

605 S WASHINGTON AVE
MARYVILLE, TN



C-STORE FOR SALE

Property Information

- ◆ **0.37 Acres; 2,090 SF**
- ◆ **\$1,500,000**
- ◆ Includes Real Estate & Business
- ◆ Highly Desirable Location & Submarket
- ◆ Located on a Hard Corner, Easy In & Out Site Access
- ◆ Built: 1960 | Remodeled: 2015
- ◆ (4) Gas Dispensers & (1) Diesel Dispenser; Fuel Agreement Expired October 31, 2025
- ◆ Inside Sales: 25,000-30,000 / Month
- ◆ Outside Gallons: 12,000-15,000 / Month
- ◆ Traffic Count: 25,008 S Washington Street; 26,822 Hwy 321
- ◆ Retail Nearby: Andy's Frozen Custard, Dunkin, Firehouse Subs, The Walnut Kitchen, Maryville College, Blount Memorial Hospital, Blount County Justice Center

Will Sims

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919

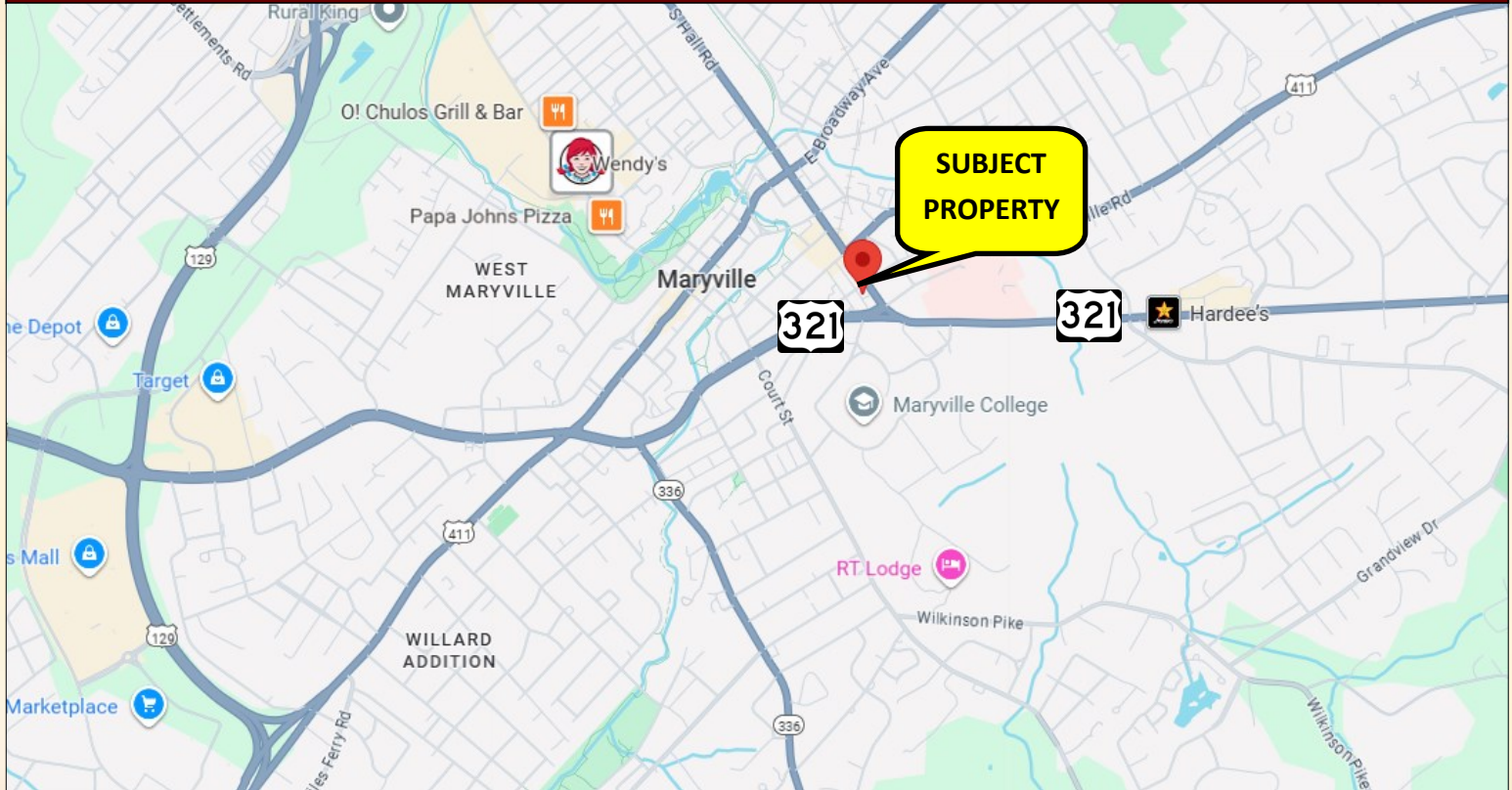
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Regional Map



