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REAL ESTATE

# New Development Interstate Retail Opportunities

Oakland Road  
Sweetwater, TN 37874

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## Property Details

Name	Retail Pads - Sweetwater Exit 62 @ I-75
Address	Oakland Road Sweetwater, TN 37874
Outparcels	1 - 7 acres +/-
Price	See Agent

## Demographic Snapshot (\*2023 Data)

	1 Mile	3 Mile	5 Mile
Population	457	7,282	12,751
Average Household Income	\$64,122	\$64,821	\$67,722
Median Household Income	\$46,248	\$50,770	\$51,672

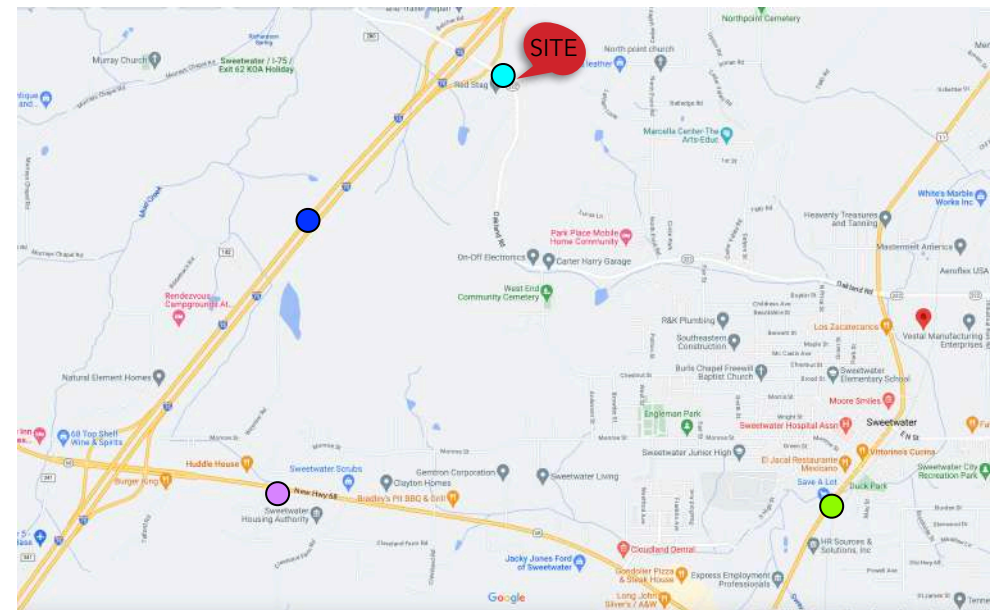
## Market Overview

- Retail pads available at the traffic signal entrance to the Red Stag Fulfillment facilities in Sweetwater, TN
- Sweetwater, TN is strategically positioned between Knoxville & Chattanooga on I-75 @ Exit 62
- The new state of art Red Stag Fulfillment, LLC facility encompasses 700,000 SF +/- that is fully occupied with 350-400 employees
- Excellent opportunity to position in a high growth region on I-75

