

# FOR SALE

2701 East Lamar Alexander Parkway  
Maryville, TN 37804

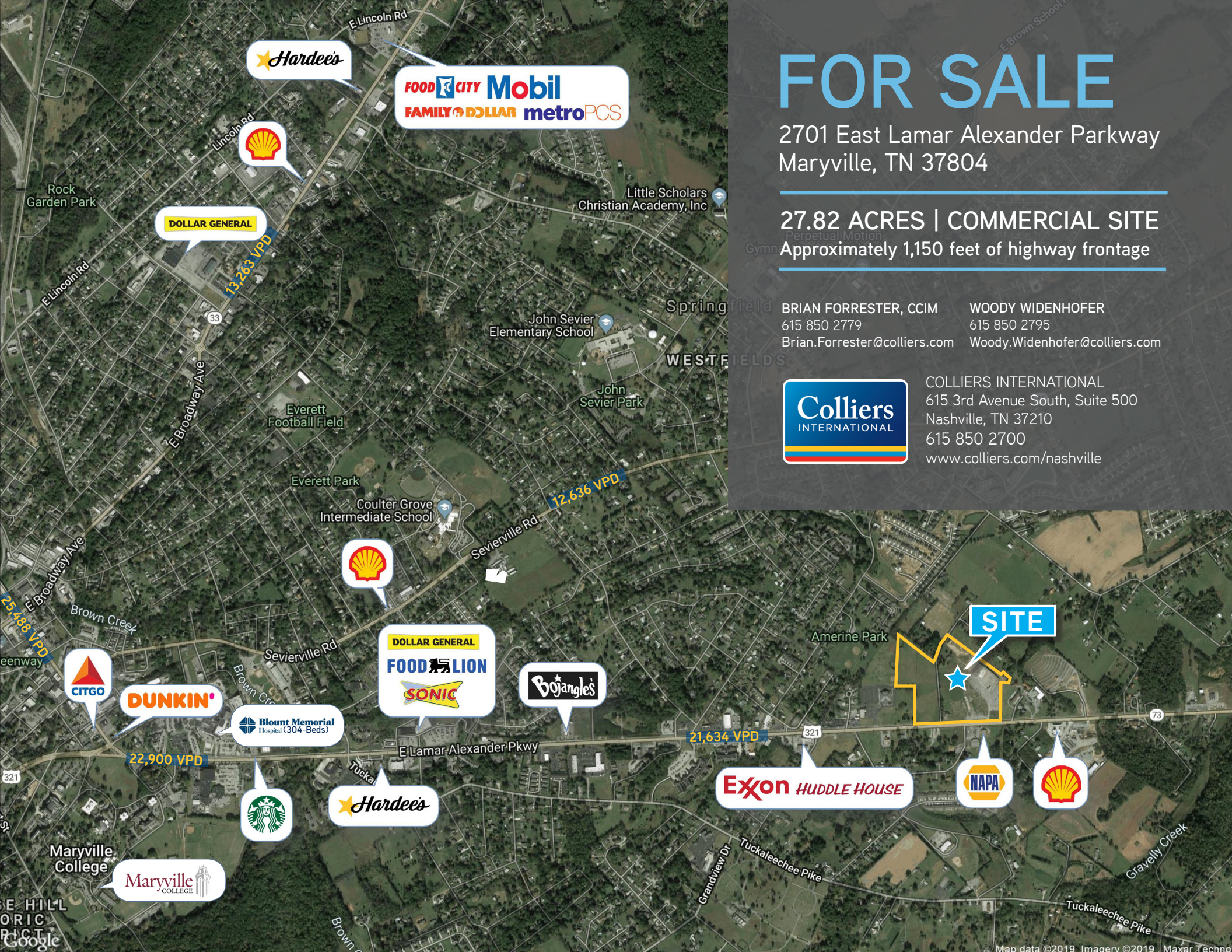
27.82 ACRES | COMMERCIAL SITE  
Approximately 1,150 feet of highway frontage

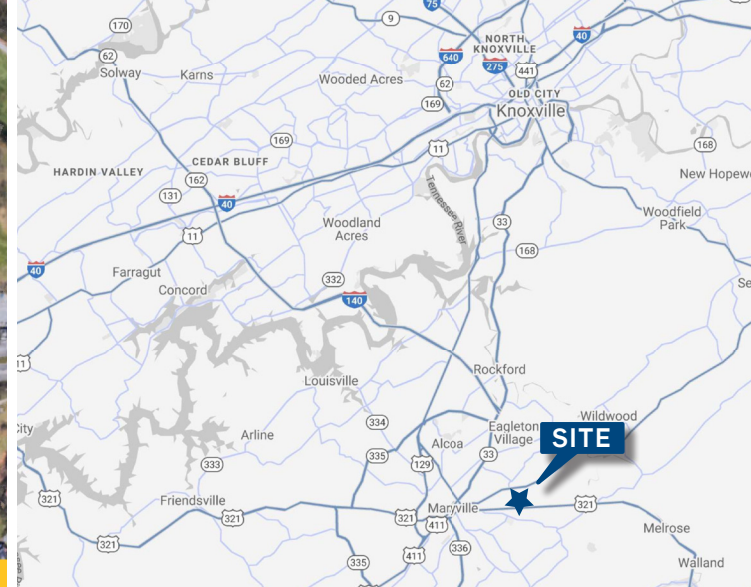
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2701 EAST LAMAR ALEXANDER PARKWAY  
MARYVILLE, TN 37804

**FOR  
SALE**

### Site Features

- > 27.82 acres for sale with approximately 1,150 feet of highway frontage
- > Commercial zoned site located near the 304-bed Blount Memorial Hospital
- > Total retail sales in Blount County is \$1.49B
- > Total local tax collections in 2017 was more than \$42,732,602
- > Traffic Count: 21,634 vehicles per day on East Lamar Alexander Parkway (2017 TDOT)

### 2019 Demographics

	5 MILE	7 MILE	10 MILE
Population	62,776	87,645	121,146
Average HH Income	\$67,368	\$70,644	\$74,917
Retail Expenditures	\$667.9 M	\$965.57 M	\$1.39 B

**Sale Price:  
Contact Agent**

### Maryville, Tennessee Overview

Maryville is the gateway into the Smokey Mountains. Located in Blount County, Maryville has a population of more than 129,000 residents and has experienced nearly a 5% growth between 2012-2017. The city is part of the Knoxville MSA and home to the McGhee Tyson airport, which has more than 100 flights per day. Maryville is home to colleges and regional medical facilities, which make the quality of life attractive to its growing population. For example, Maryville College and Pellissippi State Community College has approximately 2,000 students enrolled. Located just 5 minutes from the site is the 304-bed Blount Memorial Hospital that employs 1,850 people, which is the medical hub for Blount County. The Blount County economy is healthy and diverse with more than 62,225 laborers and an unemployment rate of 3.3% in 2018 – lower than Tennessee’s during the same period.

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