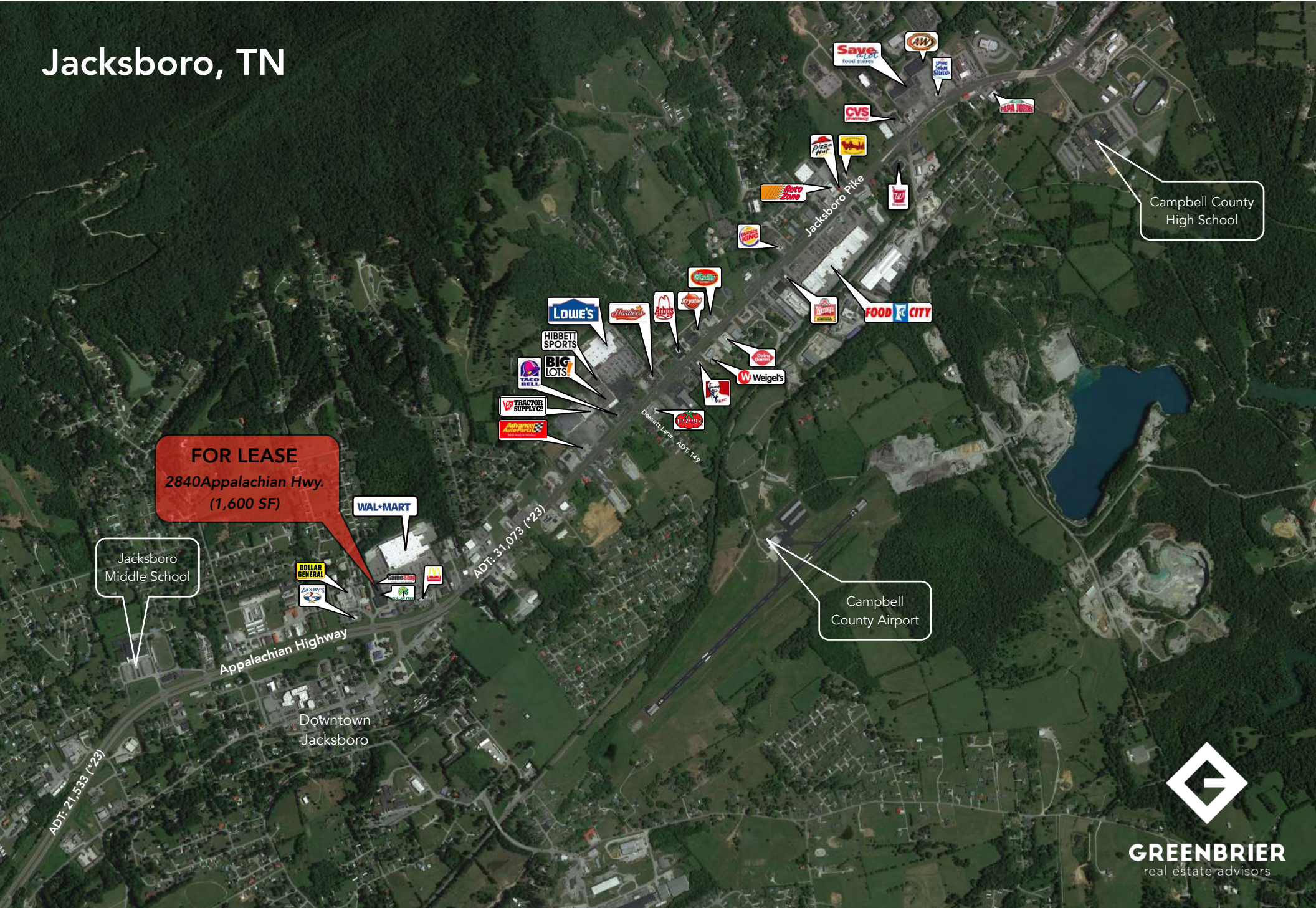
## Map



# Knoxville, Tennessee (MSA)



# Jacksboro, TN



**FOR LEASE**  
2840 Appalachian Hwy.  
(1,600 SF)

Jacksboro Middle School

Campbell County High School

Campbell County Airport



# Jacksboro, TN

**FOR LEASE**  
2840 Appalachian Hwy.  
(1,600 SF)

**WAL\*MART**

**DOLLAR GENERAL**

**ZAXBY'S**

**DOLLAR TREE**

**McDonald's**

**UNITED GROCERY OUTLET**

ADT- 31 073 (#23)

