

**For Lease!**

# 116 TENNESSEE ST

116 Tennessee Street | Maryville, TN 37804



**3,000 SF Versatile Flex Space**

**Downtown Maryville**

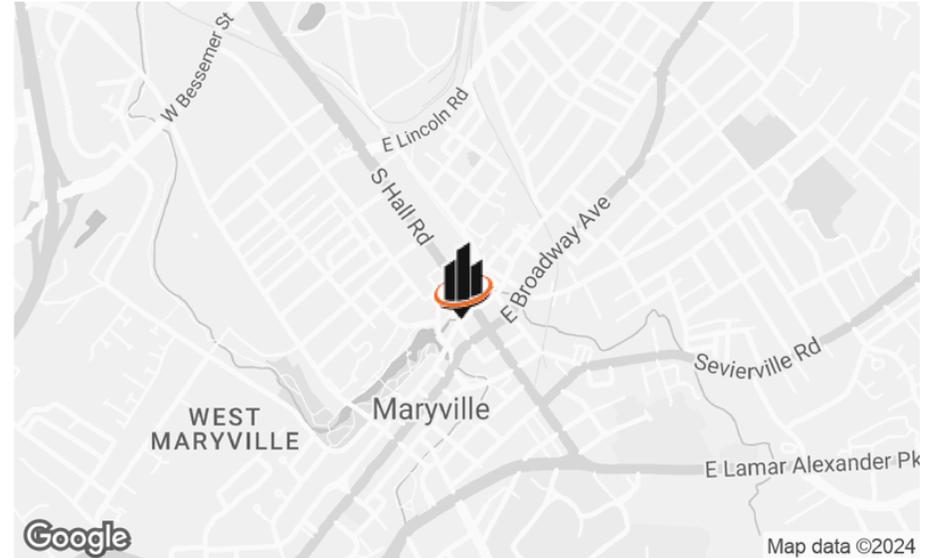


**MCKENZIE KRAMER**

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# 116 TENNESSEE ST



## PROPERTY DESCRIPTION

This versatile property offers a prime location with significant potential for various uses. The lot measures approximately 60 ft x 132 ft and features a concrete building with concrete floors. It includes two roll-up doors at the front and two bathrooms. The property fronts both Harper and Tennessee Streets, providing excellent visibility and accessibility. There is ample room available for parking or potential expansion of the building. Whether you're looking to establish a retail space, office, or other commercial venture, this site provides the foundation for success.

## LOCATION DESCRIPTION

This property boasts a fantastic location visible from the Washington Street Bridge, offering easy walking access to the Greenbelt and Broadway. Situated within the Washington Commercial Corridor District and blocks away from Historic Downtown Maryville, it provides a wealth of opportunities. Suitable for various retail purposes such as automotive, retail shops, food services, and offices, this multi-use space can accommodate retail on the ground floor with residential units above, pending city approval. The possibilities are endless in this vibrant and accessible area.

# UPCOMING DEVELOPMENT

## PROPOSED DOWNTOWN MARYVILLE REVITALIZATION PLAN

The Washington St. Corridor provides an opportunity to attract visitors on their way to the GSM, creating an active corridor that complements the downtown core, encourages people to stop and enjoy downtown, and supports existing assets such as Blount Partnership and local businesses.



# COMMUNITY HIGHLIGHTS



