

For Lease

1913 W Broadway Ave.

2964 SF | \$144,000.00/yr



1913 W Broadway Ave

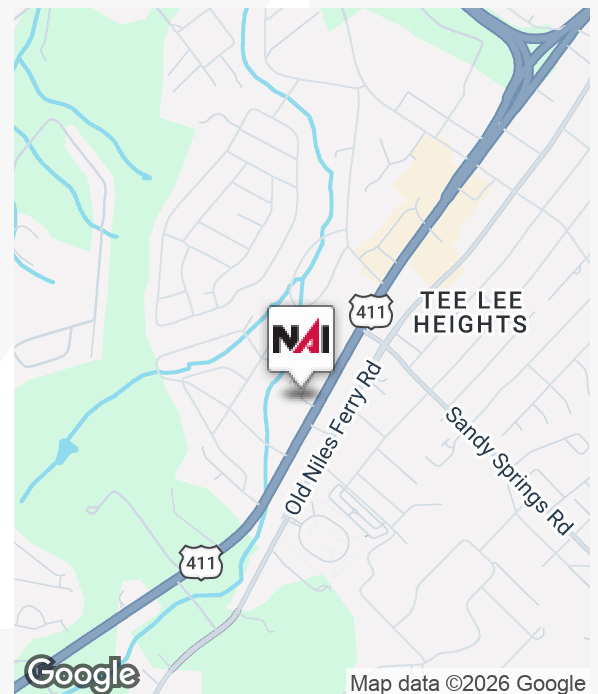
Maryville, Tennessee 37801

Property Highlights

- Infrastructure Ready: Existing Hood System, Grease Traps, & Walk In Coolers/Freezers
- High Visibility: Frontage on W Broadway with traffic counts exceeding 30,000 VPD.
- Access & Signage: Easy ingress/egress with existing monument signage.
- Existing Drive Thru
- Minutes from major employers including Denso Manufacturing, Clayton Homes, and Blount Memorial Hospital
- Positioned to capture both local residential traffic and tourism flow to the Great Smoky Mountains.

Property Description

Capitalize on Maryville's rapid growth with this rare 2nd Generation QSR with Drive Thru opportunity. Located directly on W Broadway, this site offers exceptional visibility with high traffic counts in one of East Tennessee's most desirable markets.



