



BETSYTOWNE SHOPPING CENTER

1727 U.S. 19E, ELIZABETHTON, TN 37643



PROPERTY DESCRIPTION

Unlock the potential of your business at 1727 U.S. 19E, Elizabethton, TN, 37643. This premier commercial property offers a prime location with exceptional visibility and accessibility, making it a standout choice for businesses seeking to make a lasting impression. The property features a well-designed layout, perfectly suited for a wide range of commercial uses. With generous parking and flexible lease terms, this space caters to the diverse needs of modern businesses. Position your enterprise for success by securing this adaptable and prominent property as your next business location

PROPERTY HIGHLIGHTS

- Prime Location
- Ample parking for customers and employees
- Spacious and adaptable space for tailored business operations

TOMMY PERRIGAN

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LOCATION DESCRIPTION

Discover a vibrant community in Elizabethton, TN, where small-town charm meets modern amenities. The bustling downtown area offers a variety of dining options, boutique shopping, and cultural attractions, all within a short distance from the property. Take advantage of nearby recreational opportunities, including hiking and camping in the picturesque Appalachian Mountains, or enjoy water activities on the Watauga River. For business tenants, the area provides convenient access to essential services and professional resources, creating an ideal environment to thrive in. With its blend of historic appeal and contemporary conveniences, this location offers an attractive backdrop for both work and leisure.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,600 - 2,800 SF





AVAILABLE SUITES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,600 - 2,800 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1727	Available	2,800 SF	NNN	\$12.00 SF/yr	-
Suite 1728	Available	2,000 SF	NNN	\$12.00 SF/yr	-
Suite 1737	Available	1,600 SF	NNN	\$12.00 SF/yr	-

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SITE PLAN



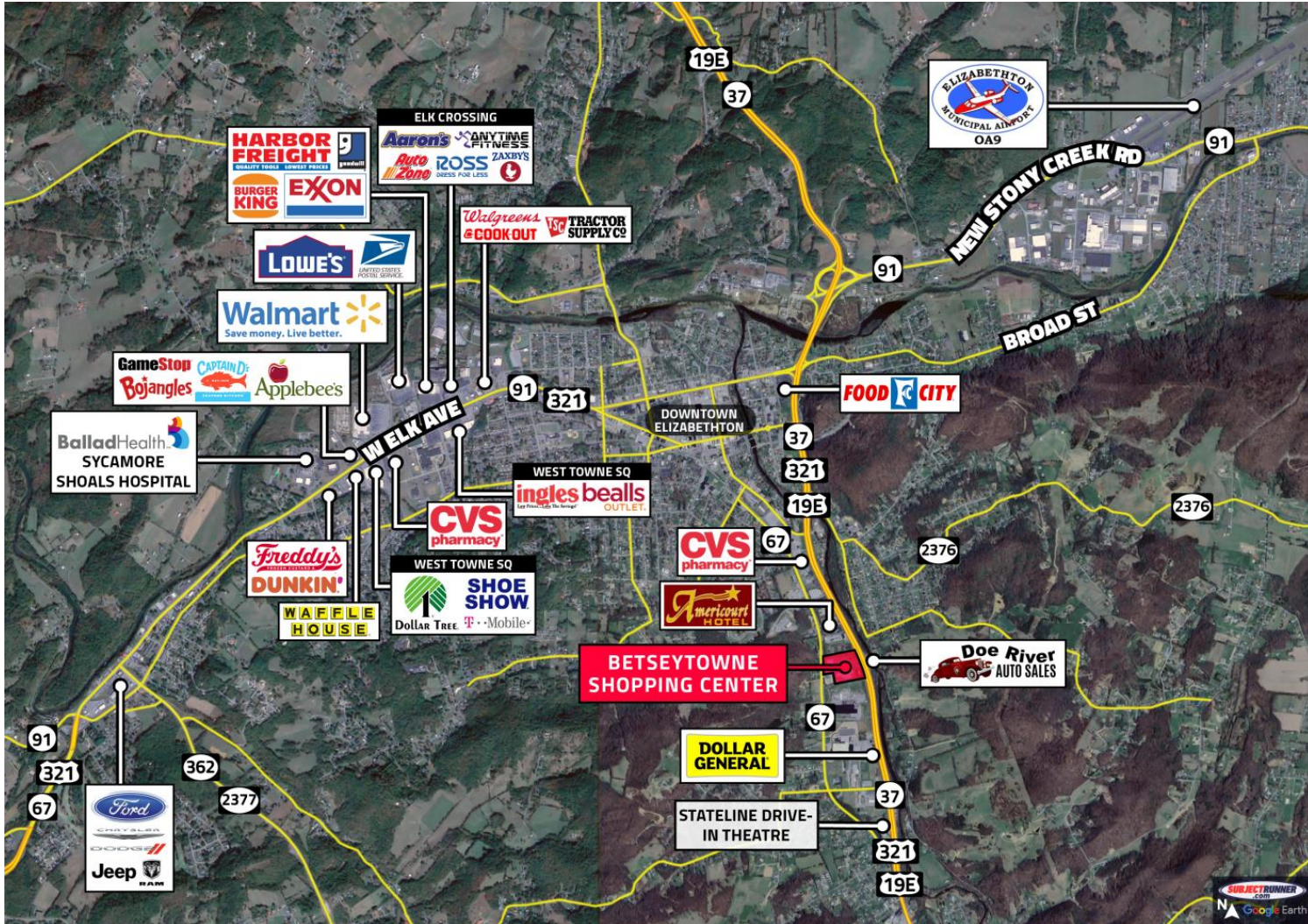
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RETAIL AERIAL



