



- ◆ Approximately 67' x 123'
- ◆ Highway 411/ Highway 33 Frontage
- ◆ Located near Highway 30/ Highway 411 Intersection

Former Walgreens Building

856 Tennessee Avenue Etowah, TN 37331

Contact: Keith Widmer
865-777-0000 Office
keithwidmer@sigreusa.com

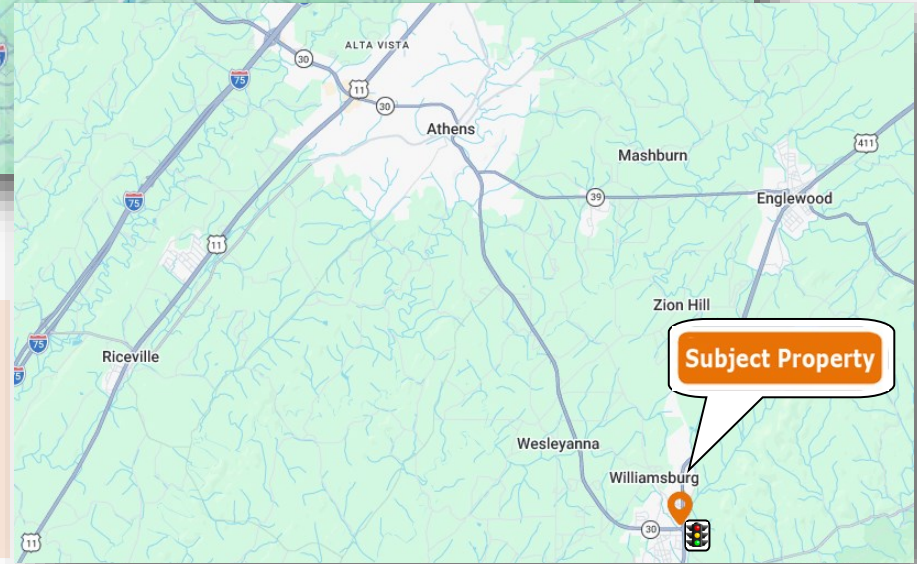
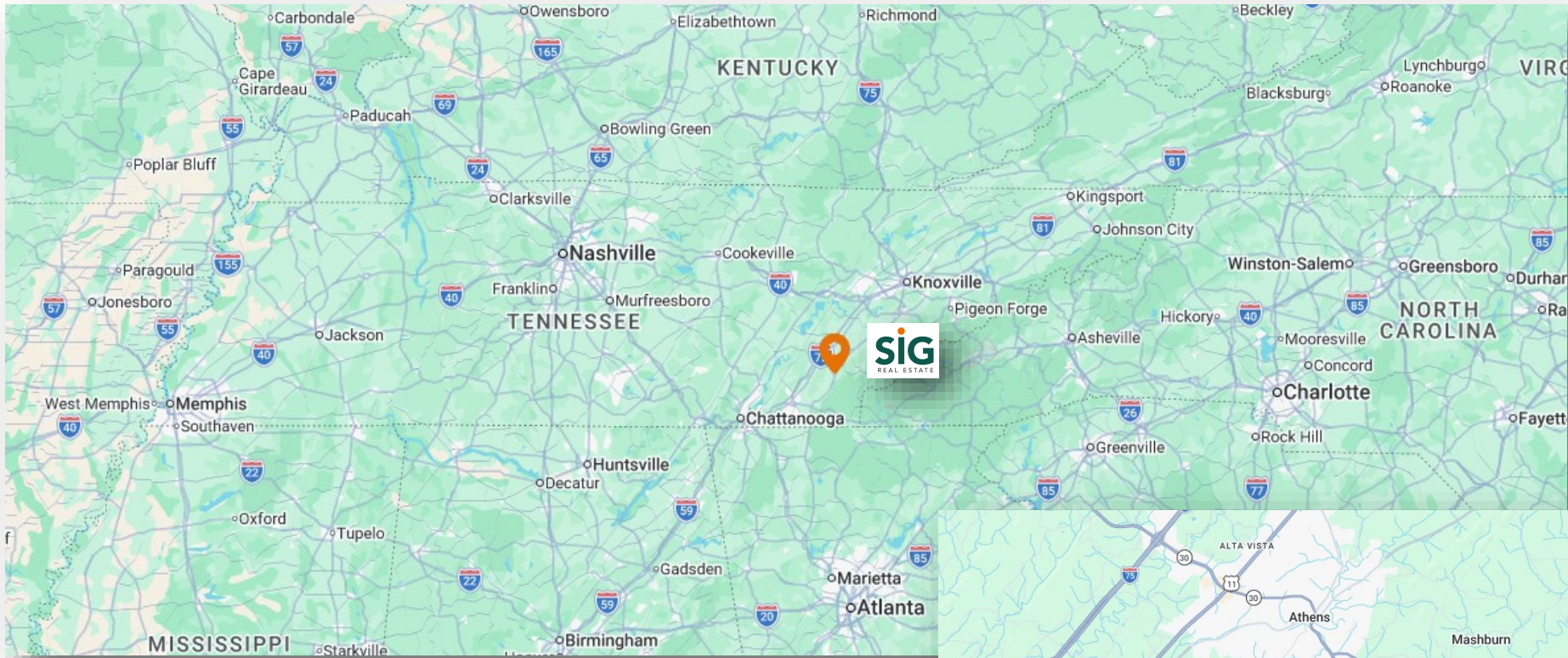
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SIGREUSA.COM
4823 Old Kingston Pike | Suite 130
Knoxville, TN 37919

