

OFFERING MEMORANDUM

Watt Road Pad For Lease

723 WATT ROAD

Lenoir City, TN 37771

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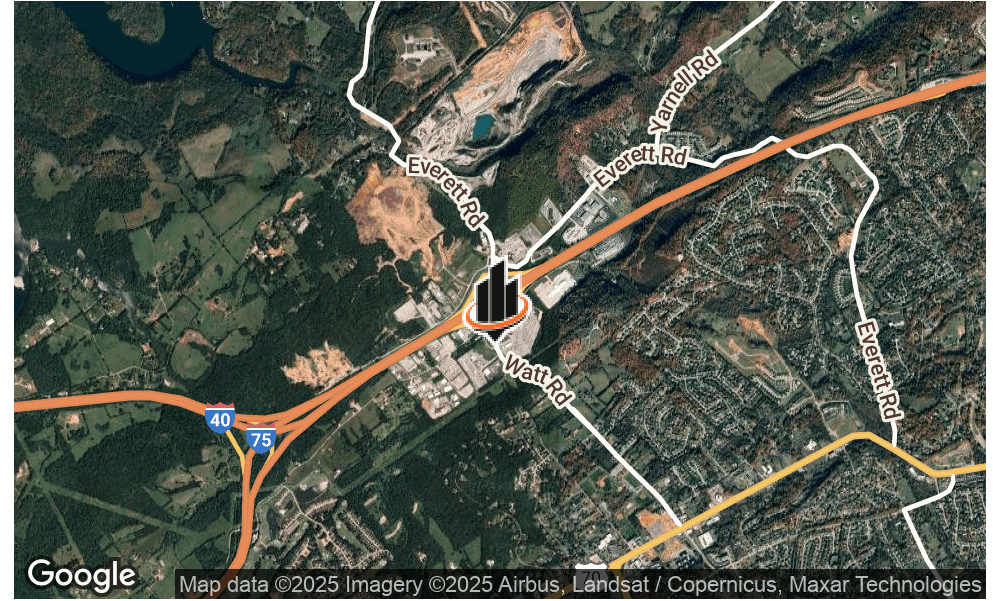
LOCATION INFORMATION

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An aerial photograph of a construction site. In the foreground, there is a large, flat, grey-paved area, possibly a parking lot or a prepared site. To the right, there is a large area of brown earth being excavated or graded, with several yellow excavators visible. In the background, there is a parking lot filled with white trucks and trailers, and a large industrial building. The surrounding area is covered in trees with autumn foliage. A large white circular graphic with a dashed border and two small circular icons (one with an orange dot, one with a blue dot) is overlaid on the left side of the image. The text inside the circle reads "SECTION 1 Property Information".

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,500.00 Acre/month (NNN)
SITE SIZE:	8.1 Acres
GRADED ACREAGE:	3.5 Acres
ZONING:	C-2
APN:	007 016.00

PROPERTY OVERVIEW

Prime commercial pad available for lease at the intersection of Watt Rd and I-40. The site features a total of 8.1 acres with roughly 3.5 graded acres. All utilities are at the road, and the site features a shared entrance with the TA Travel Center.

PROPERTY HIGHLIGHTS

- 8.1-acre commercial pad
- Prime location off Exit 369 at Watt Rd/I-40 intersection
- All utilities at the curb
- Shared entrance with TA Travel Center

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

STREET ADDRESS	723 Watt Road
CITY, STATE, ZIP	Lenoir City, TN 37771
COUNTY	Loudon

PROPERTY HIGHLIGHTS

- 8.1-acre commercial pad
- Prime location off Exit 369 at Watt Rd/I-40 intersection
- All utilities at the curb
- Shared entrance with TA Travel Center

