

# Merchant's Greene Shopping Center

## 4327 W Andrew Johnson Hwy, Morristown, TN 37814



|                         |                             |
|-------------------------|-----------------------------|
| Listing ID:             | 30211574                    |
| Status:                 | Active                      |
| Property Type:          | Retail-Commercial For Lease |
| Retail-Commercial Type: | Street Retail               |
| Contiguous Space:       | 1,600 - 2,400 SF            |
| Total Available:        | 4,000 SF                    |
| Lease Rate:             | \$25.50 PSF (Annual)        |
| Base Monthly Rent:      | \$3,400 - 5,100             |
| Lease Type:             | NNN                         |
| Nearest MSA:            | Morristown                  |
| County:                 | Hamblen                     |
| Tax ID/APN:             | 032040 03006                |



### Overview/Comments

Merchant's Green is an 80-acre development anchored by Walmart. Merchant's Green Shopping Center sits directly in front of Walmart on W Andrew Johnson Hwy giving it maximum exposure. It is the place to be for retail in Morristown.

Neighboring businesses include Texas Roadhouse, Aubrey's Restaurant, and Home Trust Bank. Across the street is the new Aldi's, Knoxville TVA Credit Union, Salsarita's, and Firehouse Subs.

Traffic counts are currently at 25,000+ per day and expected to increase as the I-81/ Merchant's Green connector is completed.

Contact for more information.

