



UNDER DEVELOPMENT



2.7 ACRES AVAILABLE



34,000+ VPD



# FOR LEASE



3701 LEGENDS WAY, MARYVILLE, TN 37801



# LAND FOR SALE | DEVELOPMENT

3701 Legends Way Maryville, TN

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.

## 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



INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

# LAND FOR LEASE - BUILD TO SUIT | 5.26 ACRE COMMERCIAL DEVELOPMENT

3701 Legends Way Maryville, TN



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