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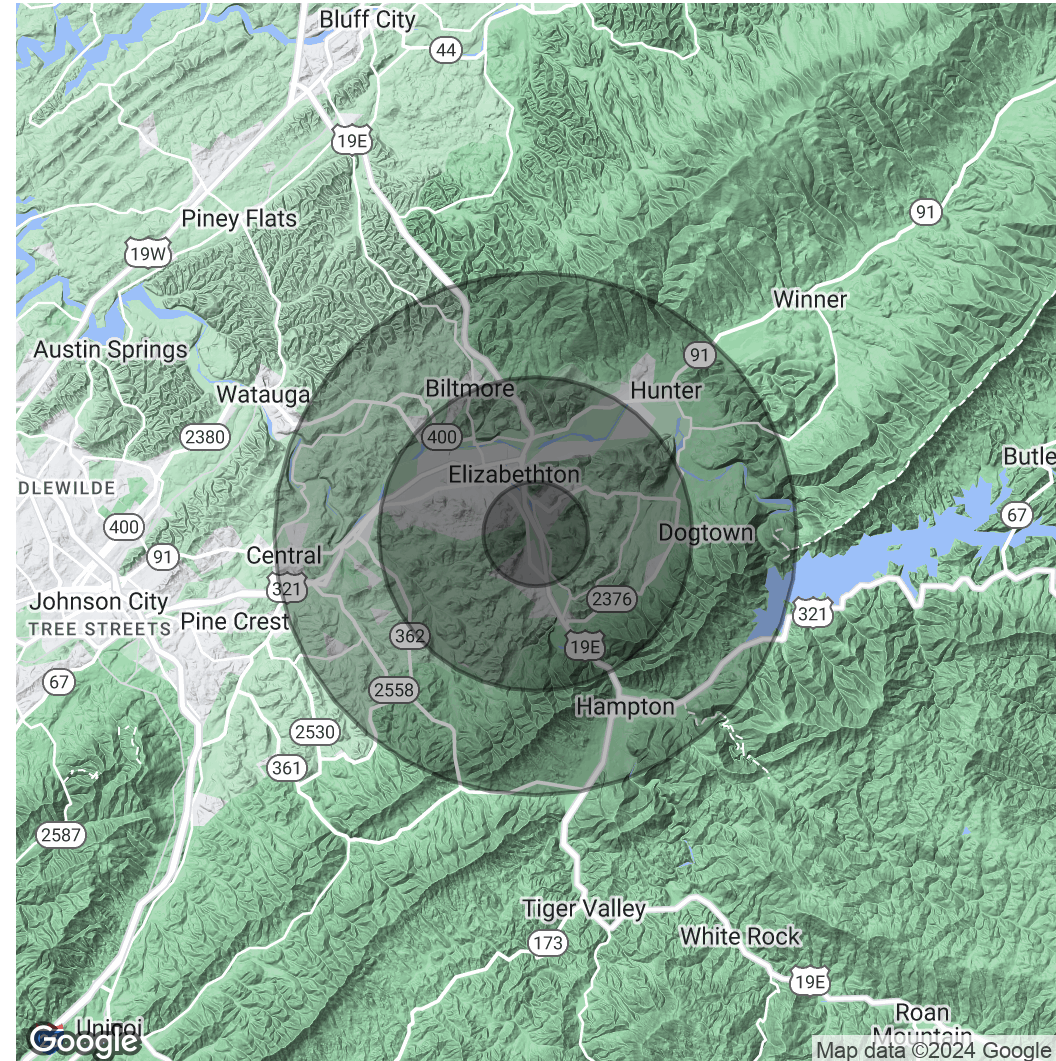


