

# Vacant Lot Next to Kroger Fuel Center - 3/4 Acre

2022 Roane State Highway, Lot 3, Harriman, TN 37748







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**Conversion**  
PROPERTIES INC



**SALE PRICE: \$425,000**

## PROPERTY OVERVIEW

This 3/4 acre lot is located next to Kroger Fuel Center and adjacent to the Kroger/Lowe's Shopping Center in Harriman. The property has traffic light access to Roane State Highway from Pinnacle Drive and Tyler Way. The site benefits from excellent visibility and high average daily traffic counts, and is located in a growing retail and medical area of Harriman.

## PROPERTY HIGHLIGHTS

- 3/4 acres
- Excellent visibility
- Site ready and utilities available
- Traffic light access to Roane State Highway
- Level topography
- Adjacent parcels available



VACANT LAND FOR SALE

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COURTLAND COBBLE | 865.246.1331 X106 | [CCOBBLE@CONVERSIONPROP.COM](mailto:CCOBBLE@CONVERSIONPROP.COM)

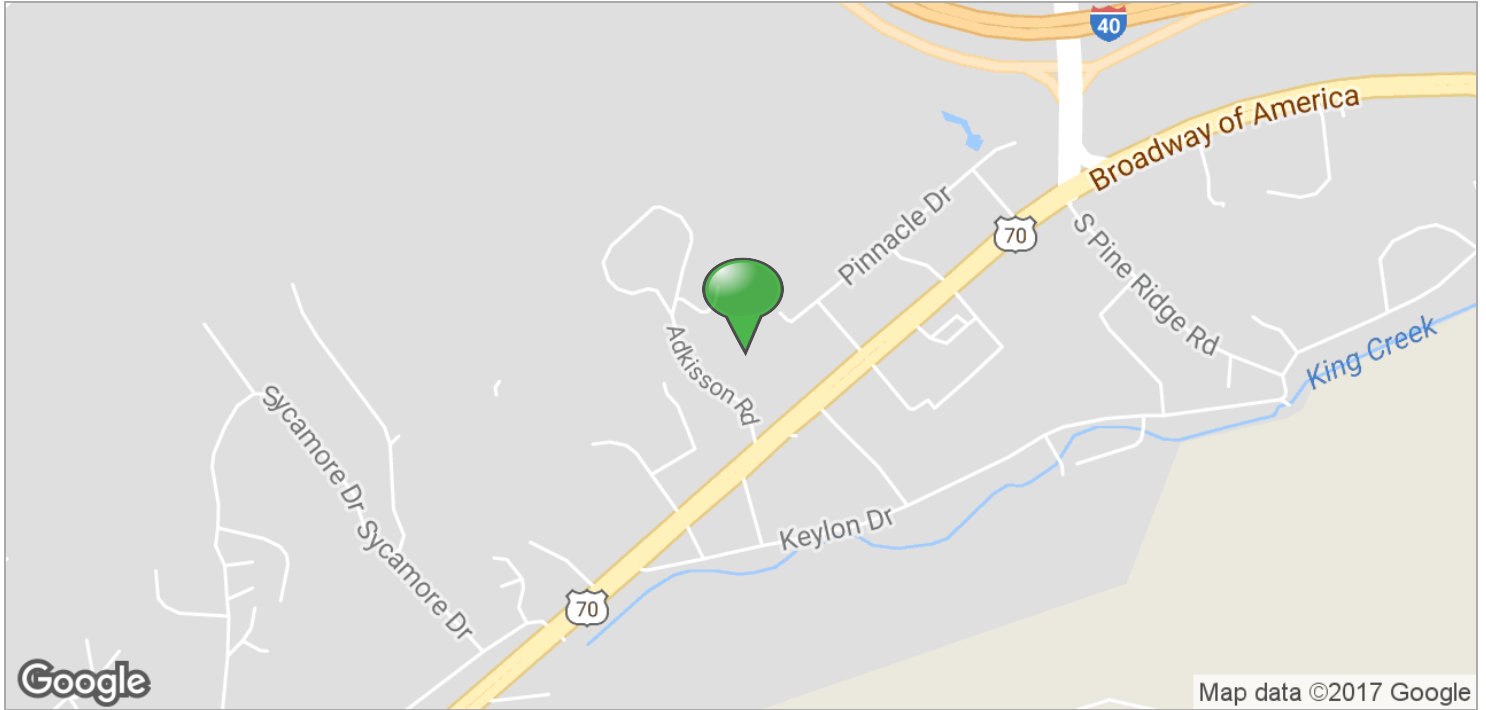
520 W. Summit Hill Drive | Knoxville, TN 37902 | 865.246.1331 | [conversionprop.com](http://conversionprop.com)