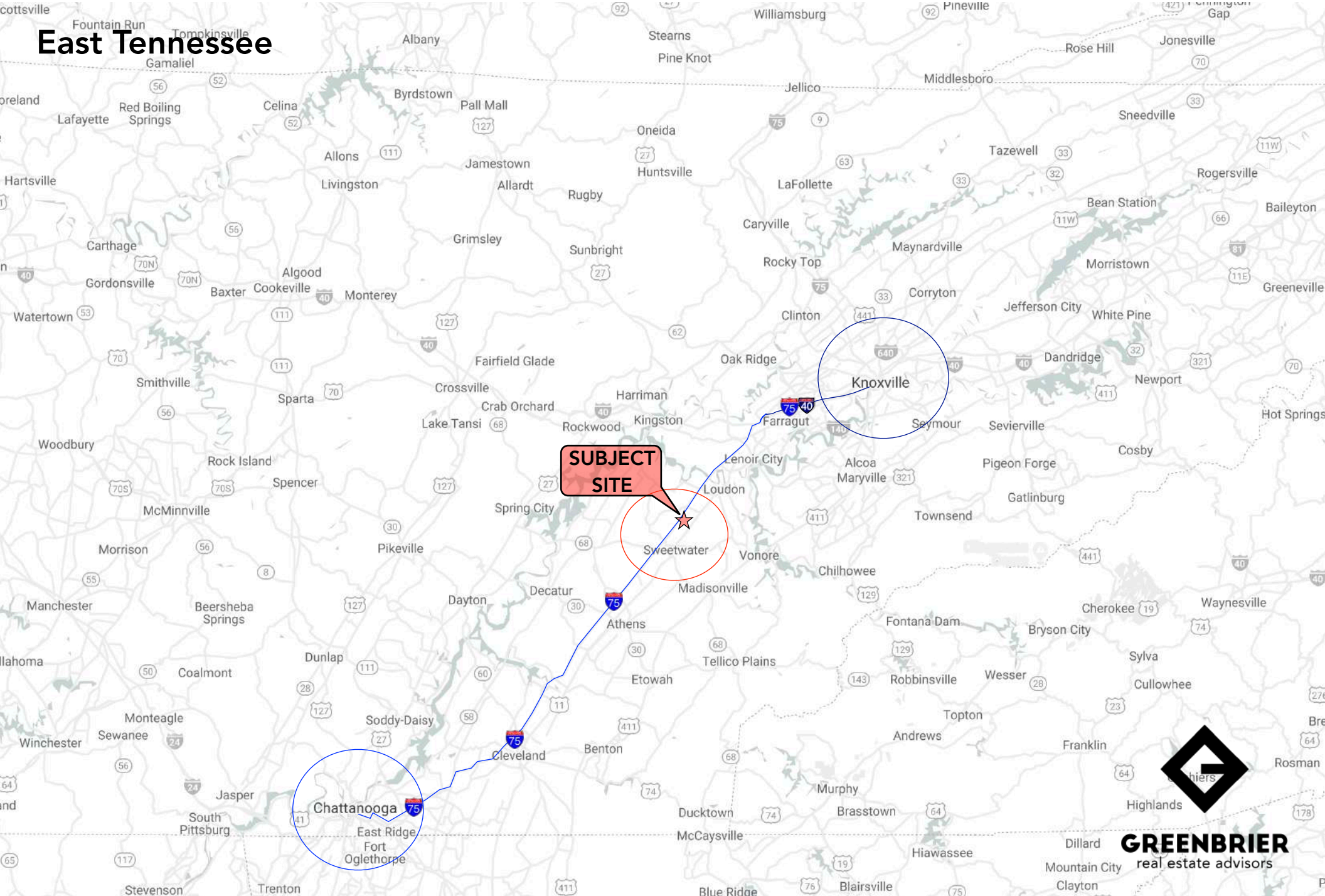
## Traffic Counts (\*\*2022 Data)

Oakland Drive	4,996 ADT	<span style="color: cyan;">●</span>
Interstate 75	43,336 ADT	<span style="color: blue;">●</span>
New Highway 68	13, 521 ADT	<span style="color: purple;">●</span>
Highway 11 (Main Street)	8,695 ADT	<span style="color: green;">●</span>