For more information

Lauren Morgan

O: 865 315 8463
lmorgan@koellamoore.com

Roger M. Moore, Jr, SIOR

O: 865 531 6400
rogermoore@koellamoore.com

For Lease - 1913 W Broadway Ave

Additional Photos

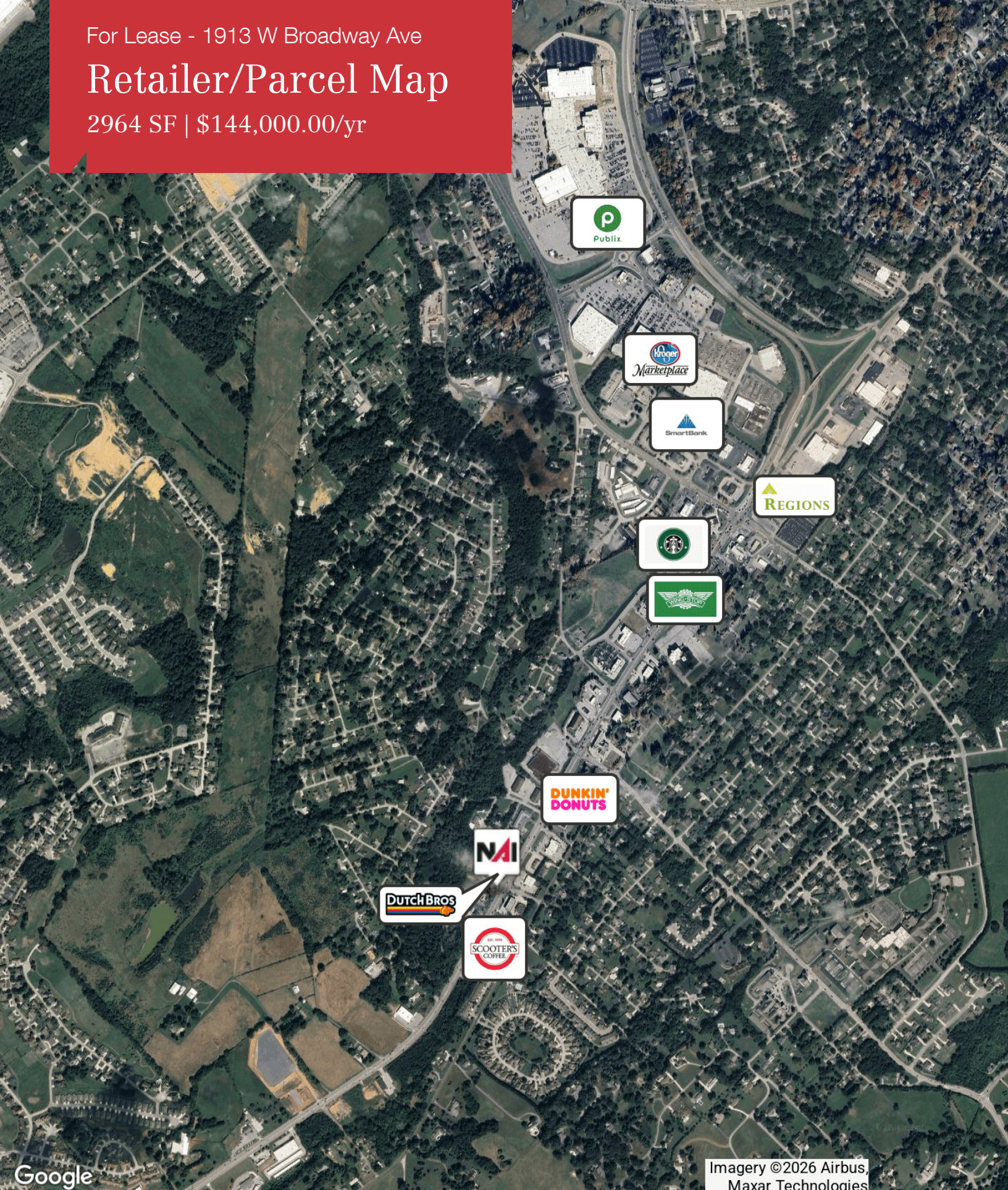
2964 SF | \$144,000.00/yr



For Lease - 1913 W Broadway Ave

Retailer/Parcel Map

2964 SF | \$144,000.00/yr



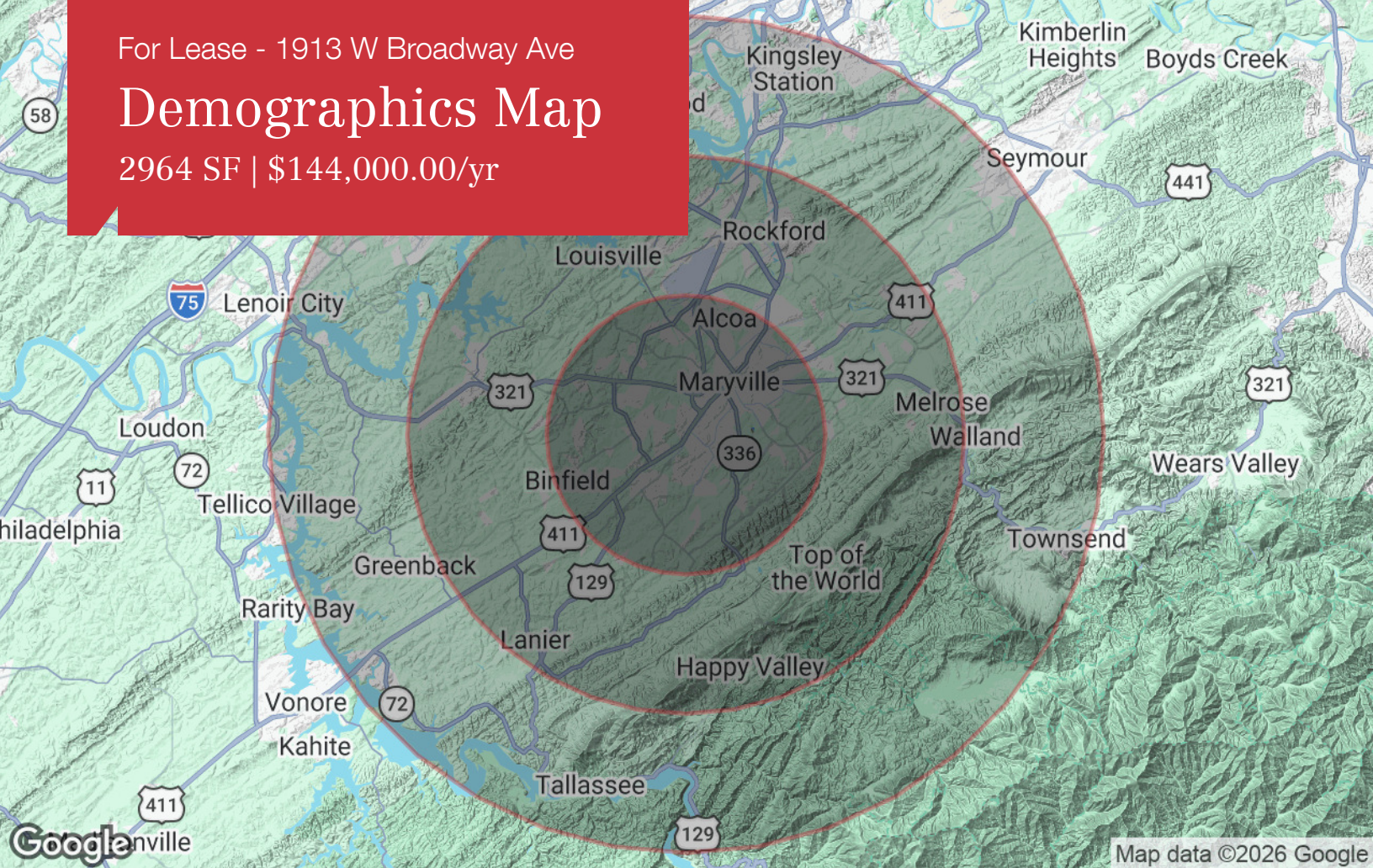
Google

Imagery ©2026 Airbus,
Maxar Technologies

For Lease - 1913 W Broadway Ave

Demographics Map

2964 SF | \$144,000.00/yr



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	75,950	133,413	298,725
MEDIAN AGE	42	43	43
MEDIAN AGE (MALE)	41	42	42
MEDIAN AGE (FEMALE)	44	44	44

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	30,383	53,945	122,332
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$86,645	\$91,930	\$112,279
AVERAGE HOUSE VALUE	\$333,978	\$362,453	\$435,187

* Demographic data derived from 2020 ACS - US Census

For Lease - 1913 W Broadway Ave

Meet the Team

2964 SF | \$144,000.00/yr



LAUREN MORGAN

Advisor

Direct: 865.315.8463

Cell: 865.315.8463

lmorgan@koellamoore.com

TN #13164228



ROGER M. MOORE, JR, SIOR

President

Direct: 865.531.6400

Cell: 865.755.8774

rogermoore@koellamoore.com