



# RESTAURANT SPACE FOR LEASE



## PROPERTY DESCRIPTION

Available for lease is a 2,990 square foot former restaurant space located at 2004 Temple Hill Road, Erwin, Tennessee. This property offers excellent visibility and convenient access along Temple Hill Road, with easy access to Interstate 26.

The space is well suited for a restaurant, café, food service concept, or adaptive reuse such as retail, office, or service-oriented business, subject to zoning and approvals. The layout provides an open dining area, back-of-house space for kitchen or storage, and customer restroom facilities. Existing restaurant infrastructure may reduce build-out time and costs for a new food concept.

The site benefits from on-site parking, easy ingress and egress, and a location near established businesses and residential neighborhoods. Its size and configuration make it an attractive opportunity for operators seeking a presence in Erwin or entrepreneurs looking to repurpose a former restaurant building.

## CHASE ROSWALL

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## LOCATION DESCRIPTION

Located at 2004 Temple Hill Road in Erwin, Tennessee, this restaurant space sits in a well-established commercial and industrial corridor serving both local residents and a strong daytime workforce. The property benefits from easy access to Interstate 26, providing convenient connectivity to Erwin, Johnson City, and the broader Tri-Cities region.

Temple Hill Road is a heavily traveled route supporting nearby manufacturing, distribution, and service businesses, creating consistent weekday traffic and strong lunch and early-evening demand. The site is also just minutes from downtown Erwin, residential neighborhoods, and outdoor recreation destinations that draw year-round visitors to the area.

With convenient access, ample surrounding employment, and proximity to regional travel routes, this location offers an excellent opportunity for a restaurant concept seeking both steady local customers and pass-through traffic in Unicoi County.





# RETAILER MAP



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# OFFERING



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Number of Units:	1
Available SF:	2,990 SF
Lot Size:	92,297 SF
Building Size:	2,989 SF

