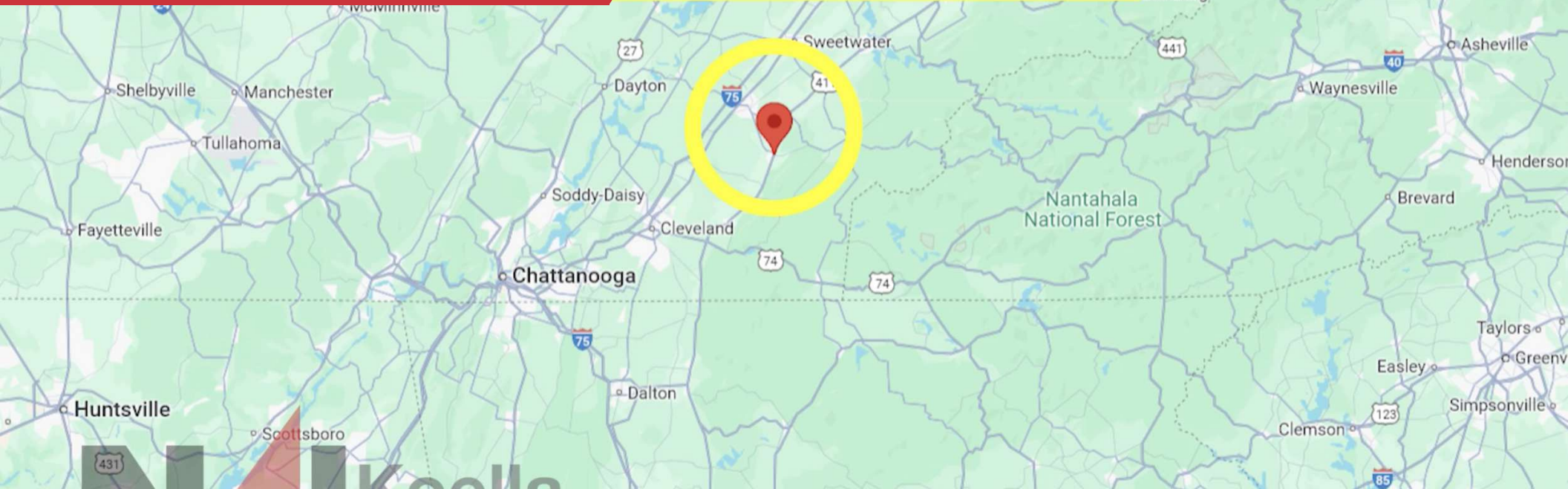


# FOR SALE

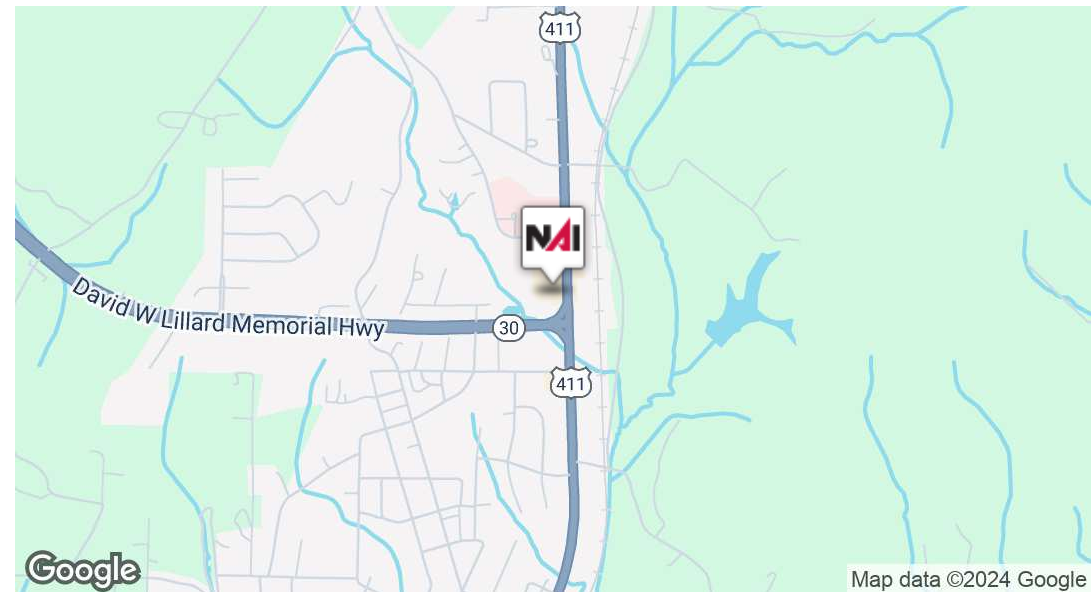
856 Highway 411 Etowah, TN 37331

## Tennessee Ave



### Retail | 8,800 SF

- - Spacious 8,600 SF building ideal for retail or street retail investment
- - Zoned for commercial use, offering flexible business opportunities
- - Prime location on Highway 411 for maximum visibility and foot traffic
- - Modern and well-maintained structure, ready for immediate use
- - Ample parking space for customers and employees
- - Versatile layout suitable for a variety of retail concepts
- - Proximity to major highways and transportation hubs for accessibility



