

# Cherokee Crossing Space Available

## 1412 Sevierville Rd, Maryville, TN 37804



|                         |                             |
|-------------------------|-----------------------------|
| Listing ID:             | 30007409                    |
| Status:                 | Active                      |
| Property Type:          | Retail-Commercial For Lease |
| Retail-Commercial Type: | Retail-Pad                  |
| Contiguous Space:       | 5,000 SF                    |
| Total Available:        | 5,000 SF                    |
| Lease Rate:             | \$10 PSF (Annual)           |
| Base Monthly Rent:      | \$4,166                     |
| Lease Type:             | NNN                         |
| Nearest MSA:            | Knoxville                   |
| County:                 | Blount                      |
| Tax ID/APN:             | 005058B A 00400             |
| Property Visibility:    | Excellent                   |



### Overview/Comments

5,000 sf available at Cherokee Crossing. Great location on a busy byway close to Blount Memorial, retail, restaurants, schools, and parks. Great space for retail or office.

Strong co-tenancy with Blount Memorial Total Rehabilitation, Blount Memorial Wellness Center, and Homespun Furniture & Antiques.

Maryville is a fast growing community 15 minutes south of Knoxville and included in the Knoxville Metropolitan Area. Median income is more than 10% above state average.