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Trade Area Aerial



Exterior Photos



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Aerial Photos



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Demographics

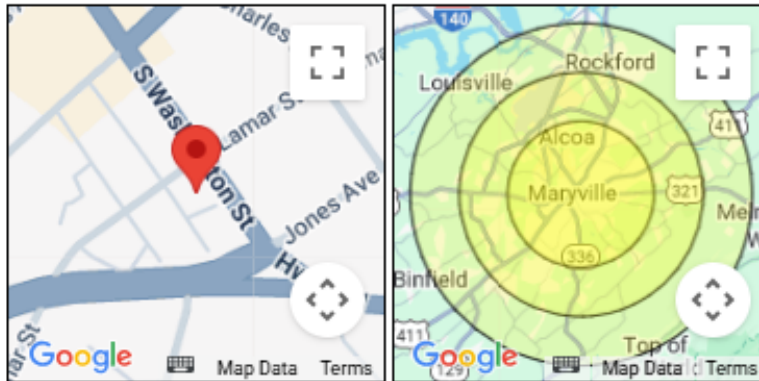


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 605 S Washington Ave Maryville TN

Latitude: 35° : 45' : 21"

Longitude: -83° : 57' : 49"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	32,069	56,180	78,825
Population (4/1/2010)	35,827	64,278	89,114
Population (4/1/2020)	39,358	72,193	99,394
Population (1/1/2025)	41,683	76,379	105,124
Population (1/1/2030)	42,252	77,443	106,589
Percent Growth (2025/2020)	5.91	5.80	5.76
Percent Forecast (2030/2025)	1.37	1.39	1.39
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	13,049	22,660	32,000
Households (4/1/2010)	14,545	25,721	35,813
Households (4/1/2020)	15,788	28,868	40,086
Households (1/1/2025)	17,022	30,990	42,973
Households (1/1/2030)	17,405	31,690	43,941
Percent Growth (2025/2020)	7.82	7.35	7.20
Percent Forecast (2030/2025)	2.25	2.26	2.25
GENERAL POPULATION CHARACTERISTICS			
Median Age	40.5	41.9	42.1
Male	19,800	36,677	50,788
Female	21,883	39,702	54,336
Density	1,548.9	1,027.1	659.1
Urban	40,567	72,270	89,803
Rural	1,116	4,109	15,321

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GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2025)	17,022	30,990	42,973
Families	10,703	21,220	30,160
Non-Family Households	6,319	9,770	12,813
Average Size of Household	2.34	2.40	2.40
Median Age of Householder	56.1	56.0	55.7
Median Value Owner Occupied (\$)	239,810	247,492	254,805
Median Rent (\$)	843	862	831
Median Vehicles Per Household	2.3	2.4	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	17,985	32,665	45,372
Housing, Owner Occupied	10,882	22,157	31,215
Housing, Renter Occupied	6,140	8,833	11,758
Housing, Vacant	963	1,675	2,399
POPULATION BY RACE			
White Alone	33,522	63,219	88,308
Black Alone	2,493	3,470	4,184
Asian Alone	507	1,012	1,225
American Indian and Alaska Native Alone	216	377	510
Other Race Alone	1,481	2,260	2,664
Two or More Races	3,464	6,041	8,233
POPULATION BY ETHNICITY			
Hispanic	2,868	4,632	5,687
White Non-Hispanic	32,599	61,710	86,398
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	1,359,168,931	2,714,590,027	3,920,351,913
Total Household Income (\$)	1,320,122,899	2,672,657,517	3,873,471,023
Median Household Income (\$)	60,971	69,628	72,389
Average Household Income (\$)	77,554	86,243	90,137
Per Capita Income (\$)	32,607	35,541	37,293
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	1,501,185	2,098,976	2,414,208
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	1,303,086.5	2,457,915.9	3,456,115.9
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	15,036	27,926	32,934
Establishments, Total (by Place of Work)	957	1,538	1,924
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	101	103	103
EASI Total Crime Index (US Avg=100; A=High)	123	101	102
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	24	43	60

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