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Justin Sterling**  
+1 865 531 6400  
jsterling@koellamoore.com

✉ **Michelle Gibbs**  
+1 865 531 6400  
mgibbs@koellamoore.com

✉ **Ryan McElveen, MBA**  
+1 865 531 6400  
rmcelveen@koellamoore.com



Map data ©2024 Google



# FOR SALE

856 Highway 411 Etowah, TN 37331



## 856 Tennessee Ave

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Justin Sterling**  
+1 865 531 6400  
jsterling@koellamoore.com

✉ **Michelle Gibbs**  
+1 865 531 6400  
mgibbs@koellamoore.com

✉ **Ryan McElveen, MBA**  
+1 865 531 6400  
rmcelveen@koellamoore.com

**NAI** Koella  
RM Moore



# FOR SALE

856 Highway 411 Etowah, TN 37331



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Justin Sterling**  
+1 865 531 6400  
jsterling@koellamoore.com

✉ **Michelle Gibbs**  
+1 865 531 6400  
mgibbs@koellamoore.com

✉ **Ryan McElveen, MBA**  
+1 865 531 6400  
rmcelveen@koellamoore.com

**NAI** Koella  
RM Moore

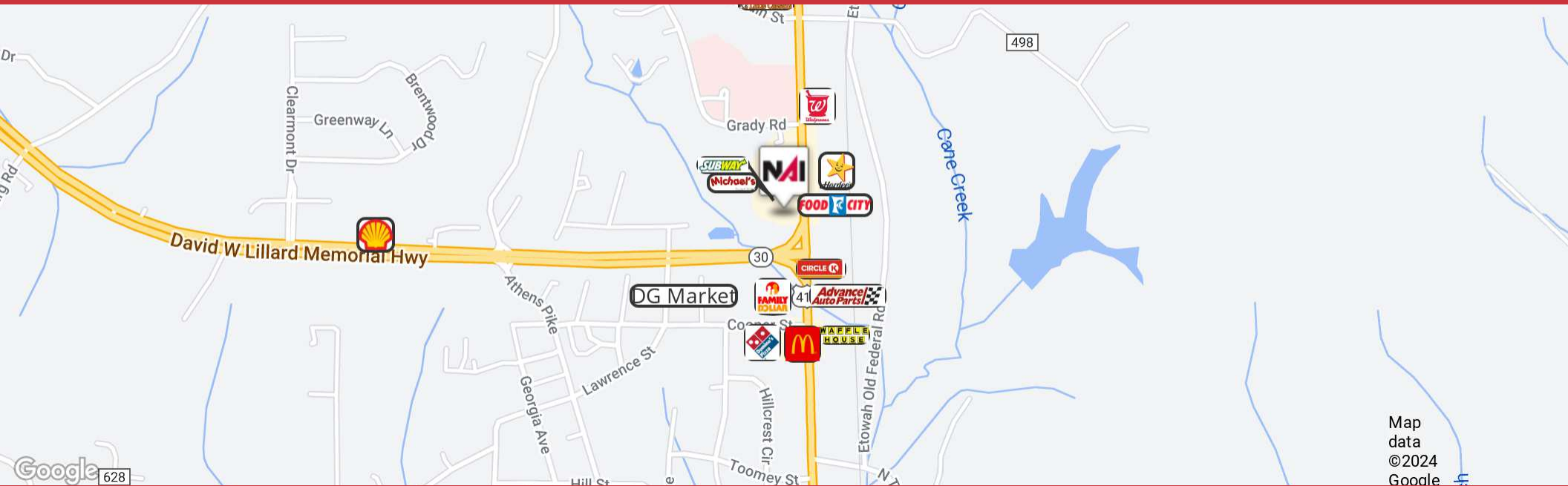


# FOR SALE

856 Highway 411 Etowah, TN 37331



## Nearby Retail



Map data ©2024 Google

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Justin Sterling**  
+1 865 531 6400  
jsterling@koellamoore.com

