

FOR SALE/LEASE | FREESTANDING BUILDING



Freestanding Building for Sale/Lease

801 E Broadway Ave, Maryville, TN 37804

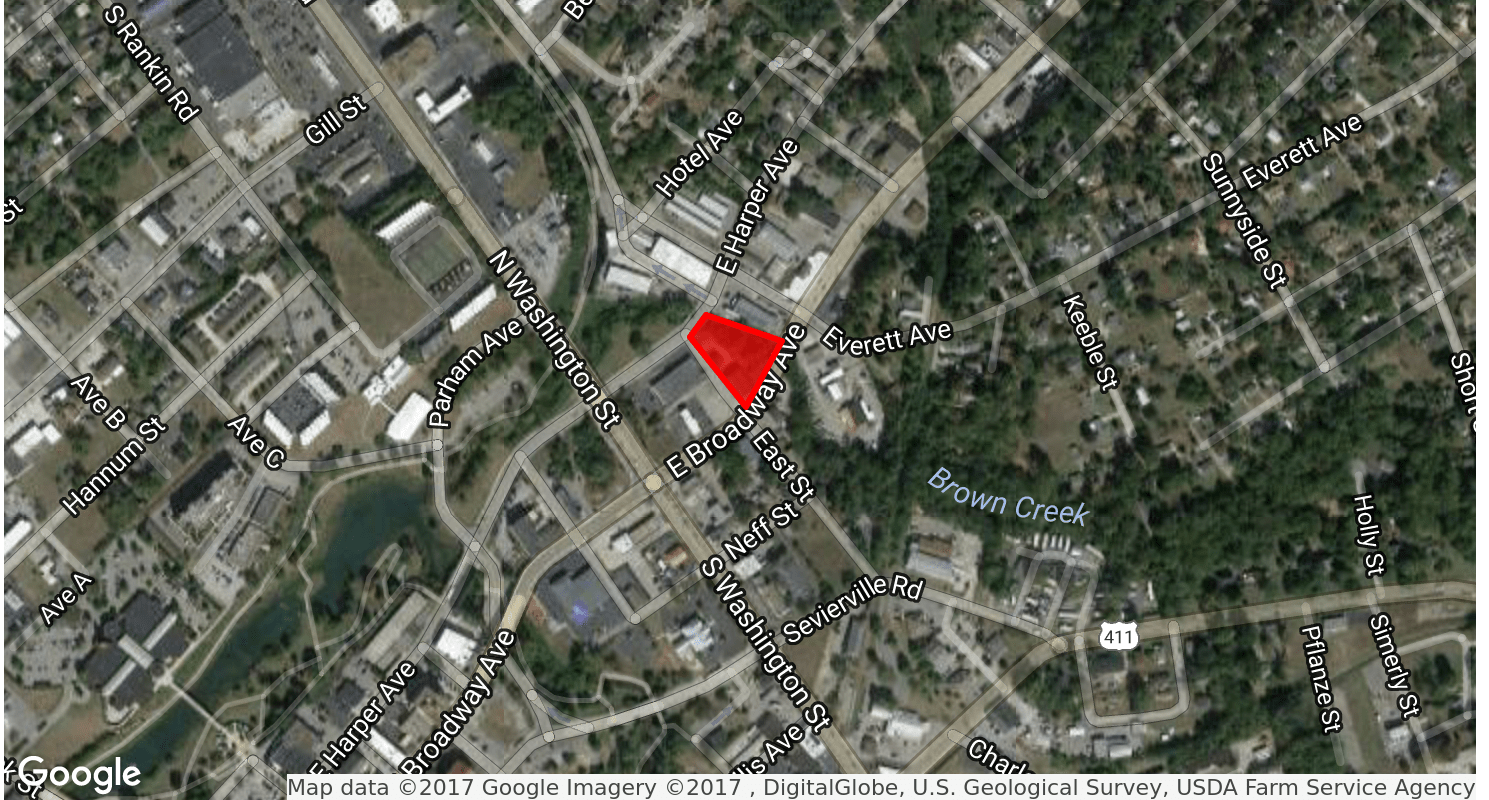
WHIT TAYLOR | 865.246.1331 X107 | WTAYLOR@CONVERSIONPROP.COM



Freestanding Building for Sale/Lease

Conversion
PROPERTIES INC

801 E Broadway Ave, Maryville, TN 37804



BULLETS HEADLINE

- Building Size - 10,560 square feet
- Available Land - 0.87 Acres MOL
- Purchase Price - \$249,900
- Lease Price - Negotiable
- Lease Type - True Net, NNN, Modified Net or Modified Gross

