

EXCLUSIVE OFFERING MEMORANDUM



106 ROSGOSIN DR. | ELIZABETHTON TN 37643



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EXECUTIVE SUMMARY

Building for Sale or Lease

Address: 106 Rosgosin Dr., Elizabethton, TN 37643

Total Square Footage: Approximately 7,200 sq. ft. of versatile space

- Main Floor (Suite 1): 3,552 sq. ft., currently a medical office but easily convertible for other office uses. Includes access to a digital billboard for advertising. Lease Price: \$5,000/month.
- Ground Floor (Suites 2 & 3 combined into one space): 2,152 sq. ft. Lease Price: \$1,375/month, former medical office space, now leased as retail.
- Ground Floor (Suite 4): 1,400 sq. ft. former medical, recently remodeled. Projected lease: \$1,500/month starting January 2025.
- Lot Size: 0.39 acre
- Sale Price: \$1,200,000
- Year Built: 1969, with major renovations in 2004 and 2022
- Parking: Ample parking in front and back, plus overflow parking available
- Key Features: Turnkey, well-maintained building with hardwood floors, a sprinkler system, and efficient operations. Utility and maintenance records available upon request.

Main Floor/Suite 1

- Square Footage: Approximately 3,552 sq. ft.
- Lease Price: \$5,000 per month

This versatile space, originally designed for medical use, offers exceptional potential for conversion into a modern office. It includes access to a highly visible digital billboard, providing a valuable advertising opportunity. With convenient parking in both the front and back of the building, as well as overflow parking, accessibility is excellent. The spacious, adaptable layout makes it easy to customize, creating an ideal professional environment for your business.

This prime investment opportunity offers a versatile space currently designed for medical use but easily convertible into a high-end office. With its adaptable layout and the inclusion of a prominent digital billboard for advertising, this property offers significant potential for increasing value. Ample parking is available in both the front and back of the building, along with overflow parking, ensuring accessibility for tenants and clients alike. Whether you're looking to secure a lucrative lease or attract high-quality tenants, this space is an ideal choice for investors seeking to maximize their return.

Elizabethton, Tennessee

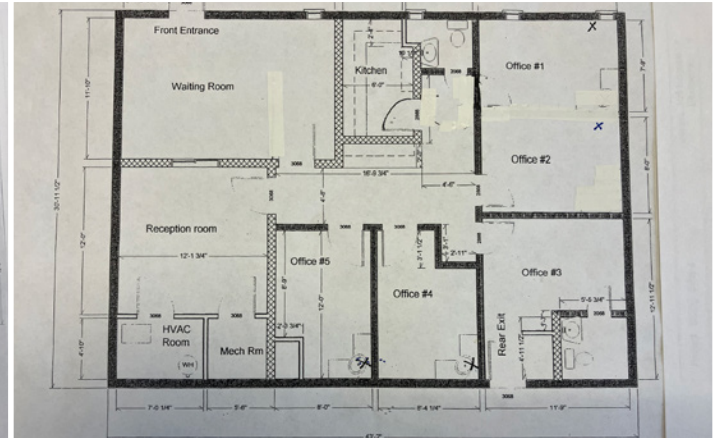
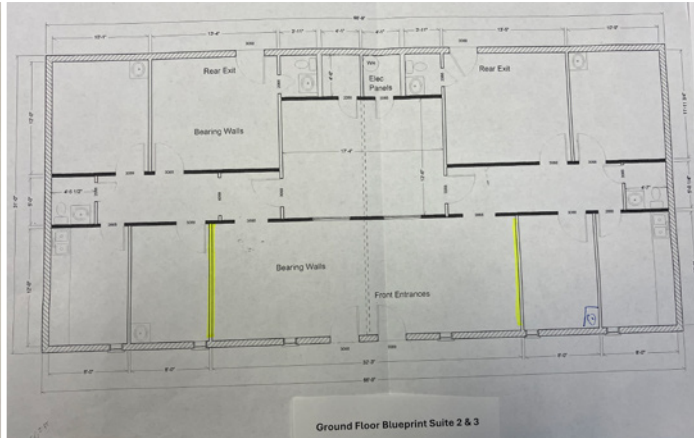
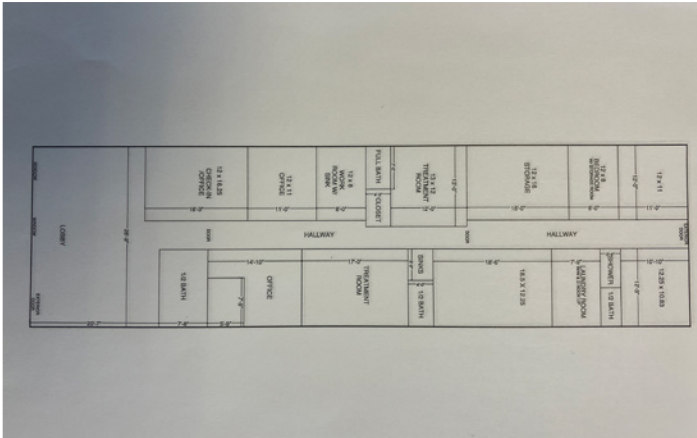


