

FOR SALE - 0.7 ACRES IN HARRIMAN

Vacant Land For Sale - 0.7 Acre Lot Next to Kroger Fuel Center
2022 Roane State Hwy Lot 4, Harriman, TN 37748



COURTLAND COBBLE | 865.246.1331 X106 | CCOBBLE@CONVERSIONPROP.COM

520 W. Summit Hill Drive | Knoxville, TN 37902 | 865.246.1331 | conversionprop.com

0.7 Acres Next to Kroger Fuel Center

2022 Roane State Hwy Lot 4, Harriman, TN 37748



SALE PRICE: \$440,000

PROPERTY OVERVIEW

This 0.7 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

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

VACANT LAND FOR SALE

0.7 Acres Next to Kroger Fuel Center

2022 Roane State Hwy Lot 4, Harriman, TN 37748



Conversion
PROPERTIES INC



COURTLAND COBBLE | 865.246.1331 X106 | CCOBBLE@CONVERSIONPROP.COM

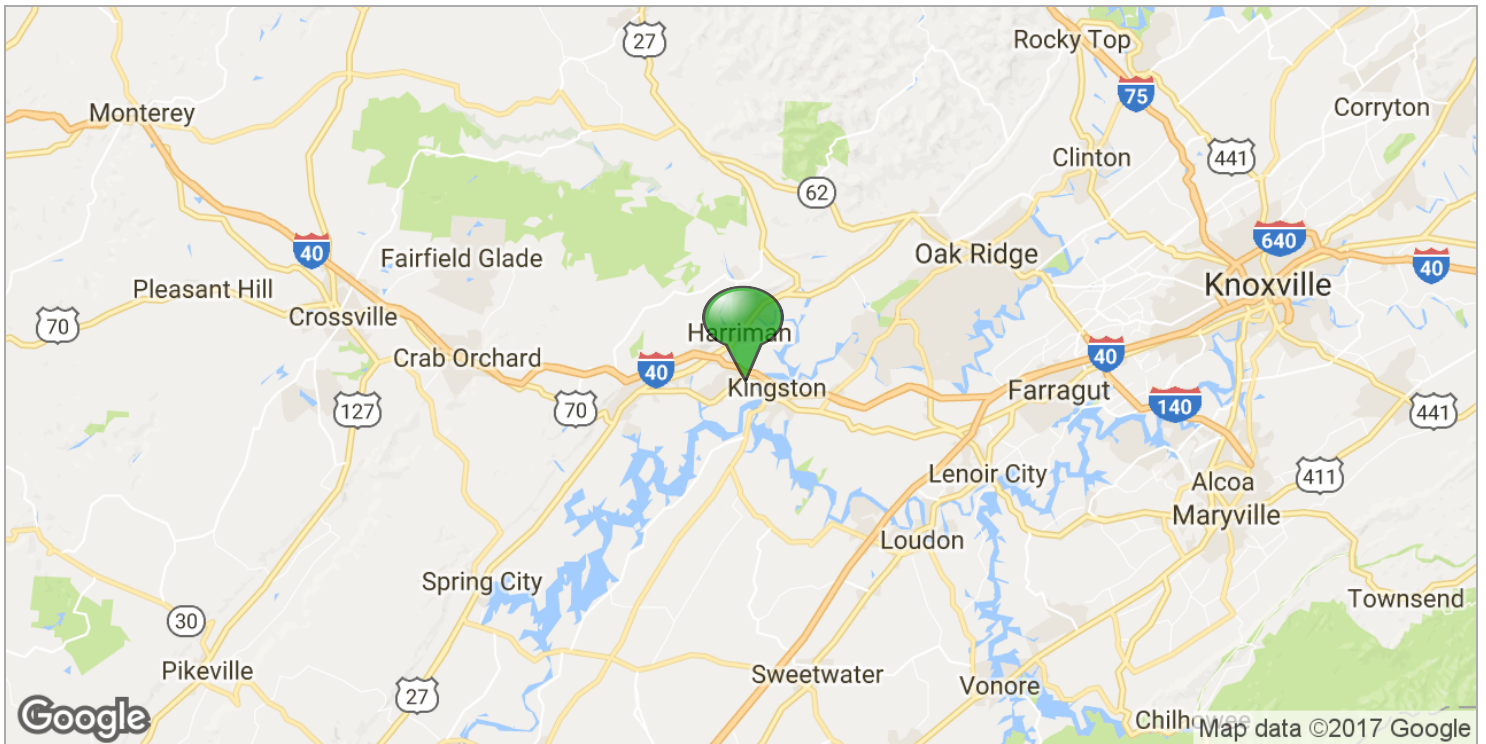
520 W. Summit Hill Drive | Knoxville, TN 37902 | 865.246.1331 | conversionprop.com



