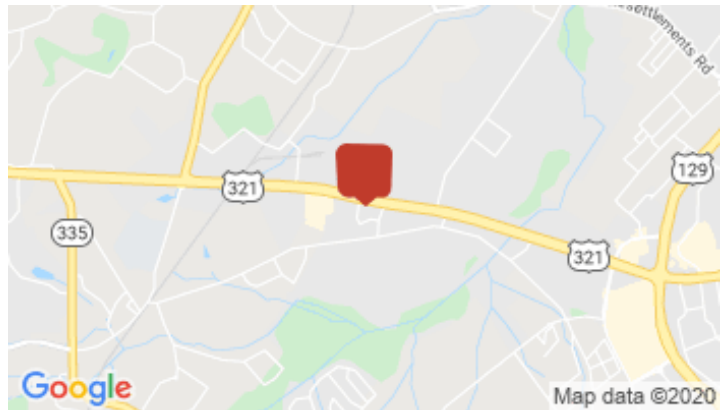


Office/Retail Lamar Alexander Pkwy

1770 W Lamar Alexander Pkwy, Maryville, TN 37801



Listing ID:	29844663
Status:	Active
Property Type:	Office For Lease
Office Type:	Mixed Use
Contiguous Space:	600 SF
Total Available:	600 SF
Lease Rate:	\$900 (Monthly) \$18 PSF (Annual)
Base Monthly Rent:	\$900
Lease Type:	Modified Gross
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005056E B 00400
Zoning:	COMM
Building/Unit Size (RSF):	900 SF
Road Type:	Highway
Property Visibility:	Excellent
Highway Access:	Fronts Hwy 321 / Lamar Alexander Pkwy.
Year Built:	2016
Parking Type:	Surface



Overview/Comments

Located near Foothills Mall between First Tennessee Bank & Smoky Mountain Harley Davidson, good traffic count with over 26,000 vehicles per day average. Plenty of parking, Easy to access with excellent visibility. This unit was is new and has not been completed so new tenant can build out as desired. It is located between a State Farm office and hair salon, a tax service is located in the next unit. This is a very convenient location, just a few miles from Foothills Mall and major shopping including Target, Home Depot, and the new Super Krogers. Will divide this unit to a minimum 600SF, front and rear doors.