

# FORMER WENDY'S—CLINTON, TN

## 2240 N. Charles Seivers Blvd.



- 3,196sf Freestanding QSR Building—drive thru equipped with large pylon sign providing interstate visibility.
- Extremely rare availability in thriving corridor across From Walmart at I-75 Exit
- Multiple points of access with median cut in front of site—over 30,000 VPD on Charles Seivers Blvd.
- Close proximity to Anderson County Schools, nearby some of the areas largest employers, and surrounded by hotels.



Jake Brewer, CCIM  
 Principal Broker  
 SmartSite Commercial Real Estate  
 Web: [www.SmartSiteCRE.com](http://www.SmartSiteCRE.com)



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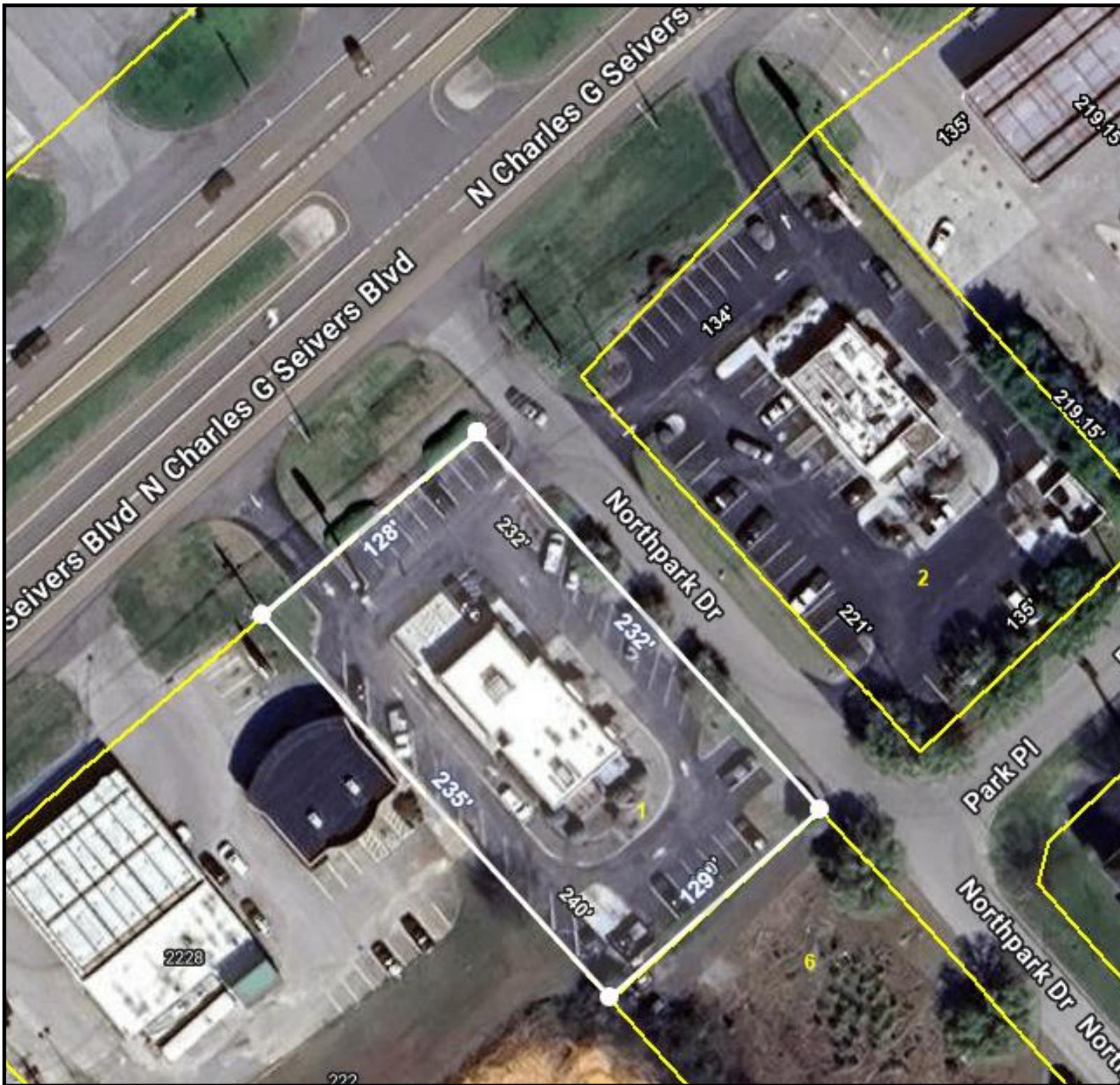
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- Multiple Points of Access, including indirect access to Buffalo Rd. traffic signal via Park Place
- Massive Pylon Sign with Interstate Visibility

