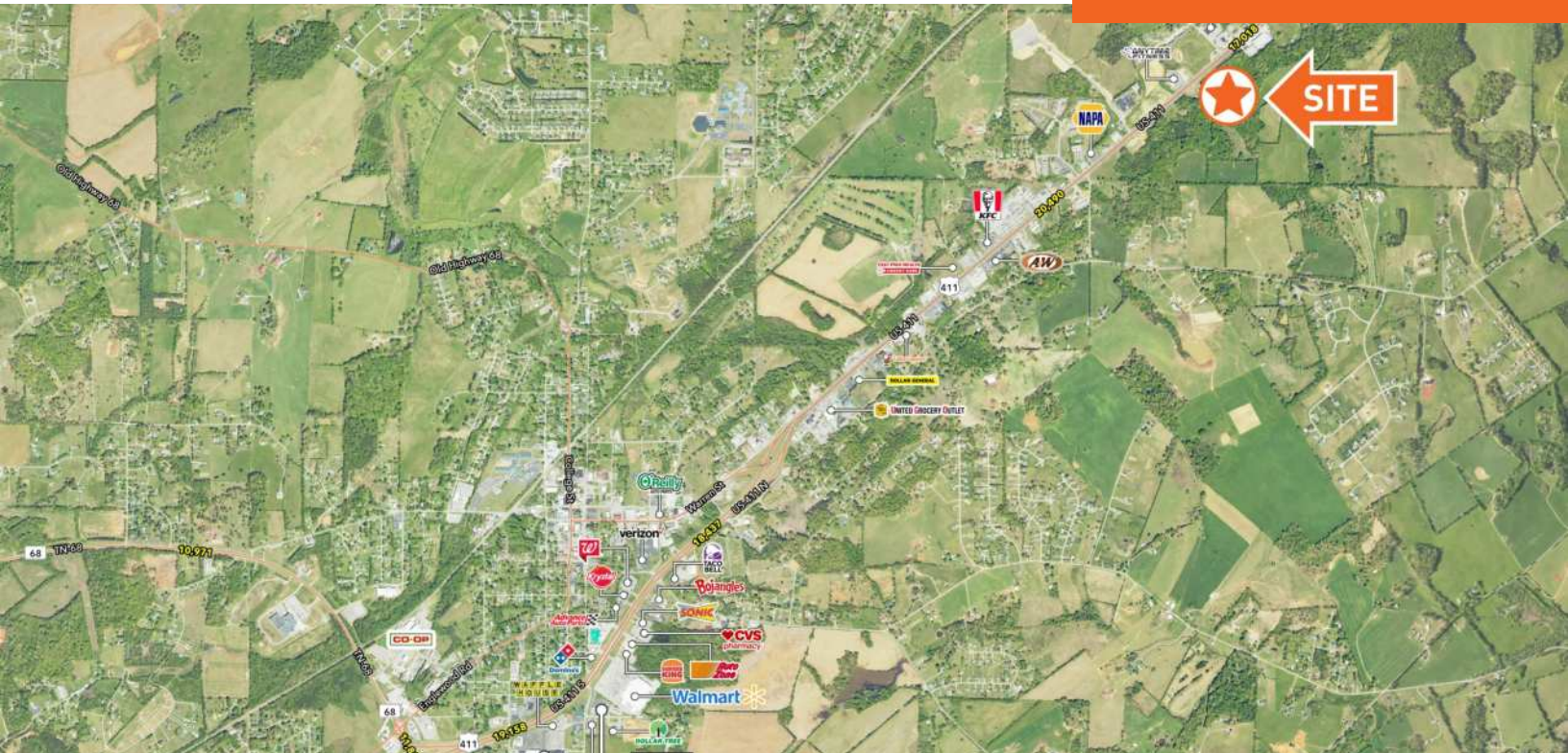


NEW DEVELOPMENT

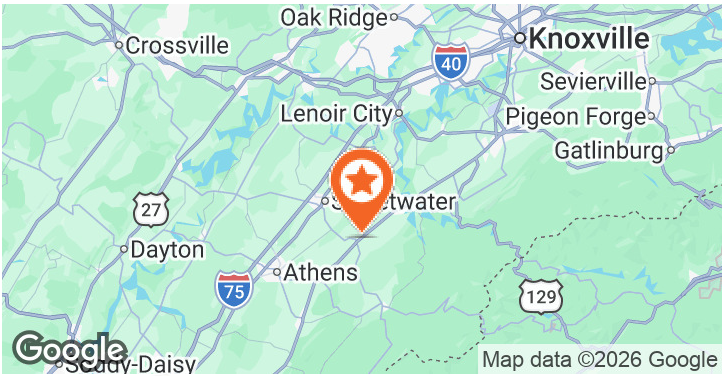
0 HIGHWAY 411, MADISONVILLE, TN 37354

FOR LEASE



LOCATION DESCRIPTION

Madisonville is the county seat of Monroe County and sits strategically between Knoxville and Chattanooga. The city is a gateway to both Tellico Plains and the Cherokee National Forest, benefiting from a mix of residential growth and seasonal tourism. Located along U.S. Hwy 411, the site is part of the area's primary commercial corridor, with daily traffic counts exceeding 20,000 VPD. This corridor includes established national retailers such as Walmart, Tractor Supply, Food City, and O'Reilly Auto Parts, making it a proven retail destination for the region.



