

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.



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Principal Broker
SmartSite Commercial Real Estate
Web: www.SmartSiteCRE.com

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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

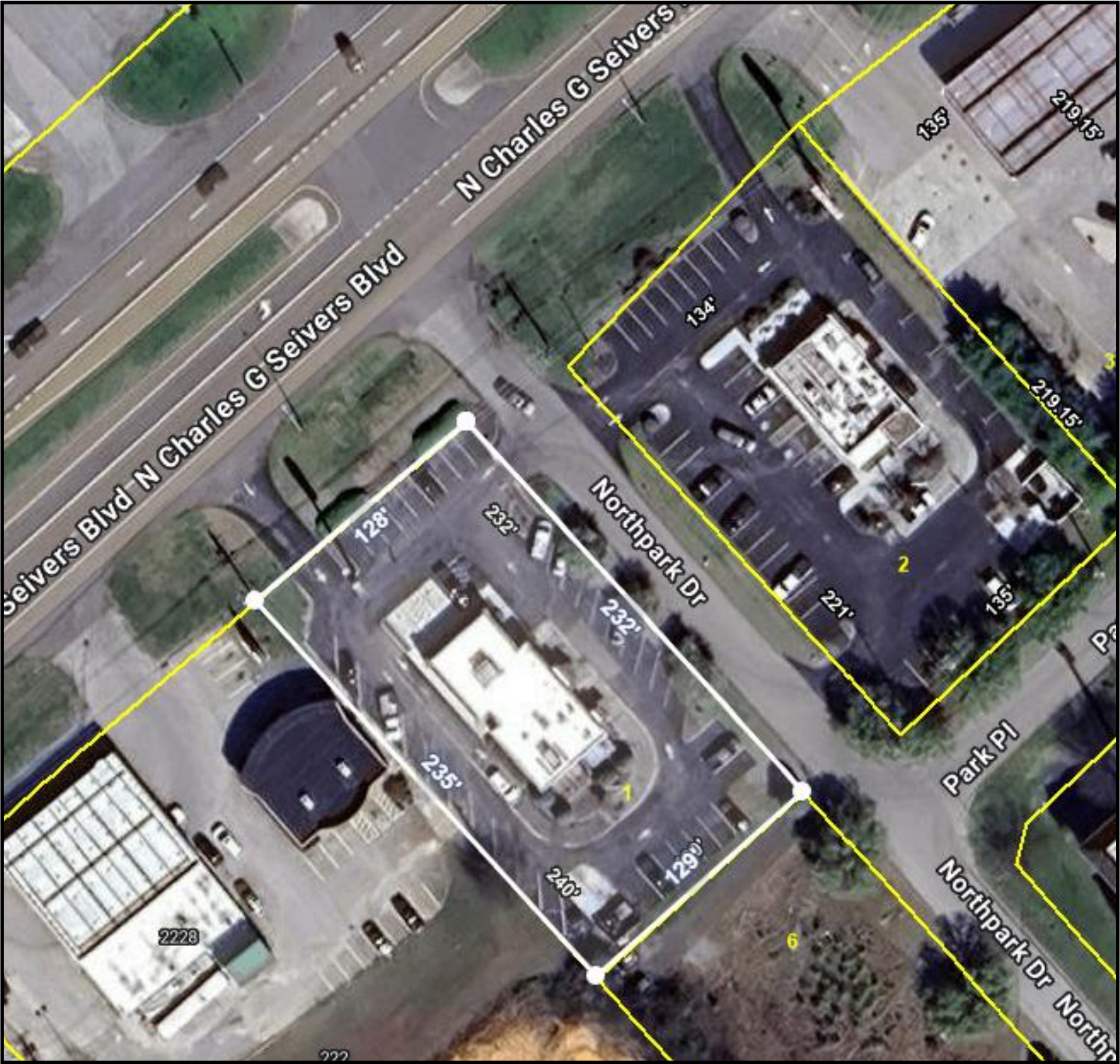