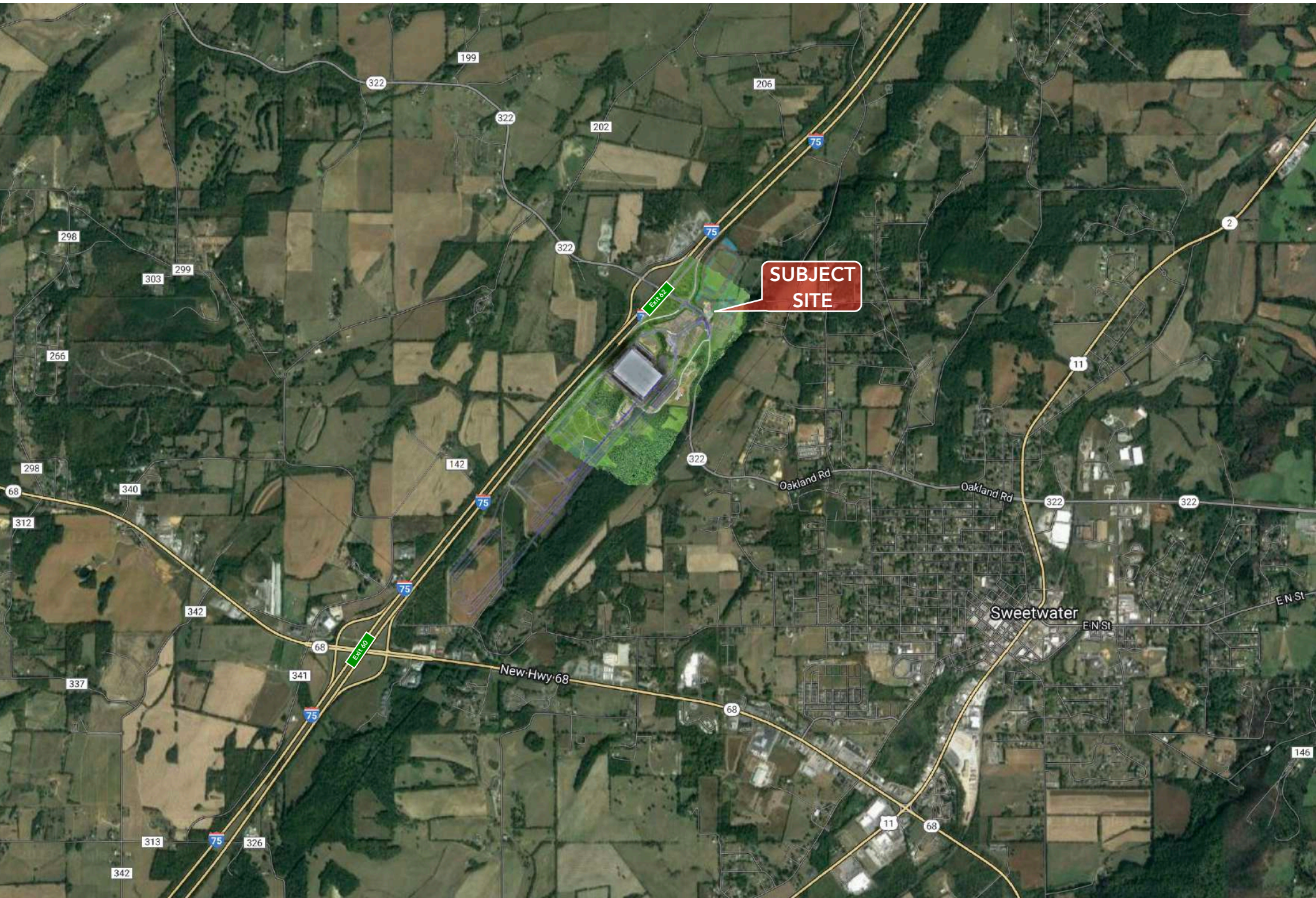
## Map



# East Tennessee











**Red Stag Fulfillment Campus**

- 420 Acre Site assembled development
- Direct access to State Route 322 at I-75 Exit #62 & Highway 68 at Exit #60
- Office & Warehouse Space
- Estimated to bring 3,500 +/- jobs to area

**SUBJECT SITE**

Existing Red Stag Fulfillment (700,000 SF)

Future Development

Schott Gemtron Corporation

Sweetwater High School

Sweetwater Hospital Association

Vestal Manufacturing Enterprises

White's Marble Works, Inc.

Gamma Plastics

5,765 ADT (\*22)

5,463 ADT (\*22)

13,521 ADT (\*22)

New Highway 68

14,689 ADT (\*22)

Old Athens Pike

5,322 ADT (\*22)

10,867 ADT (\*22)