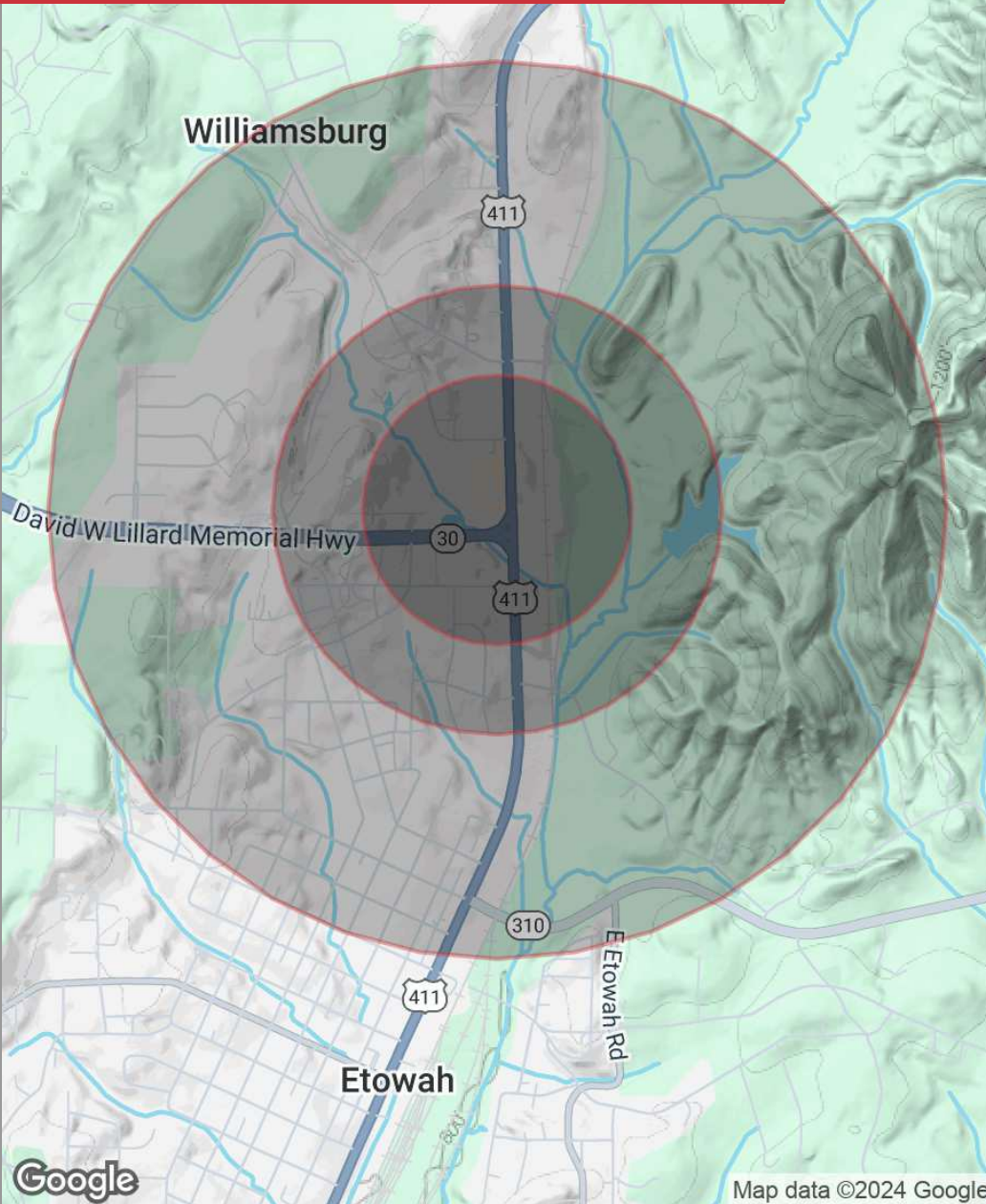
✉ **Michelle Gibbs**  
+1 865 531 6400  
mgibbs@koellamoore.com

✉ **Ryan McElveen, MBA**  
+1 865 531 6400  
rmcelveen@koellamoore.com

**NAI** Koella  
RM Moore

# FOR SALE

856 Highway 411 Etowah, TN 37331



## Population

	0.3 Miles	0.5 Miles	1 Mile
Total population	119	596	2,124
Median age	45	44	43
Median age (male)	42	41	41
Median age (Female)	47	46	45

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total households	48	240	867
# of persons per HH	2.5	2.5	2.4
Average HH income	\$86,344	\$82,228	\$83,012
Average house value	\$203,416	\$190,603	\$207,717

\* Demographic data derived from 2020 ACS - US Census

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Justin Sterling**  
+1 865 531 6400  
jsterling@koellamoore.com

✉ **Michelle Gibbs**  
+1 865 531 6400  
mgibbs@koellamoore.com

✉ **Ryan McElveen, MBA**  
+1 865 531 6400  
rmcelveen@koellamoore.com

**NAI** Koella  
RM Moore