TEXT HEADLINE

Vacant Freestanding Building located in the heart of the Maryville/Alcoa community (Maryville City limits). Located in close proximity to the Knoxville Airport, Downtown Knoxville and Interstates I-75, I-40 and I-81. Easy access to Chattanooga, Nashville and Atlanta.

Maryville and Alcoa continue to see tremendous positive growth year over year with the regular addition of new jobs and new homes throughout the community.



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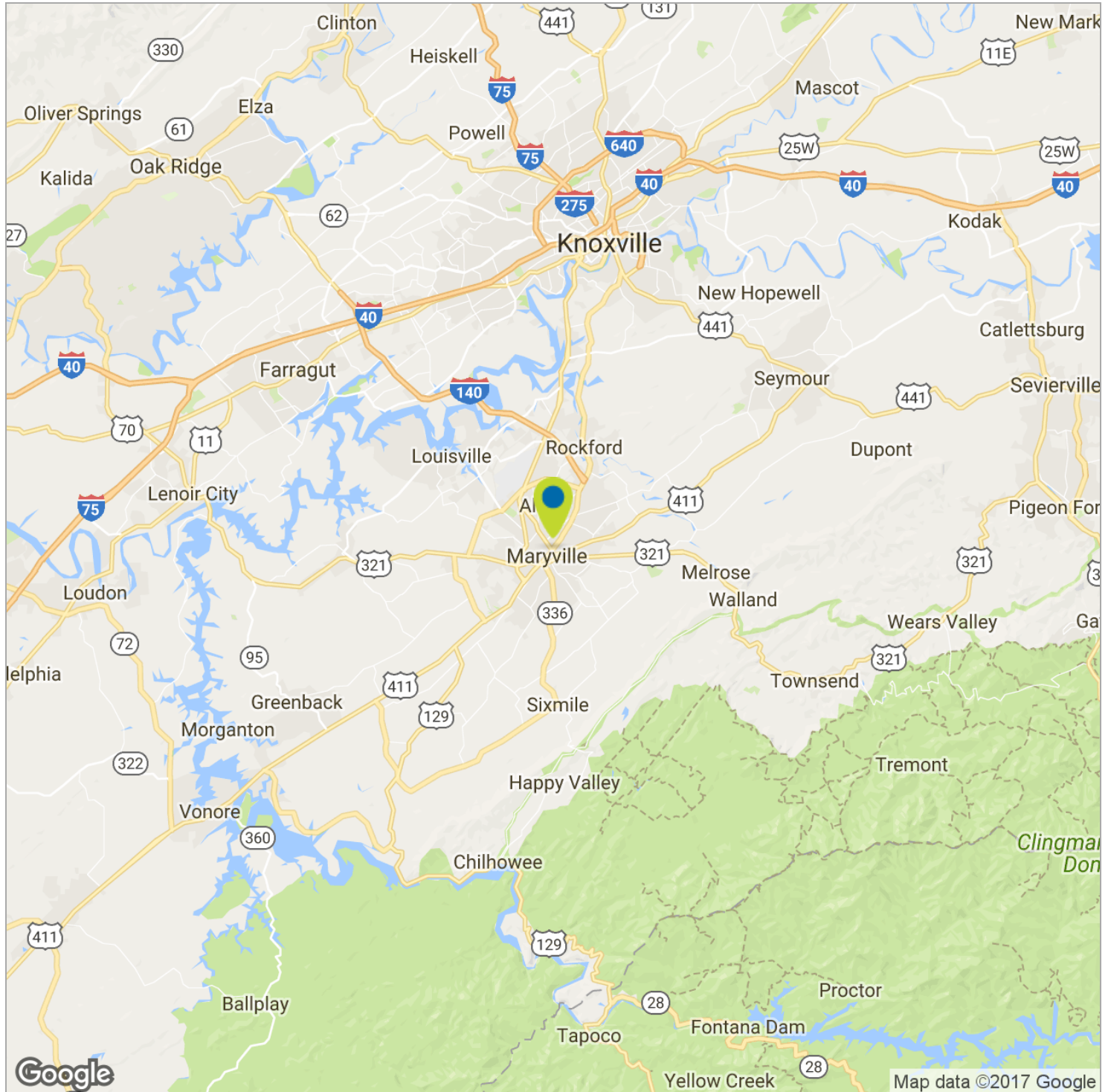