**TRACTOR SUPPLY CO.**

**Advance Auto Parts**

**WACO BELL**

**GOODY'S**

**HIBBETT SPORTS**

**BIG LOTS!**

**LOWE'S**

**Hardee's**

**Arby's**

**Krispy Kreme**

**KFC**

**Weigel's**

**WALMART**

Donsett Lane

ADT 149

Campbell County Airport

Appalachian Highway



Jacksboro, TN

 **UNITED GROCERY OUTLET**

**WAL\*MART**

**FOR LEASE**  
2840 Appalachian Hwy.  
(1,600 SF)

**BenchMark**  
PHYSICAL THERAPY

**DOLLAR GENERAL**

  
McDonald's

  
DOLLAR TREE

  
goodwill

**ZAXBY'S**

APT: 31,073 (\*23)

Appalachian Highway

Jacksboro, TN

**WAL\*MART**

**FOR LEASE**

2840 Appalachian Hwy.  
(1,600 SF)

Great Clips

Available  
1,600 SF

**BenchMark**  
PHYSICAL THERAPY

**FINE CIGARS & VAPE**

**SALLY**  
BEAUTY SUPPLY

**SHOE SHOW**

**DOLLAR TREE**

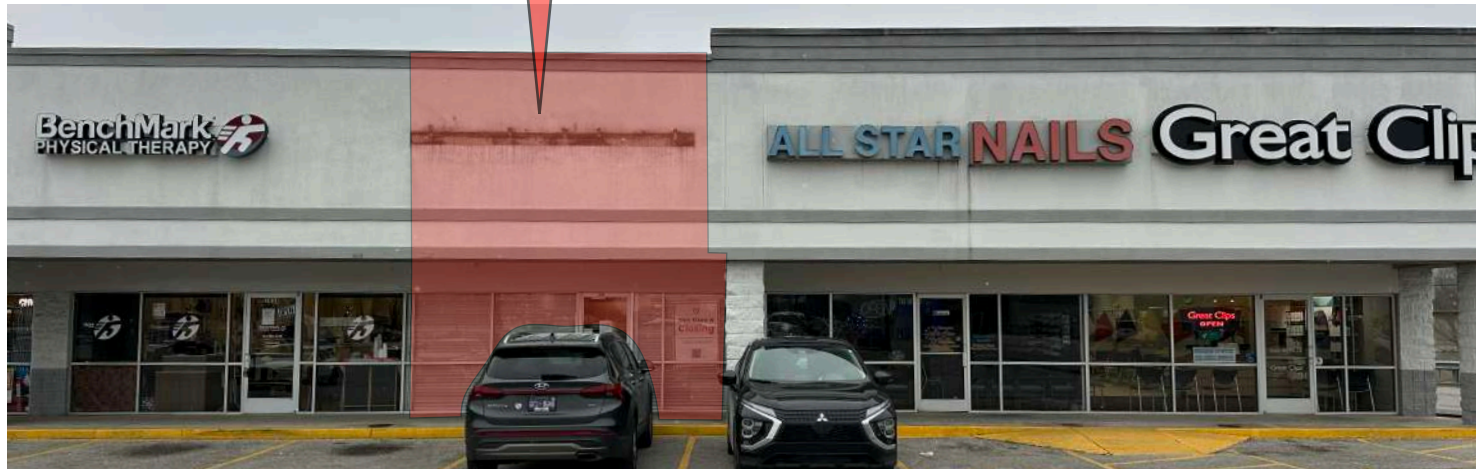
**goodwill**

**ZAXBY'S**

**McDonald's**

(2840 Appalachian Highway ~ Jacksboro, TN  
(Former GameStop Space - 1,600 SF)

For Lease  
(1,600 SF)



For Lease  
(1,600 SF)