NKG Metals Corporation

WAL-MART

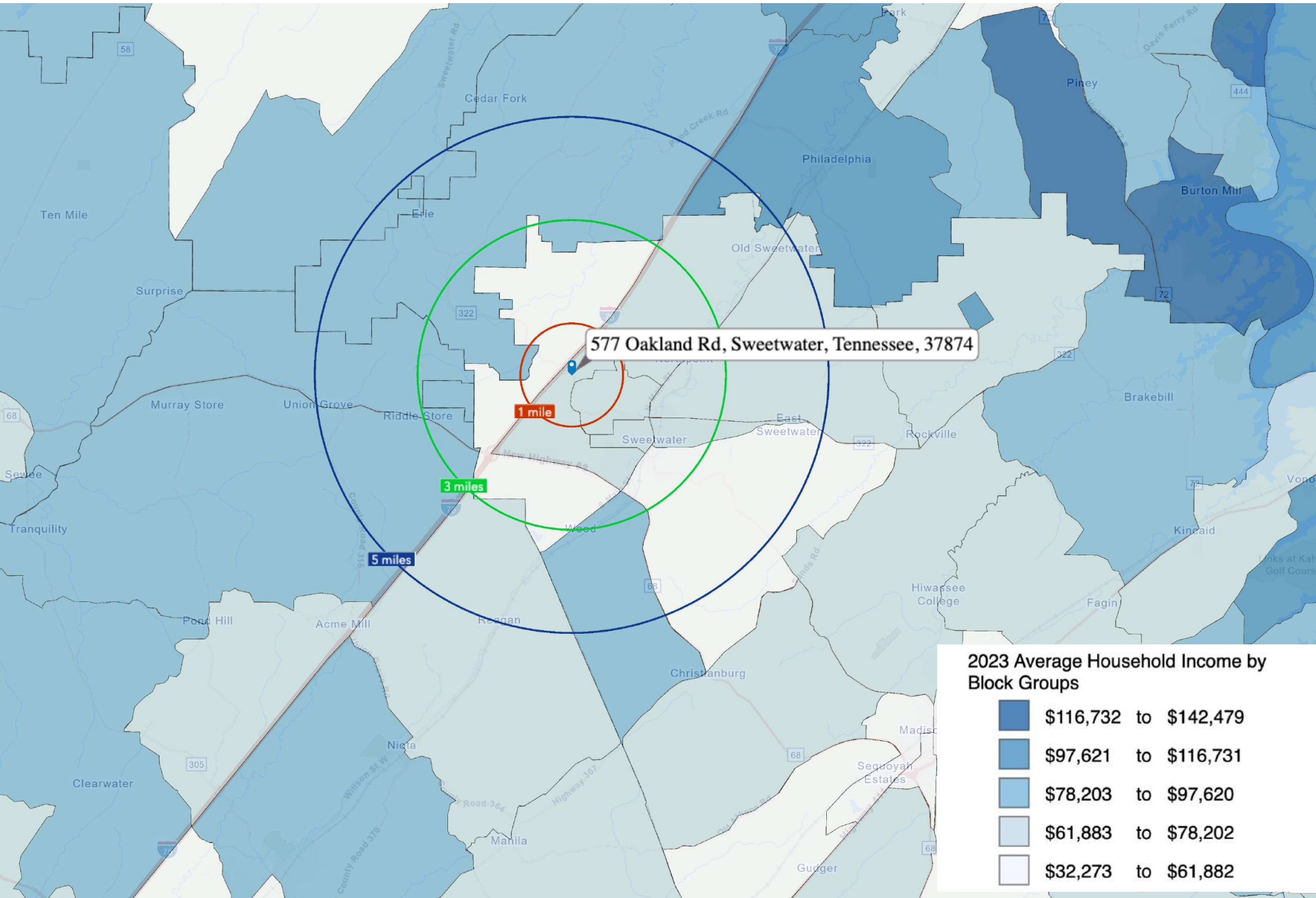








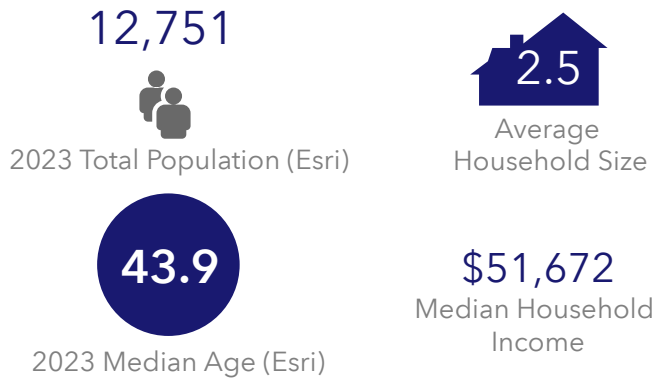




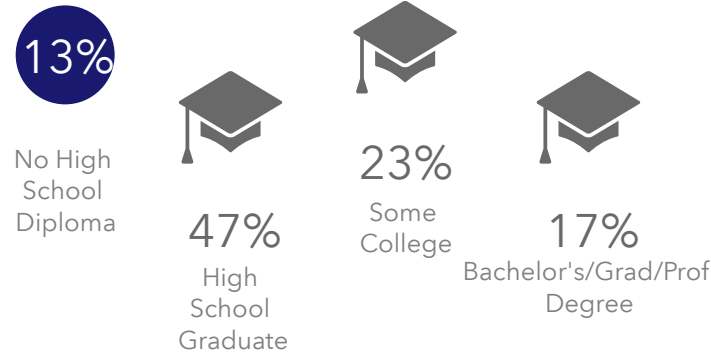


(5 Mile Radius)