AREA OVERVIEW

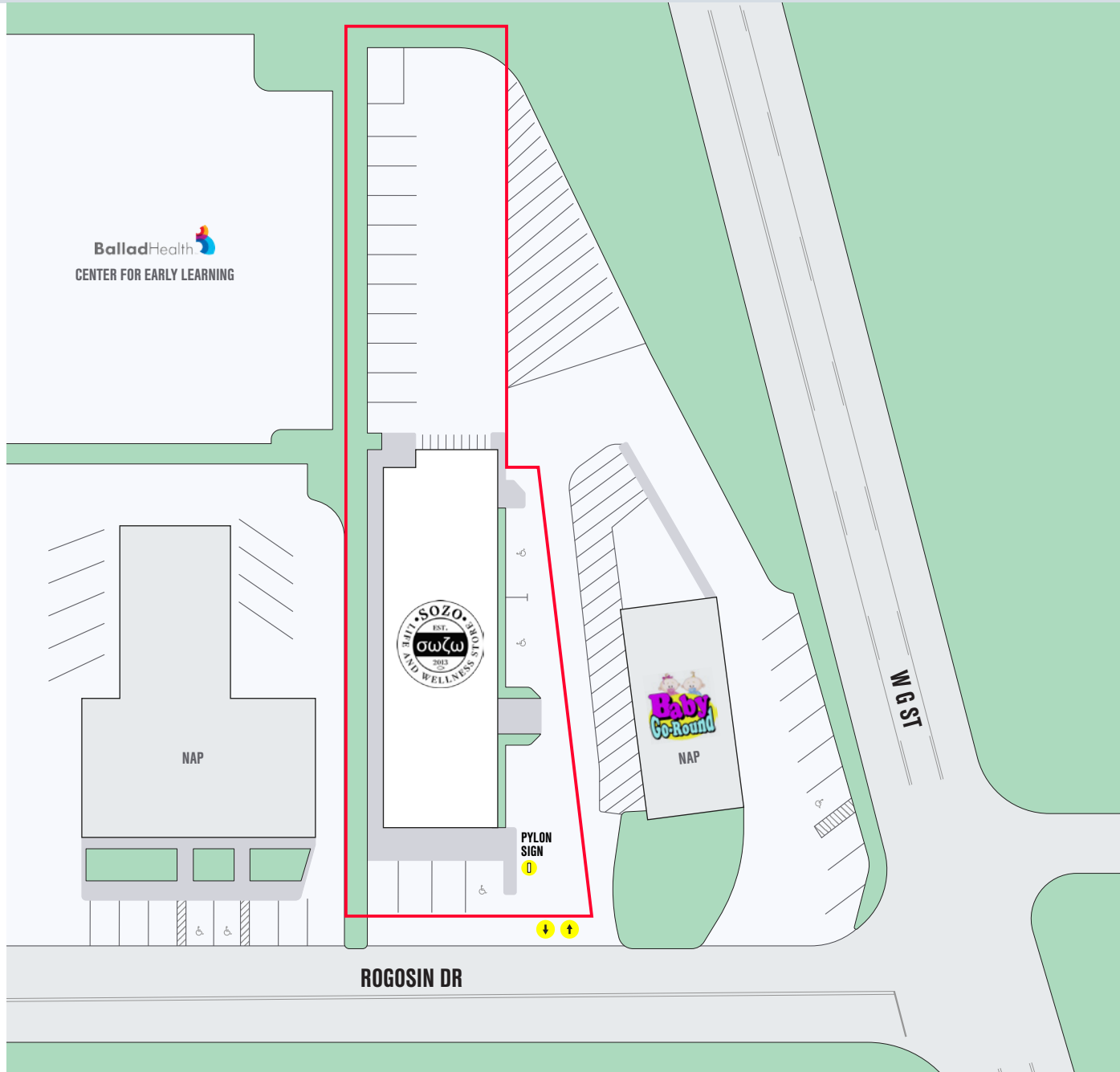
- Located in the heart of Elizabethton's primary retail corridor, two blocks off West Elk Avenue (traffic count 32,000), in Tax-Free TN.
- Immediately surrounded by major traffic tenants such as Walmart Supercenter, Lowe's Home Improvement, Harbor Freight Tools, Tractor Supply, Beals Outlet, Food City, Ingles and many more.
- In close proximity to schools and employers, including Elizabethton High School (860 students), T.A. Dugger Junior High School (629 students), West Side Elementary School (370 students), Milligan University (1,300 students) and Sycamore Shoals Hospital (an award-winning) 121-bed facility on a 27-acre medical campus.
- Elizabethton is strategically located 6 miles from Johnson City/ I-26/ETSU Medical School, 12 miles to Bristol Motor Speedway, 20 miles to Eastman Chemical Company, and close to the mountains of Western North Carolina.
- Building is 4 miles from Elizabethton Municipal Airport, boasting a 5001' X 70' runway to accommodate small jets.
- Elizabethton is poised for steady future growth.



