

# Corner Lot @ Washington St & Broadway Ave - Maryville



625 E Broadway Ave, Maryville, TN 37804

Listing ID:	30576382
Status:	Active
Property Type:	Vacant Land For Lease
Possible Uses:	Retail
Gross Land Area:	11,761 SF
Lease Rate:	\$500 (Monthly) \$0.51 PSF (Annual)
Base Monthly Rent:	\$500
Lease Type:	Ground Lease
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	005047P N 00500
Zoning:	COMMERCIAL



## Overview/Comments

Great opportunity for Ground Lease in the WASHINGTON STREET COMMERCIAL CORRIDOR DISTRICT with heavy traffic right in downtown Maryville. Washington St/Broadway Ave corner lot with high visibility at a street crossing. Walking distance to the area restaurants, breweries, retail shopping and many other businesses. The lot is in close proximity to Maryville College, Maryville City Hall & Fire Department, Blount County Courthouse. Build-to-Suit also might be considered.