LARGE PYLON SIGN



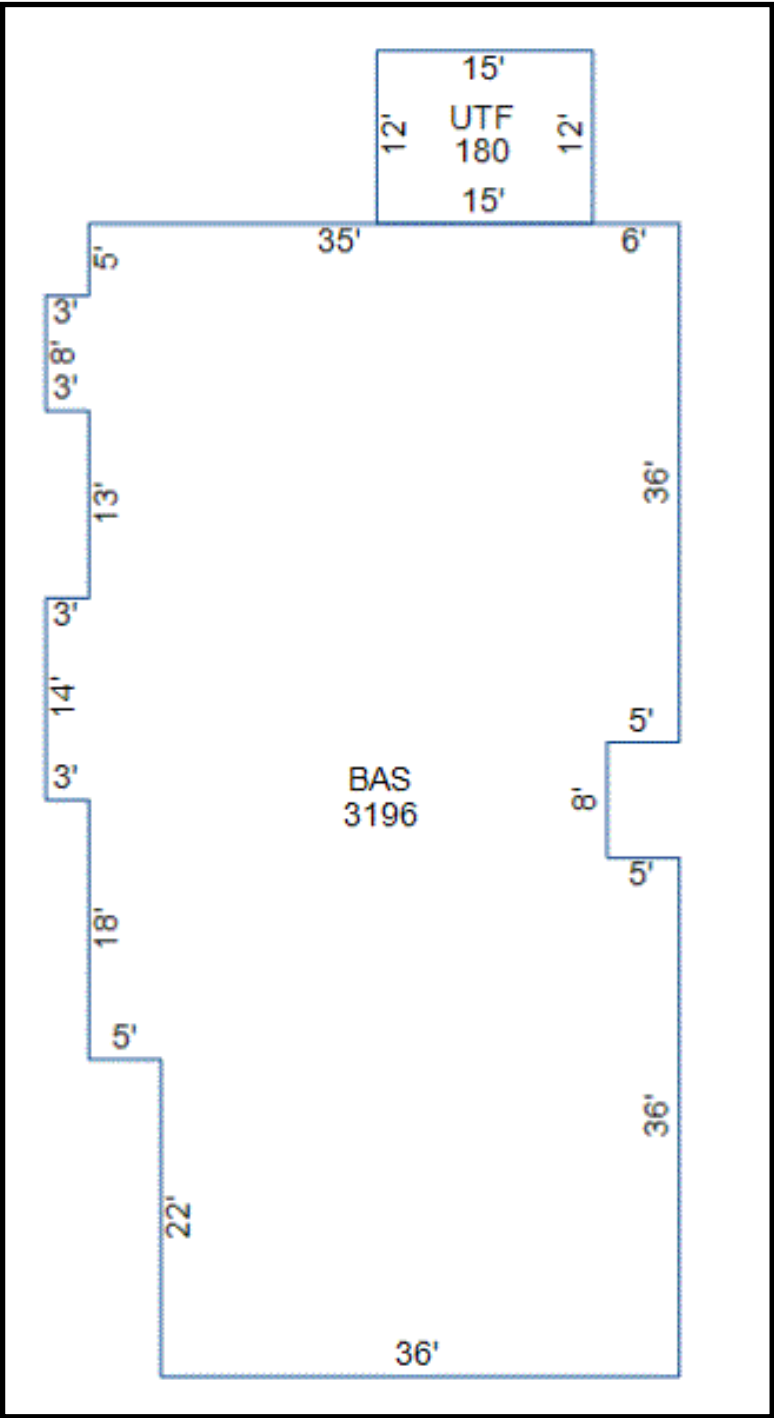
SUPERIOR ACCESS FOR TRADE AREA



PARCEL DIMENSIONS

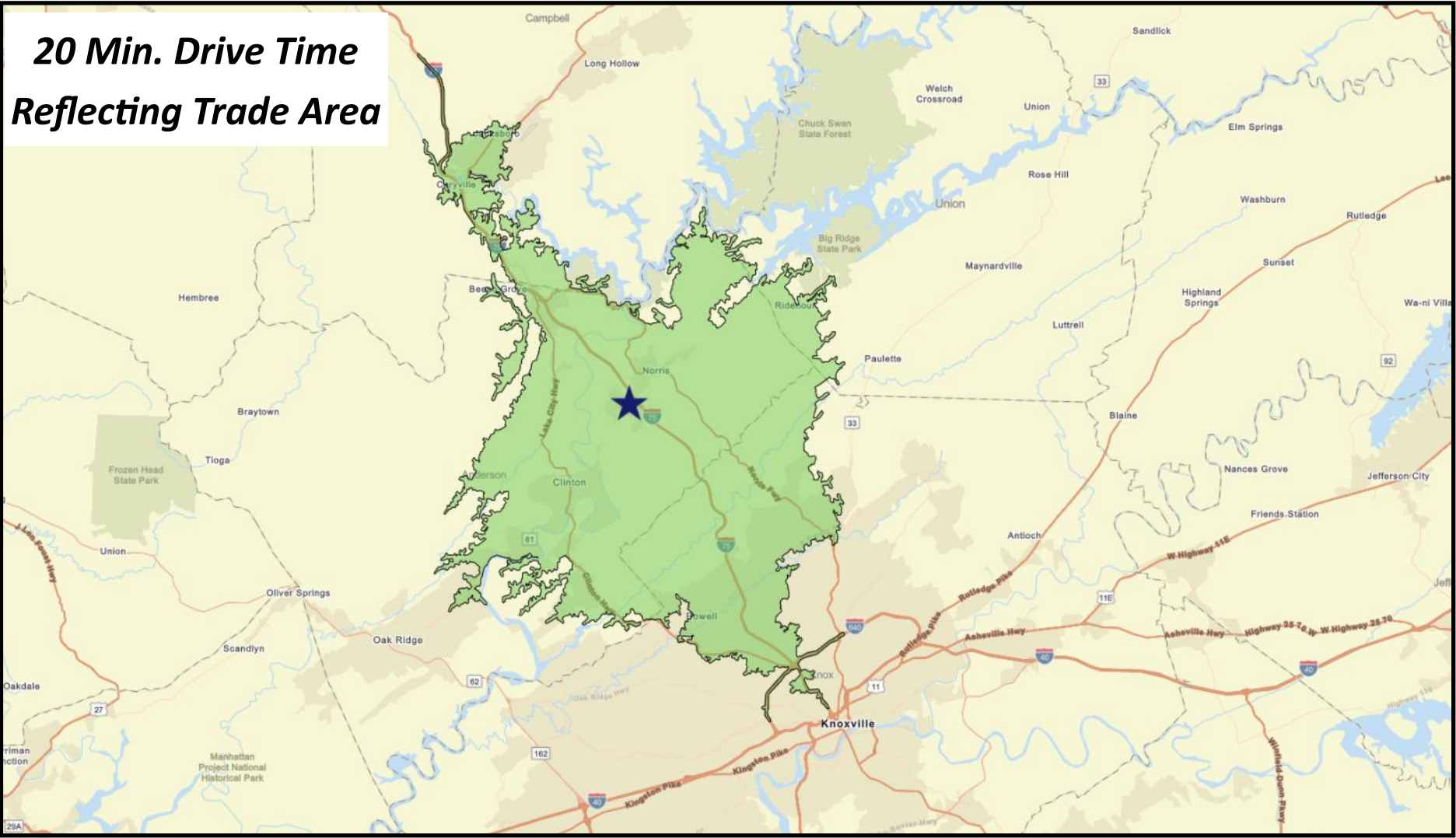


BUILDING FOOTPRINT



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	
2025 Total Households	40,006
2025 Residential Population	98,271
2025 Total Daytime Population	89,716
COMBINED Daytime / Residential Population	187,987
2025 Median Household Income	\$68,177
2025 Average Household Income	\$90,357
2025 Median Age	42.1

AVAILABLE FOR LEASE

FOR ADDITIONAL INFORMATION AND PRICING GUIDANCE, PLEASE CONTACT:

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