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# ADDITIONAL PHOTOS



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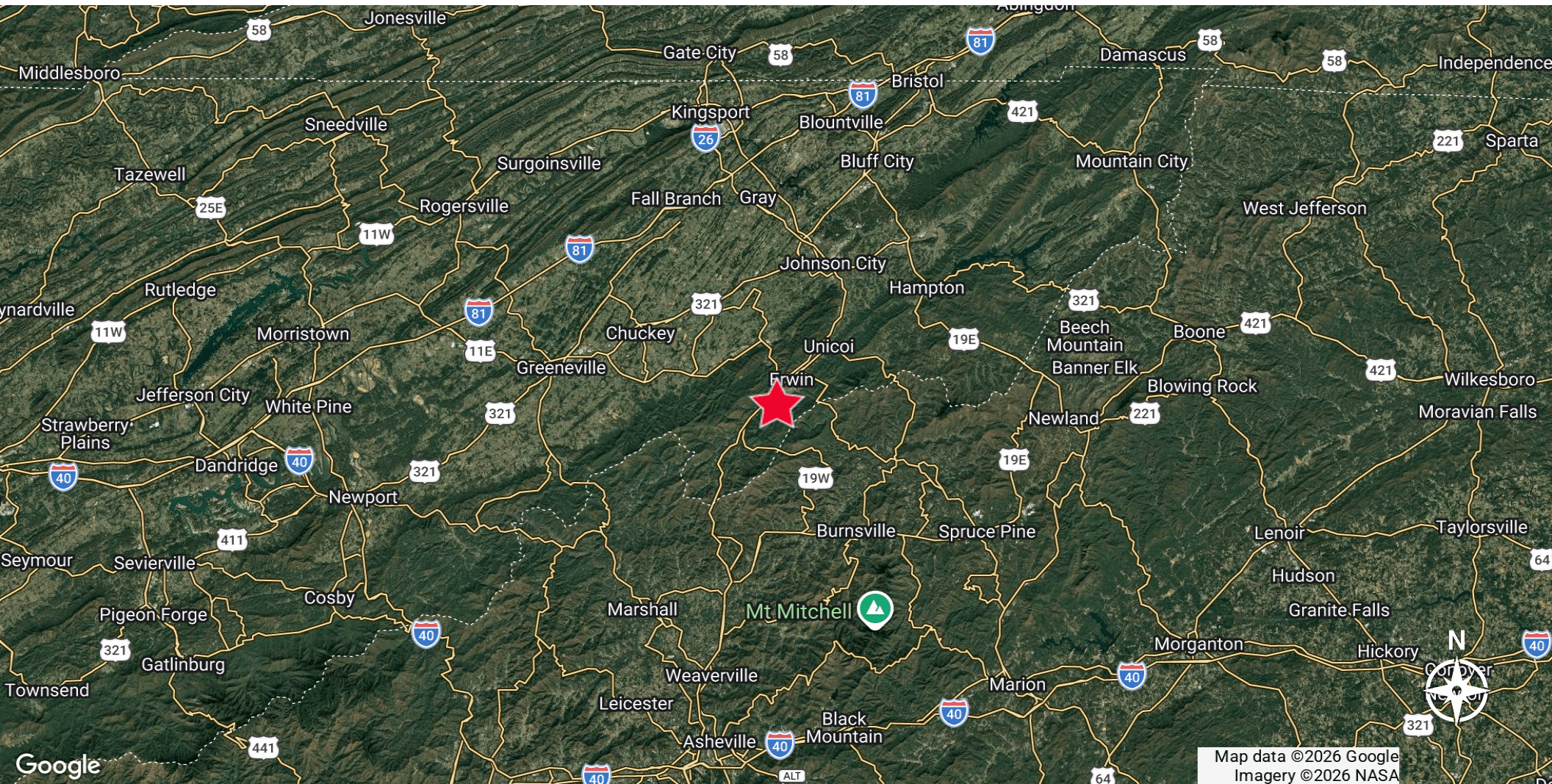
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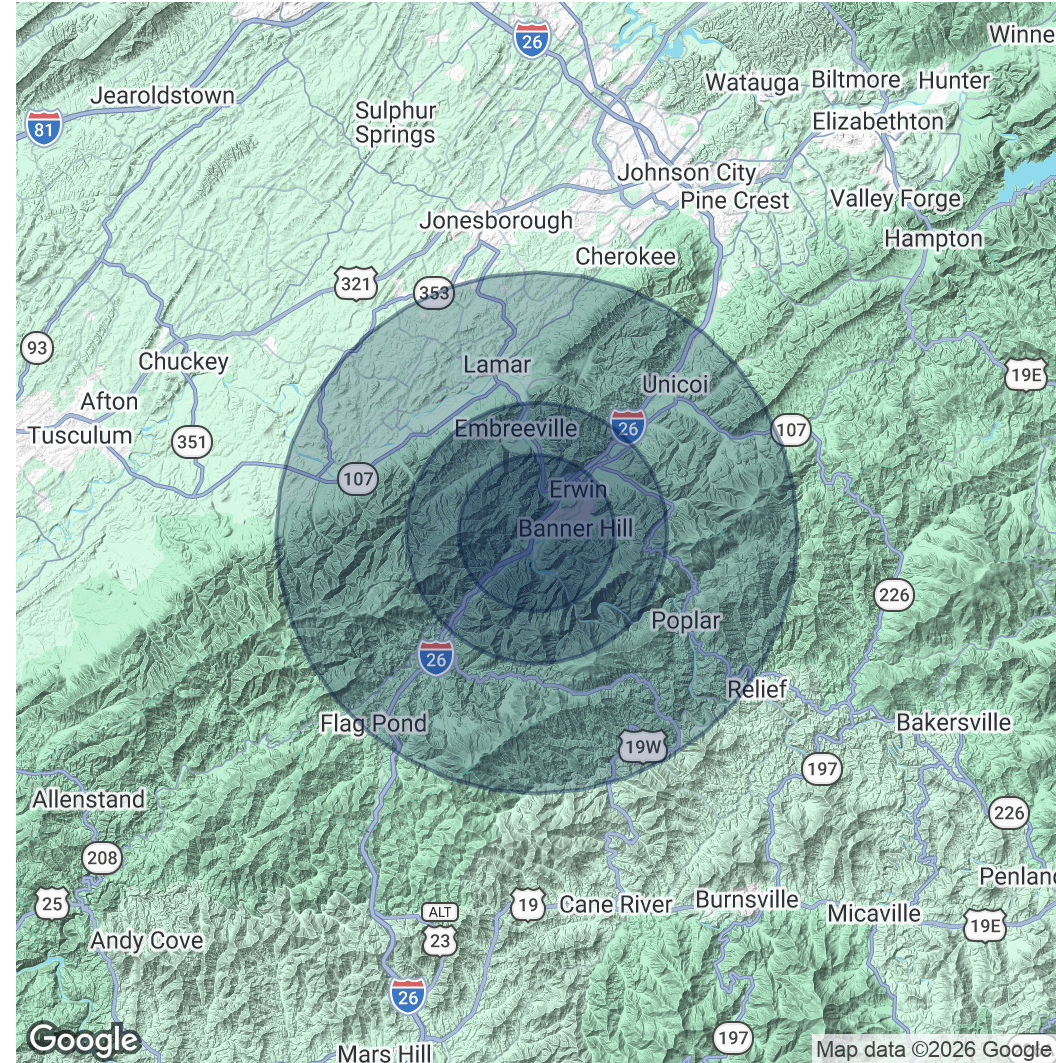
# DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,984	10,680	28,597
Average Age	46	46	46
Average Age (Male)	44	45	45
Average Age (Female)	47	48	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,551	4,595	12,197
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$74,029	\$71,691	\$74,958
Average House Value	\$189,126	\$188,911	\$240,309

Demographics data derived from AlphaMap



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