EXTERIOR /INTERIOR PHOTOS



SITE PLAN



MIDRANGE AERIAL



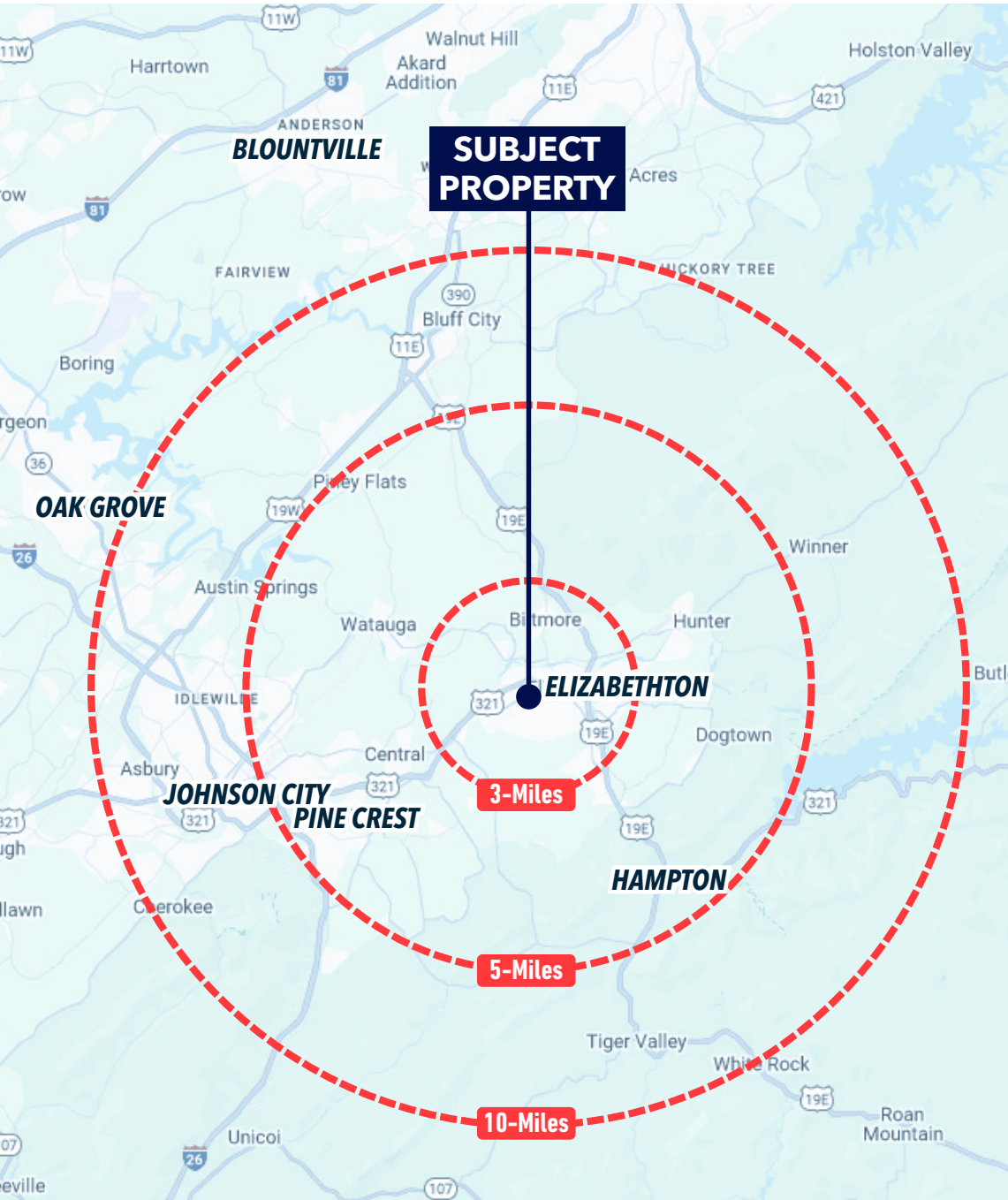
CLOSEUP AERIAL



DRONE AERIAL



REGIONAL MAP & DEMOGRAPHICS



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	20,487	35,299	130,365
Households	9,228	15,686	57,094
Median Age	44.7	44.0	40.6
Average Household Income	\$67,427	\$69,515	\$80,377
Median Household Income	\$50,043	\$50,498	\$57,446



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