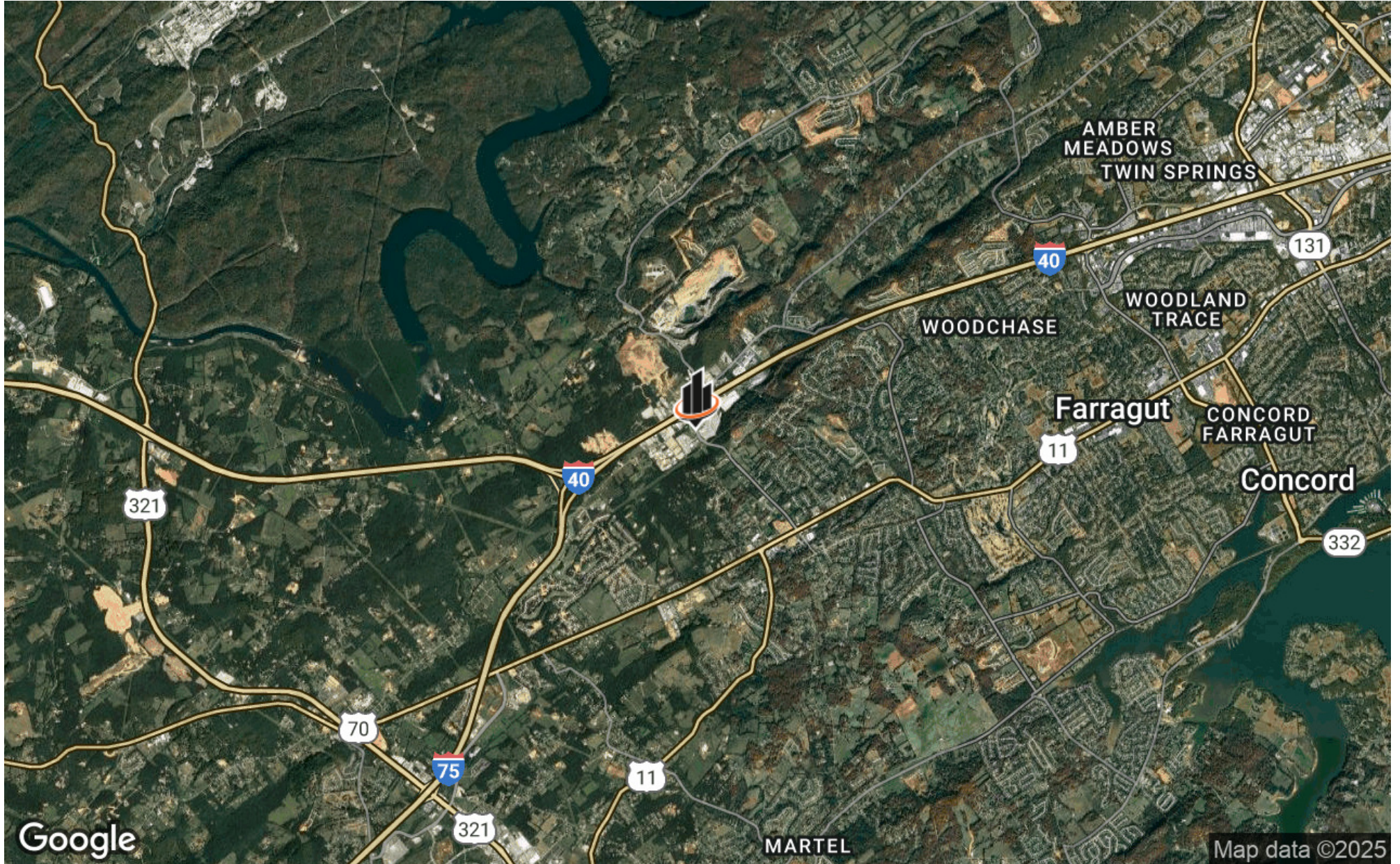
ADDITIONAL PHOTOS



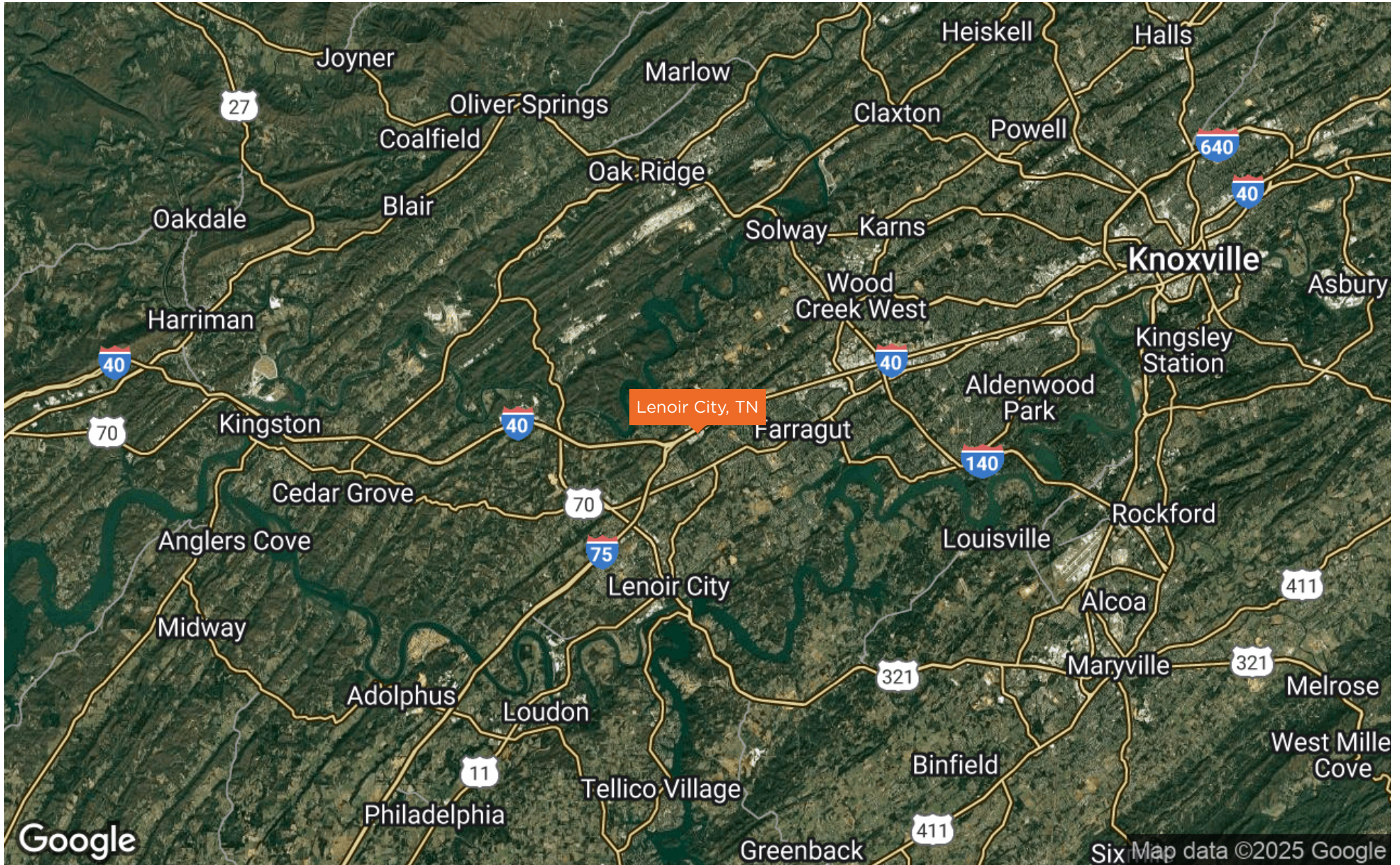


SECTION 2
Location
Information

LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

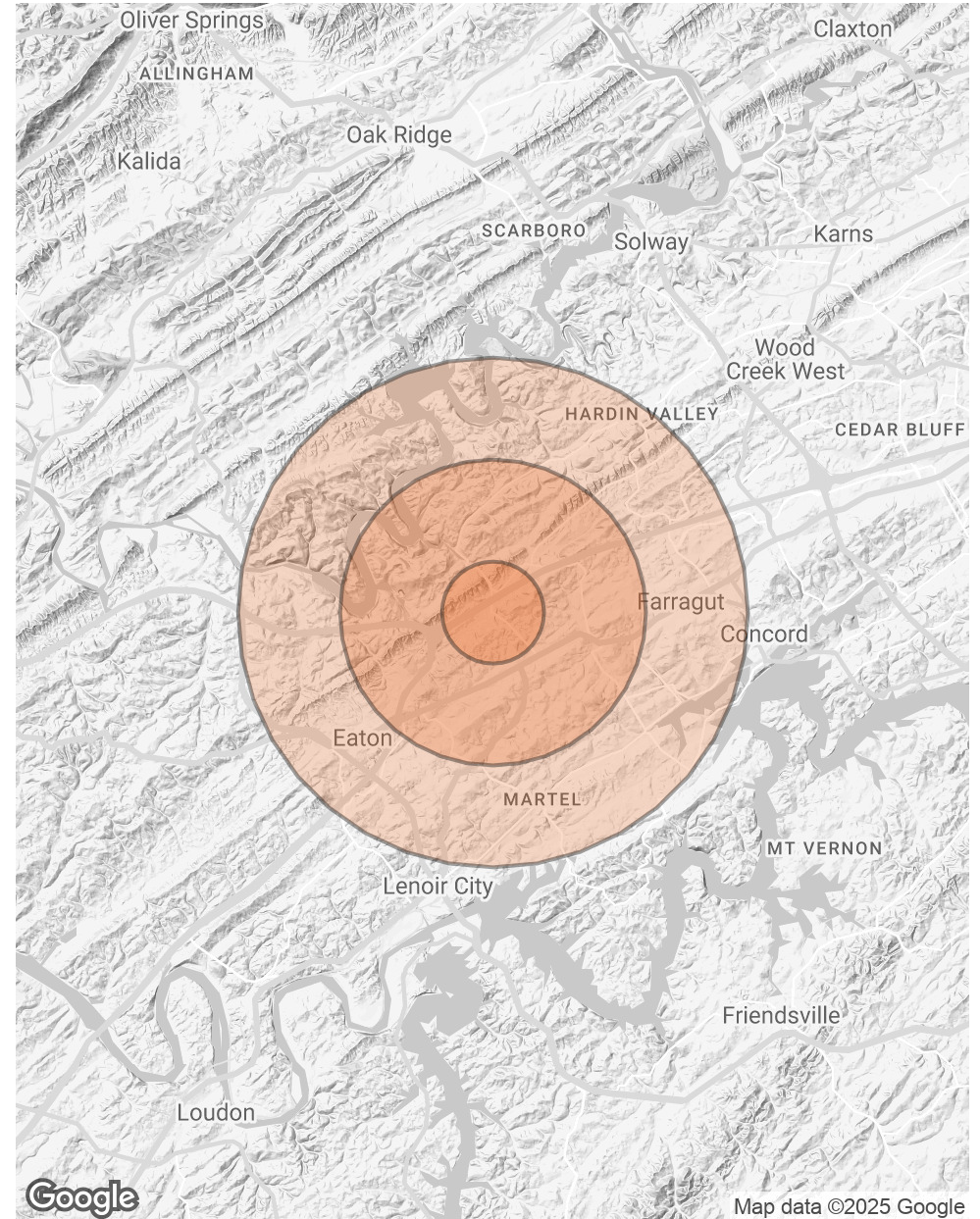
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,355	17,719	45,609
AVERAGE AGE	46	45	44
AVERAGE AGE (MALE)	45	44	43
AVERAGE AGE (FEMALE)	47	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	467	6,479	16,824
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$209,595	\$177,807	\$159,419
AVERAGE HOUSE VALUE	\$588,153	\$592,998	\$547,611

Demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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