

# Retail / Office Space Available for Lease

Available SF:	1,400 SF
Lease Rate:	\$22.00 PSF
Lease Type:	NNN: \$2.65 PSF
Lease Expiration:	9/1/2025
Inline Tenants:	Food City, Starbucks, Western Union, and All Tobacco

## Get more information

**Brande Benson**  
Vice President  
+ 865 450 8883  
brande.benson@avisonyoung.com

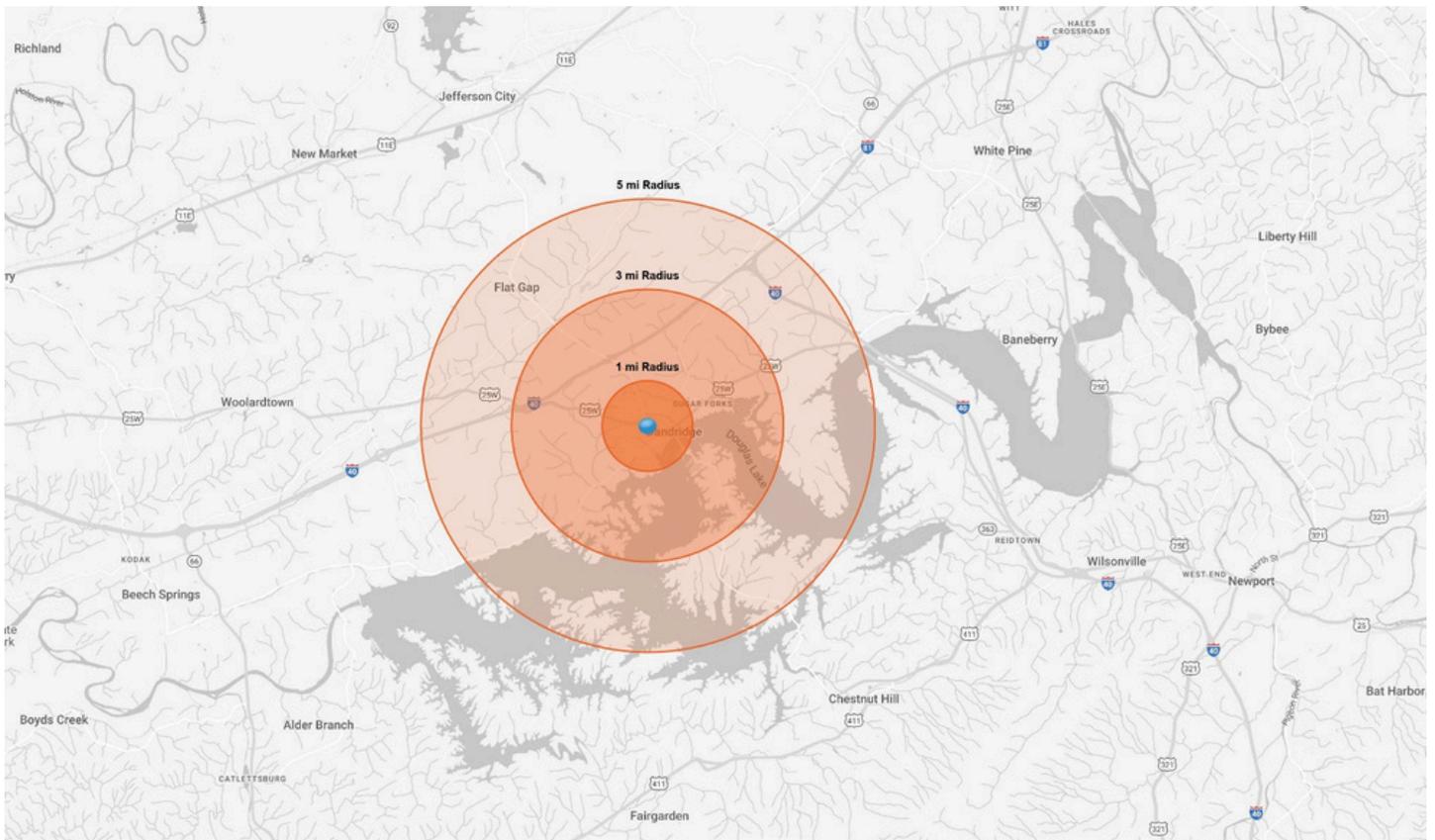
**Madison Idell**  
Associate Broker  
+ 865 450 8883  
madison.idell@avisonyoung.com

630 S. Concord St. | Knoxville, TN 37919

**Do not disturb tenant. Please contact agent for showing.**

# Retail / Office Space Available for Lease

**123 US-70, Suite 111**  
Dandridge, TN 37725



<b>Population</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
Estimated Population (2024)	1,585	8,787	16,707
Median Age	40.8	46.0	47.4
Median Age (Male)	39.4	45.0	46.8
Average Age (Female)	42/5	47.1	48.0
<b>Households &amp; Spending</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
Total Households	589	3,553	6,922
# of Persons per HH	2.5	2.4	2.4
Average Household Income	\$103,259	\$106,221	\$101,408
Household Expenditure	\$8,532	\$8,575	\$8,238

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## Site Plan



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## LOCATION SUMMARY

- *Inline with Food City*
- *Multiple access points*
- *Excellent visibility*

## LOCATION DETAILS

County	Jefferson
Road Type	Highway
Traffic Count	12,721
Traffic Count Street	US-70

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