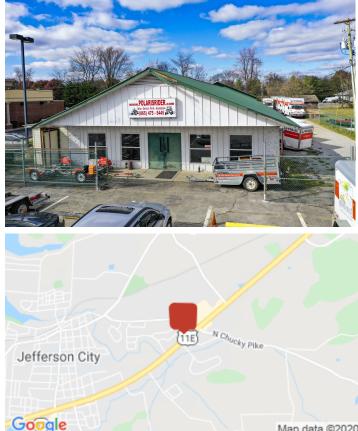
510 E Broadway Blvd 510 E Broadway Blvd, Jefferson City, TN 37760



Listing ID: Status: Active Property Type: **Retail-Commercial Type:** Use **Contiguous Space:** 6.336 SF Total Available: 6,336 SF Gross Land Area: Lease Rate: **Base Monthly Rent:** \$3,000 Other Lease Type: Nearest MSA: County: Jefferson Tax ID/APN: Gross Building Area: 6,336 SF Building/Unit Size (RSF): 6,336 SF Property Visibility: Excellent Tenancy: Year Built: 1984 Parking Type: Surface

30575401 **Retail-Commercial For Lease** Free-Standing Building, Mixed 0.55 Acres \$3,000 (Monthly) \$5.68 PSF (Annual) Morristown 0450150 A 00500 Single Tenant



Overview/Comments

Incredible opportunity for high visibility, commercial property! The true value of this property is its location and traffic count. 2018 TDOT daily traffic count is 26,058 vehicles. There are many thriving businesses within a few hundred feet: Pal's, Zaxby's, Bojangle's, Hardee's, Gondolier, Walmart, Lowes, and Waffle House just to mention a few. The current building has many uses and has been used in the past as an ATV/UTV sales and service

center and moving vehicle rentals. The building provides 2,736 square feet of heated and cooled showroom space with an additional 3,600 square feet of warehouse/storage area. If you are looking for a high traffic count location for your business, then you should consider this property. City water and sewer are attached to the building as well as electric and high speed cable internet. The property is fenced and secure. Drive by anytime and feel free to pull in and look around. If you wish to go into the shop area then an appointment would be necessary.

There is 2,736 Square Feet heated and cooled with an additional 3,600 feet unfinished.

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