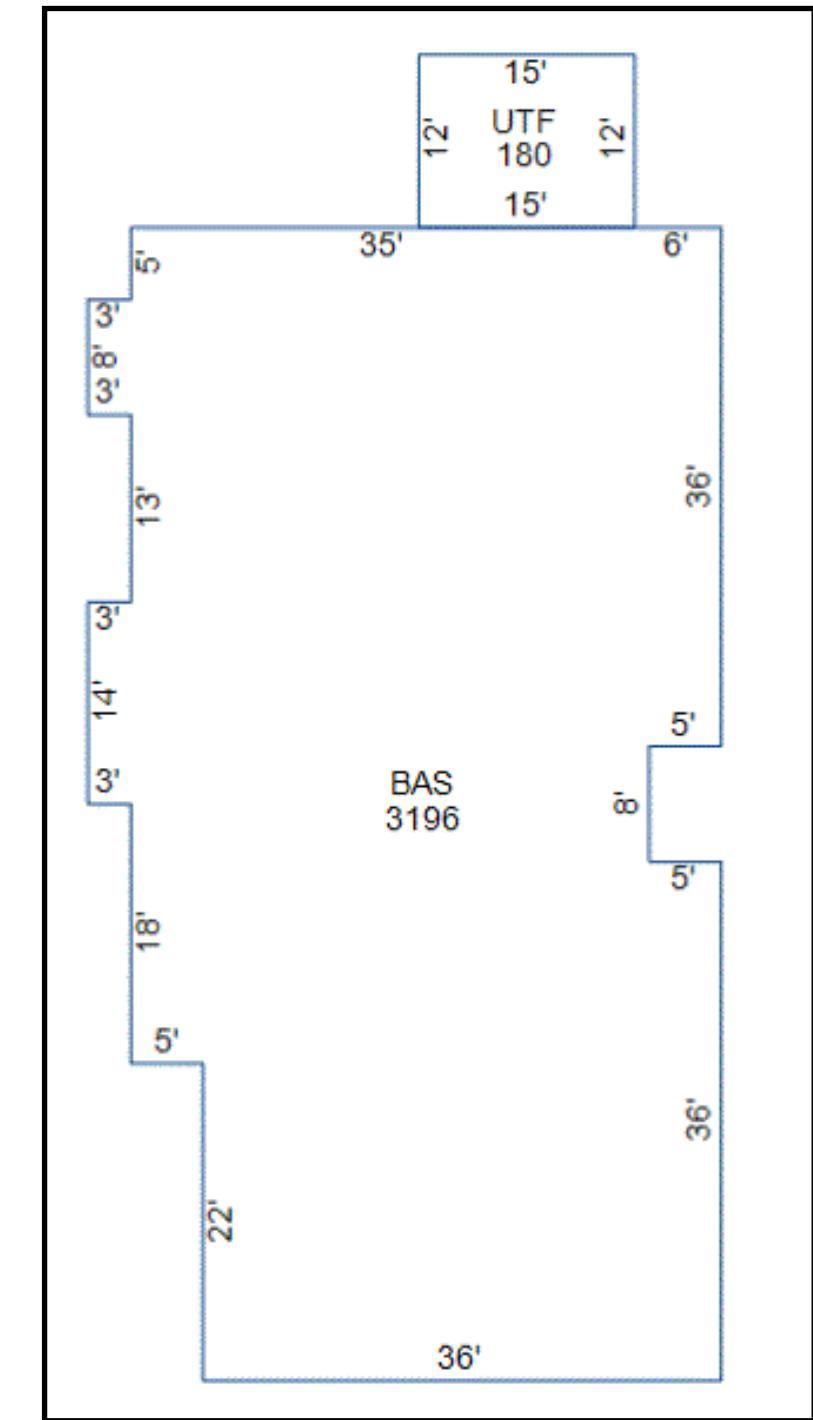


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**PARCEL DIMENSIONS**



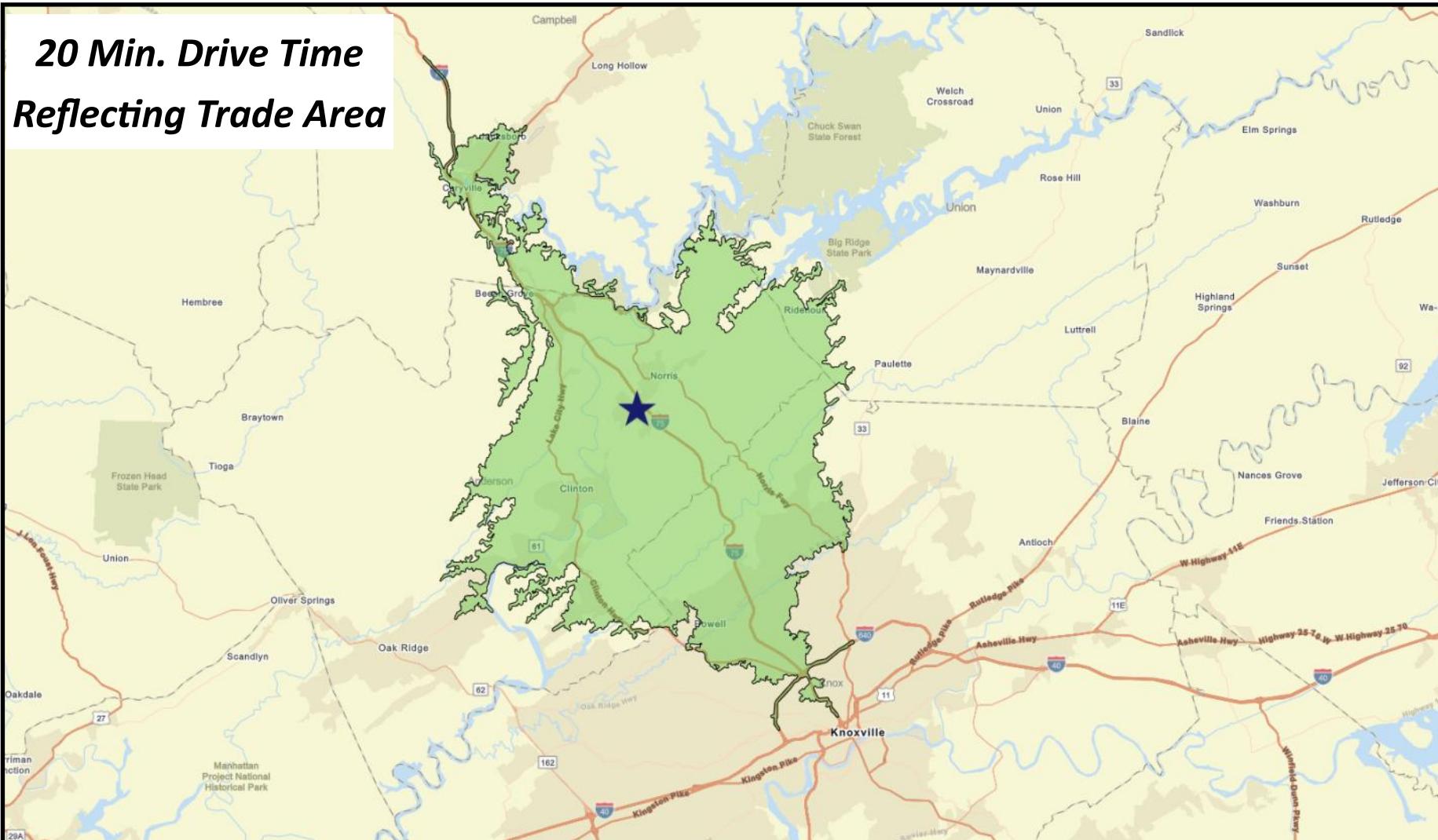
**BUILDING FOOTPRINT**



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## Clinton Exit—Regional Draw for Multiple Counties