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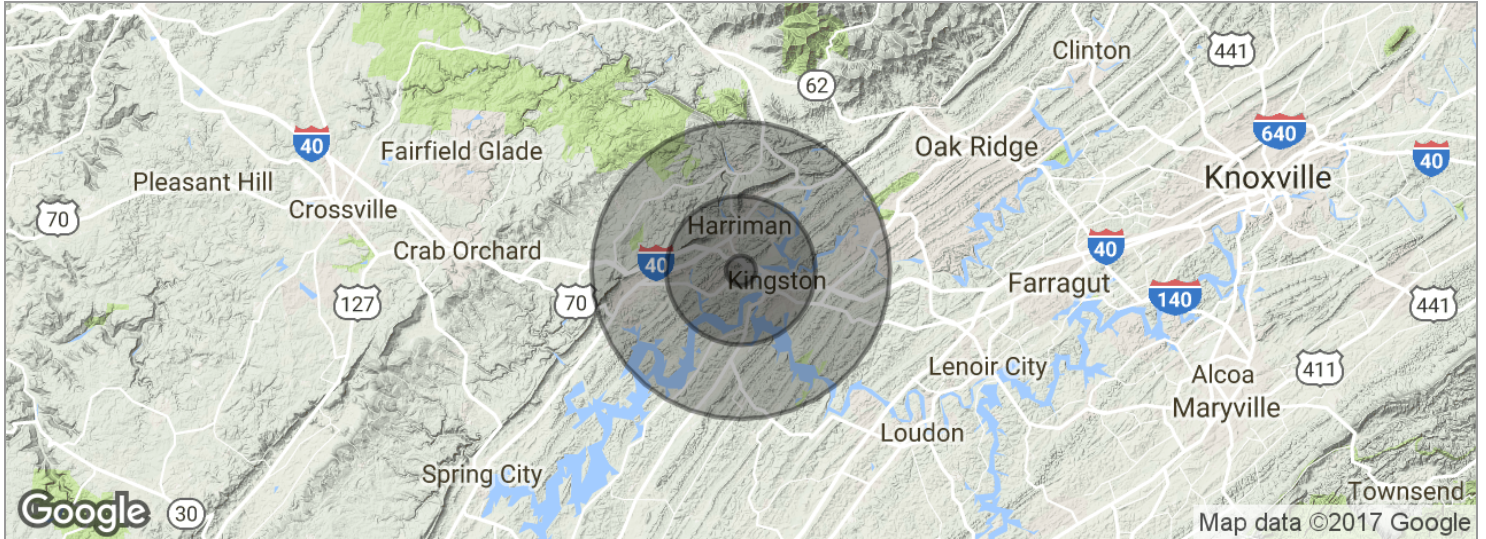




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POPULATION	1 MILE	5 MILES	10 MILES
Total population	713	19,238	46,575
Median age	39.5	41.3	42.6
Median age (male)	38.0	39.9	42.0
Median age (Female)	42.9	44.7	44.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	284	8,030	19,342
# of persons per HH	2.5	2.4	2.4
Average HH income	\$53,919	\$52,233	\$51,490
Average house value	\$138,557	\$148,593	\$144,783

\* Demographic data derived from 2010 US Census