## KEY FACTS

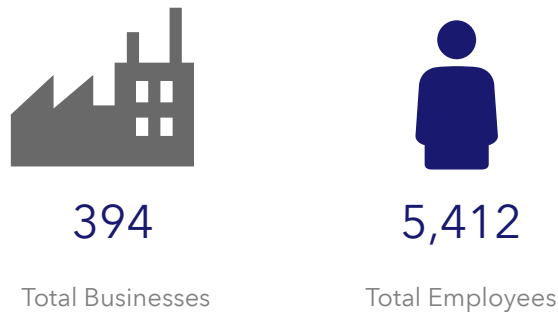


## EDUCATION

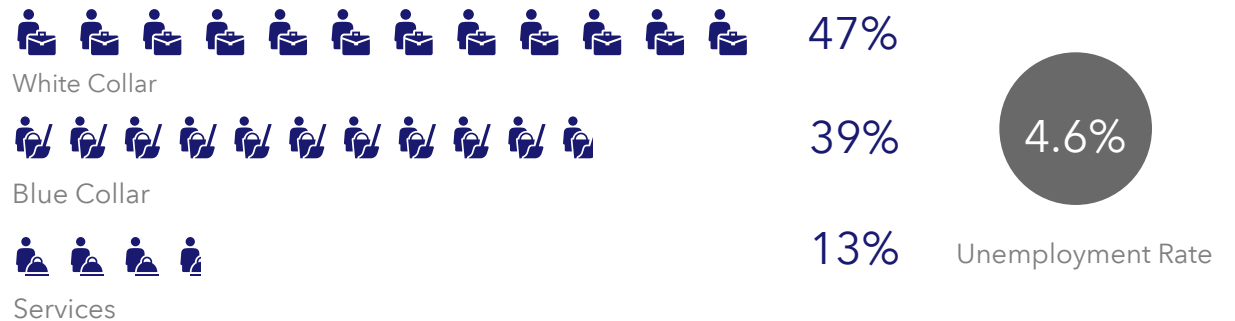


2023 Daytime Population	
2023 Total Daytime Population	13,552
2023 Daytime Population: Workers	5,854
2023 Daytime Population: Residents	7,698

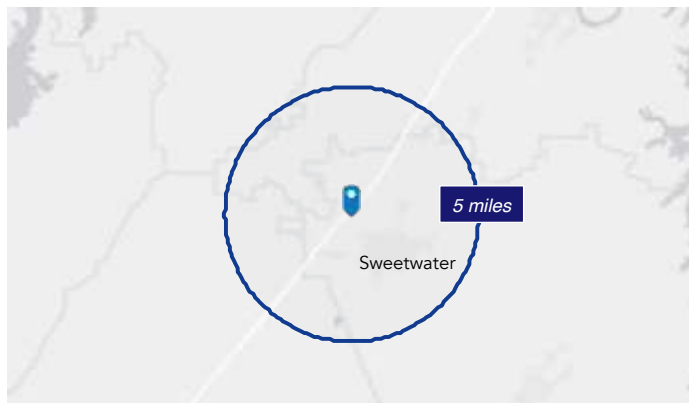
## BUSINESS



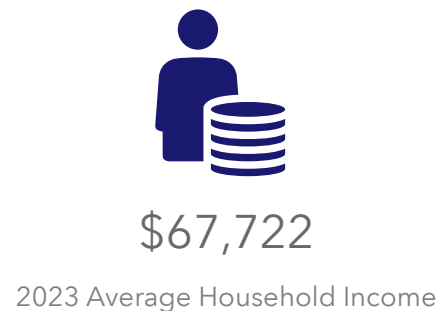
## EMPLOYMENT



577 Oakland Rd, Sweetwater, Tennessee, 37874



## Average Household Income



## Total Retail Sales