PROPERTY HIGHLIGHTS

- Direct frontage and access to U.S. Hwy 411 (20,099 VPD)
- Zoned commercial
- Parcel size is adjustable based on use and needs



DEMOGRAPHICS

3 MILES 5 MILES 7 MILES

2025 Total Population	3,086	7,857	19,340
2025 Total Households	1,267	3,236	7,906
2025 Average Household Income	\$66,649	\$67,868	\$71,536



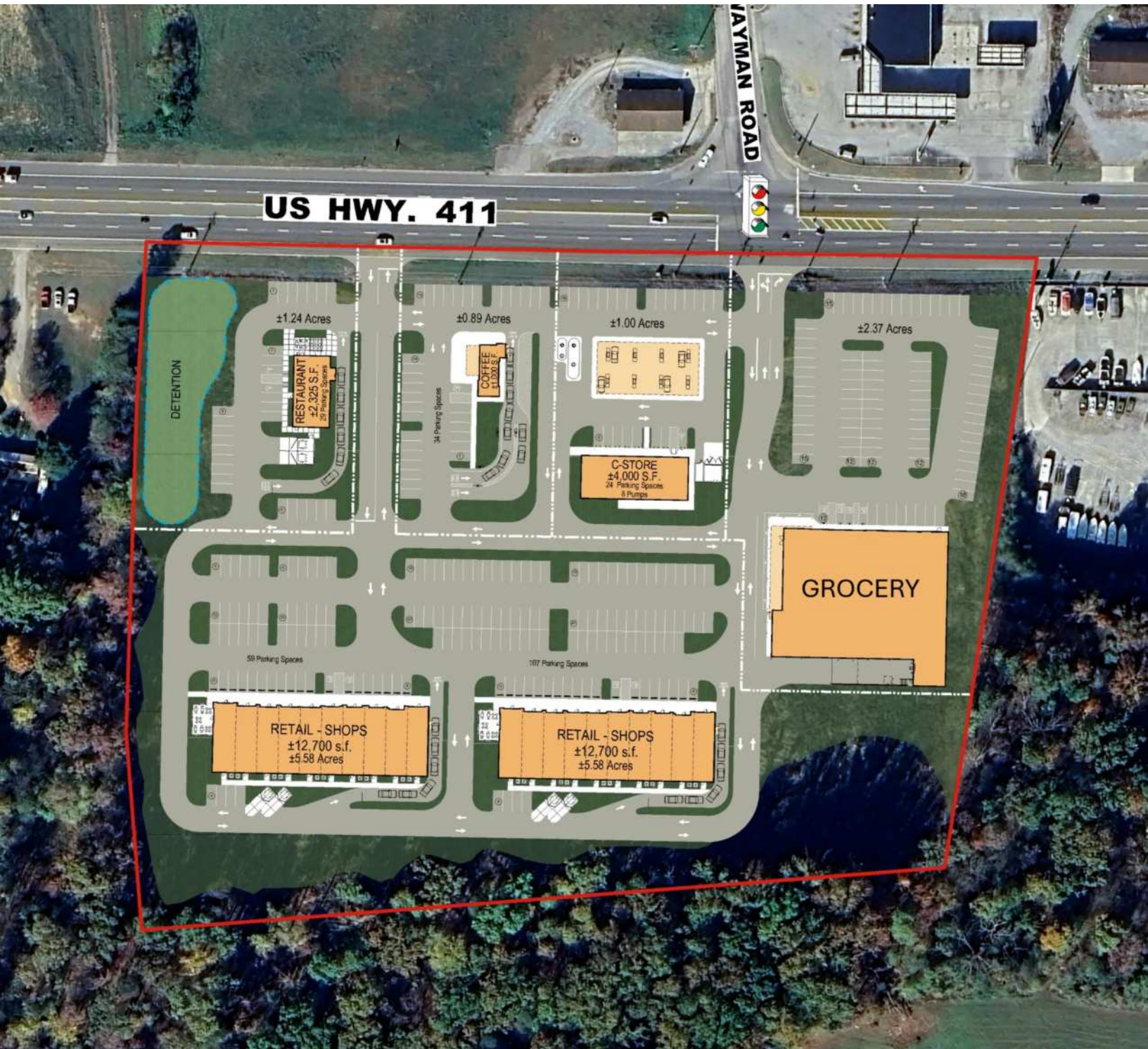
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