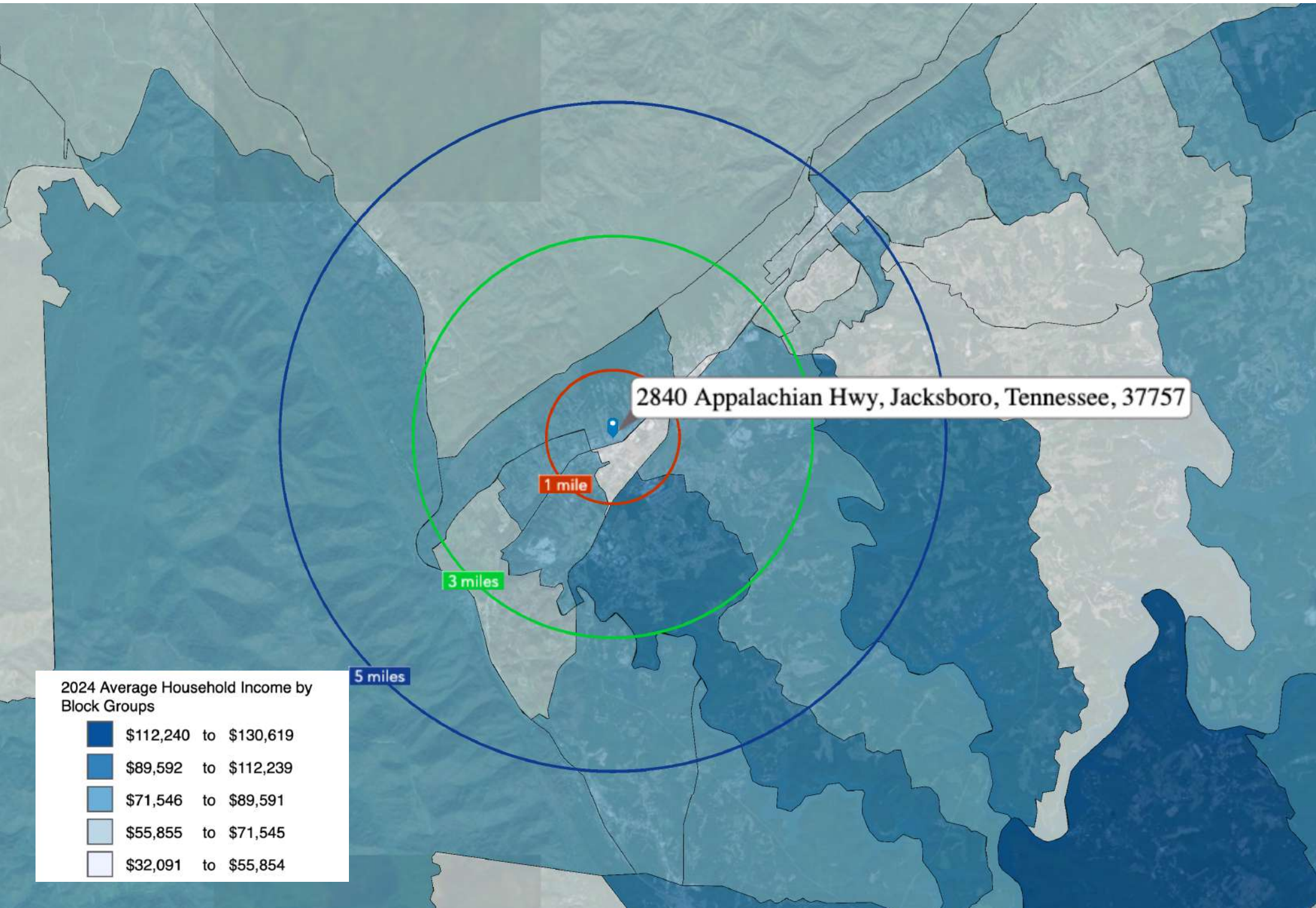


For Lease  
(1,600 SF)





(2840 Appalachian Highway ~ Jacksboro, TN)