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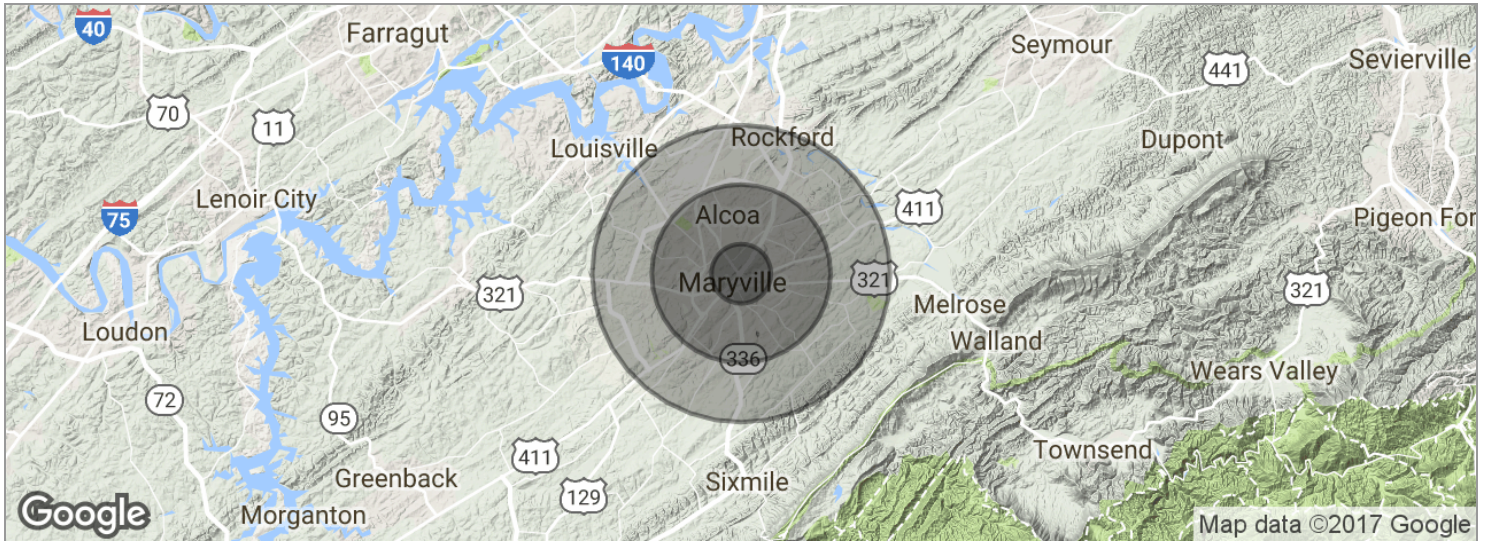




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PROPERTIES INC



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,010	40,750	69,486
Median age	33.8	37.3	39.5
Median age (male)	31.7	35.4	37.9
Median age (Female)	36.1	39.3	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,642	16,391	27,705
# of persons per HH	2.6	2.5	2.5
Average HH income	\$48,846	\$58,381	\$60,524
Average house value	\$139,397	\$152,569	\$164,114

* Demographic data derived from 2010 US Census