



UNDER
DEVELOPMENT

2.7 ACRES
AVAILABLE

34,000+ VPD

CEBC
Bank



Walmart

FOR LEASE

3701 LEGENDS WAY, MARYVILLE, TN 37801

PROPERTY OVERVIEW

Positioned at a signalized hard corner along US Highway 411, this prime commercial parcel offers exceptional visibility and access in one of Maryville's fastest-growing areas. Located directly across from major national retailers, the site benefits from strong daily traffic counts and excellent consumer draw. Zoned Planned Business (PB), the property supports a wide range of commercial uses and is well positioned for a national retailer seeking to enter a high-growth East Tennessee market.



**BUCHANAN
REALTY
GROUP**

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

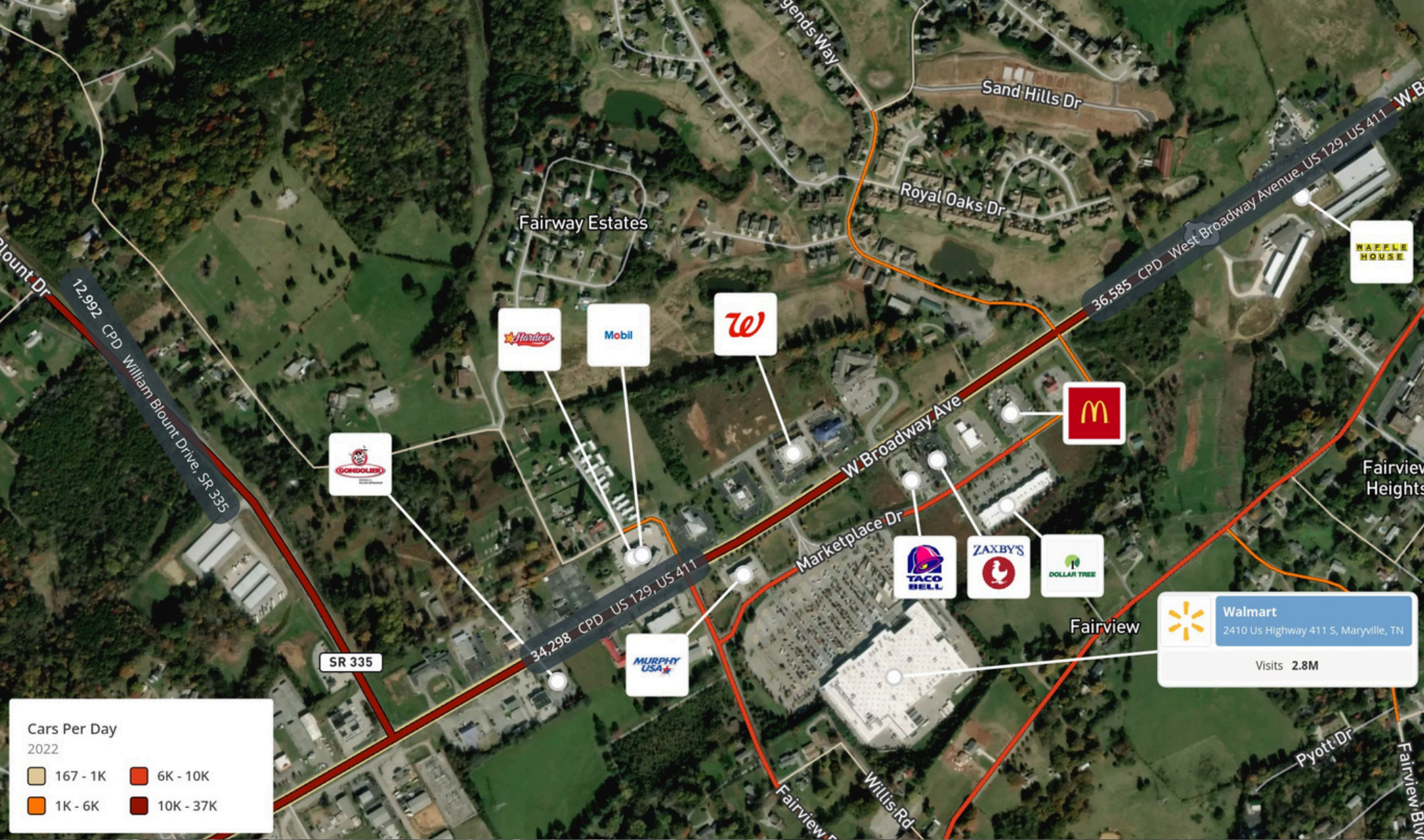
KEY HIGHLIGHTS

- Traffic Count: 36,585 VPD
- 120,000+ Population within 10 Mile Radius
- Located off of US Hwy - 411
- Avg. HH income \$92,000
- Signalized Intersection

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,294	26,067	49,718
Total Population	32,811	65,191	123,611
Average HH Income	\$92,162	\$88,129	\$92,242

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