0.7 Acres Next to Kroger Fuel Center

2022 Roane State Hwy Lot 4, Harriman, TN 37748

Conversion
PROPERTIES INC

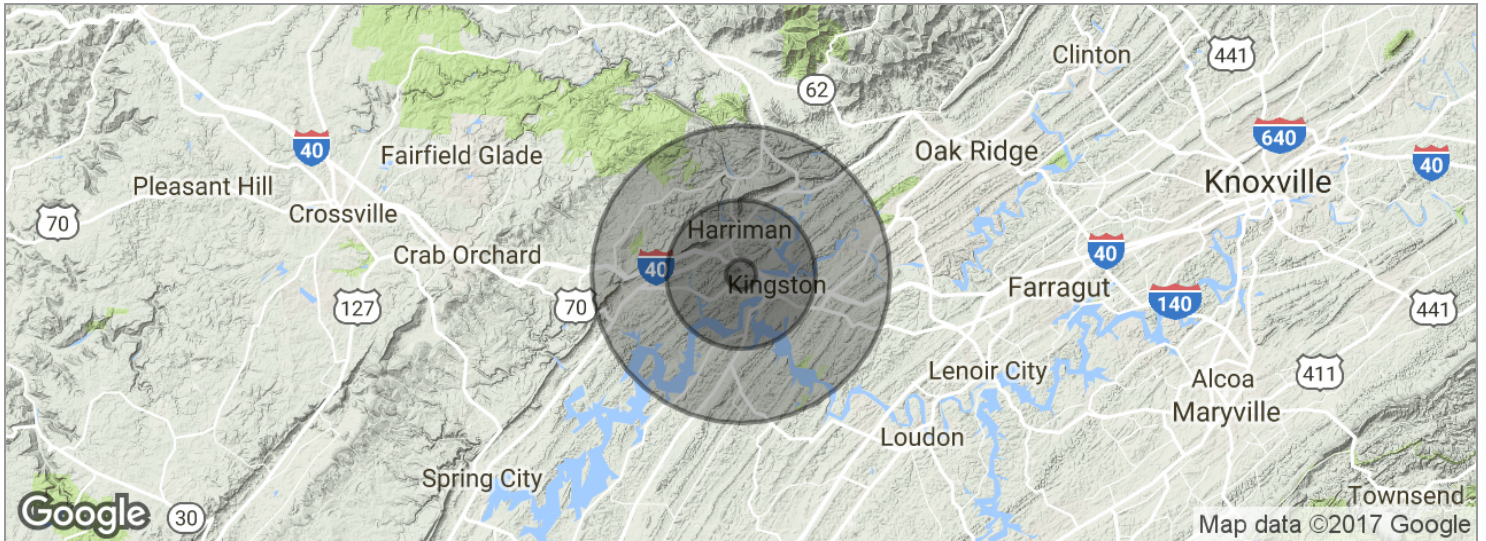




0.7 Acres Next to Kroger Fuel Center

2022 Roane State Hwy Lot 4, Harriman, TN 37748

Conversion
PROPERTIES INC



| 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