- Trade Area serves very large radius, acting as a destination drawing from several surrounding cities, in addition to the town of Clinton and Norris Lake communities, along with several large employers pulling daily commuters to the area.
- Only Walmart for 15+ miles



DEMOGRAPHIC SUMMARY (Esri 2025)	
2240 N Charles G Seivers Blvd, Clinton, Tennessee, 37716	
Drive time: 20 minute radii	
<b>2025 Total Households</b>	<b>40,006</b>
<b>2025 Residential Population</b>	<b>98,271</b>
<b>2025 Total Daytime Population</b>	<b>89,716</b>
<b>COMBINED Daytime / Residential Population</b>	<b>187,987</b>
<b>2025 Median Household Income</b>	<b>\$68,177</b>
<b>2025 Average Household Income</b>	<b>\$90,357</b>
<b>2025 Median Age</b>	<b>42.1</b>

**FORMER WENDY'S — 2240 N. Charles Seivers Blvd., Clinton, TN**

**AVAILABLE FOR LEASE**

FOR ADDITIONAL INFORMATION AND PRICING GUIDANCE, PLEASE CONTACT:

**Jake Brewer, CCIM**

Principal Broker

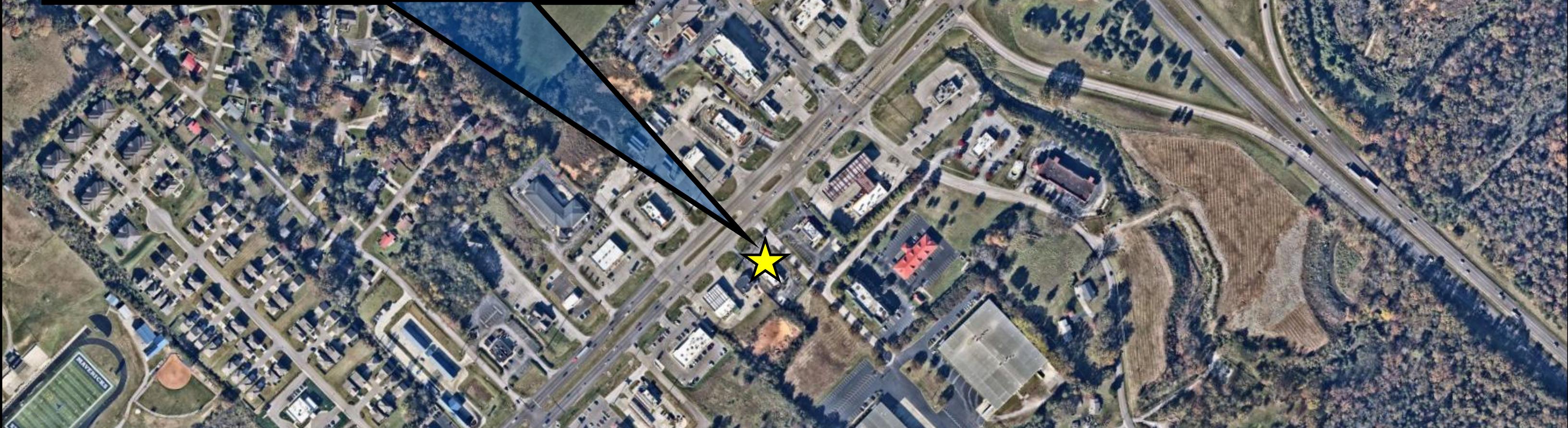
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