For Lease
Retail

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Location Information

- ◆ Located (11) miles from Athens Exit 49 I-75
 - ◆ Located (63) miles from Chattanooga, TN
 - ◆ Located (67) miles from Knoxville, TN
- Coordinates: 35.341860°/ -84.521135° [Link to Google Map](#)

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Map Reference Only

Property Information

- ◆ Zoning C-2 - Highway Business District
- ◆ City Limits of Etowah
- ◆ (31) Parking Spaces (including (2) Handicap Spaces)



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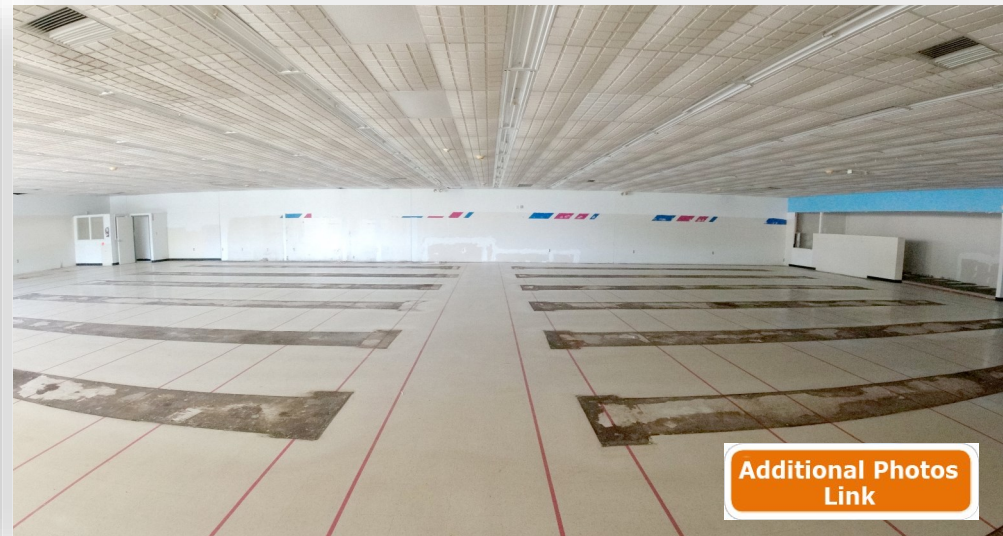
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Entrance to Retail Area



Retail Area

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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