2840 Appalachian Hwy, Jacksboro, Tennessee, 37757

1 mile

3 miles

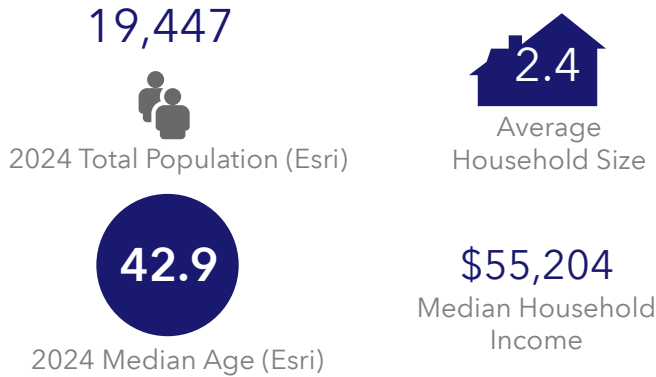
5 miles

2024 Average Household Income by Block Groups

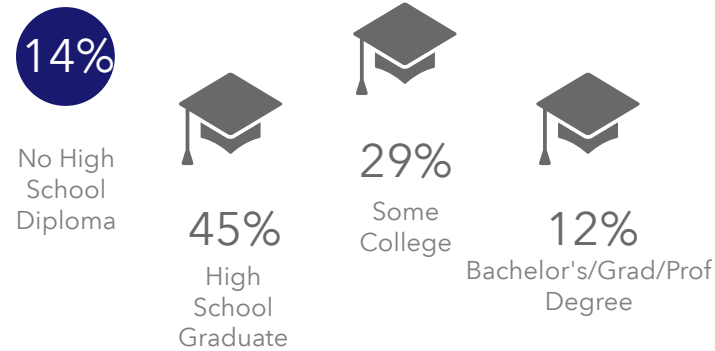
-  \$112,240 to \$130,619
-  \$89,592 to \$112,239
-  \$71,546 to \$89,591
-  \$55,855 to \$71,545
-  \$32,091 to \$55,854

(5 Mile Radius)

## KEY FACTS

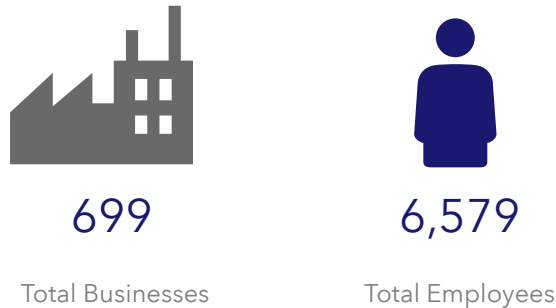


## EDUCATION

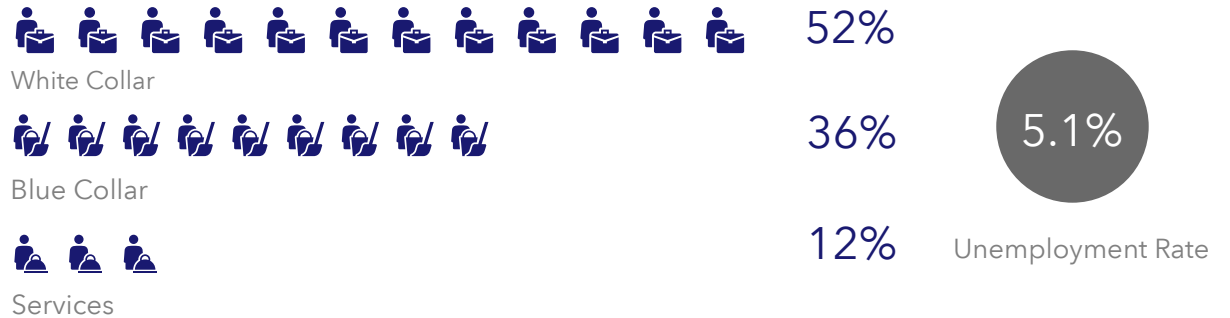


2024 Daytime Population	
2024 Total Daytime Population	18,308
2024 Daytime Population: Workers	7,468
2024 Daytime Population: Residents	10,840

## BUSINESS



## EMPLOYMENT



2840 Appalachian Hwy, Jacksboro, Tennessee, 37757

## Average Household Income



\$73,342

2024 Average Household Income

## Total Retail Sales



\$1,067,544,889

2024 Total (SIC01-99) Sales (\$000)