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,770	20,302	32,911
Average Age	43	44	44
Average Age (Male)	41	43	43
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,621	8,878	14,217
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$59,212	\$65,769	\$68,755
Average House Value	\$181,836	\$194,662	\$197,053

Demographics data derived from AlphaMap



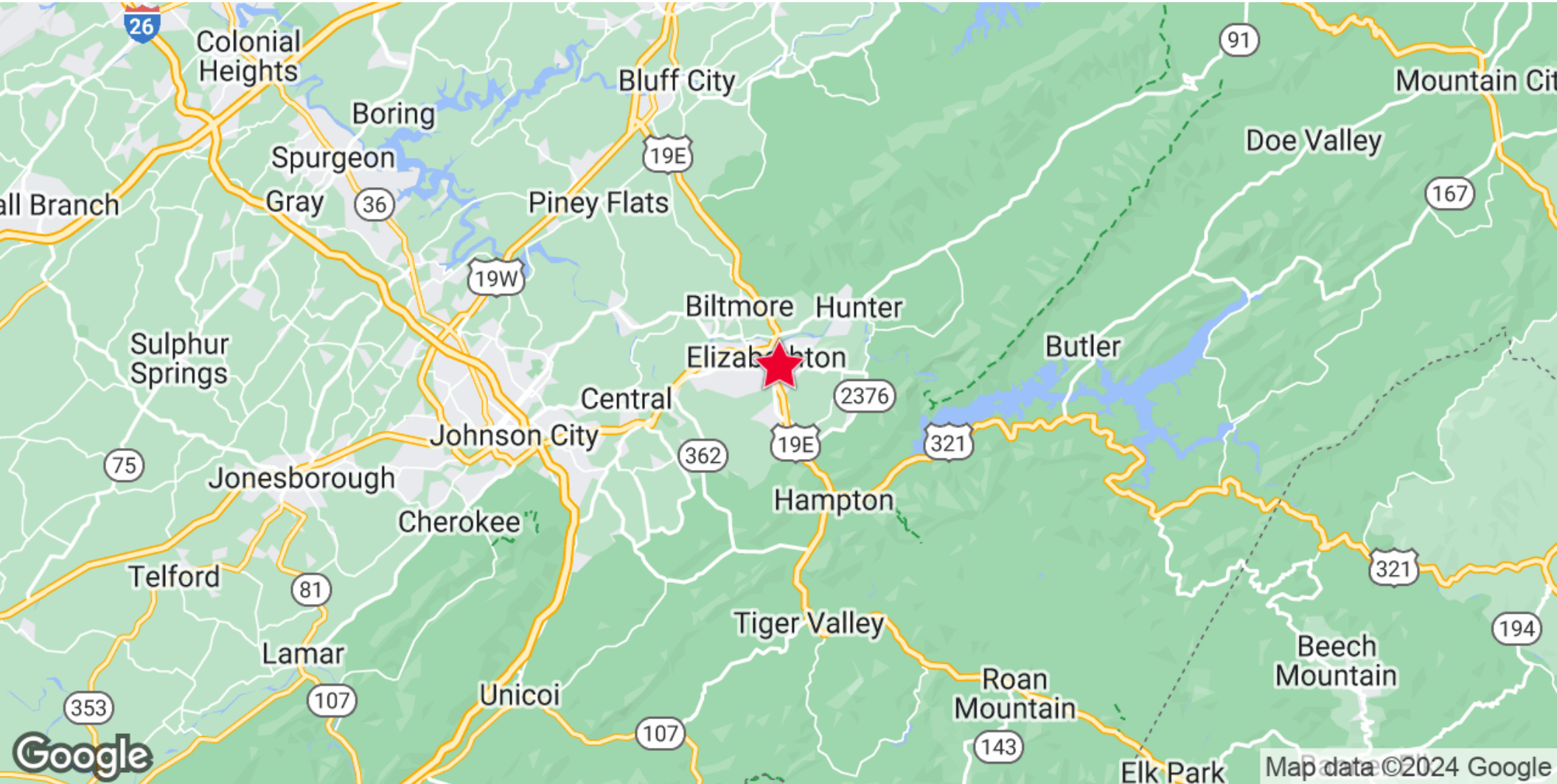
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LOCATION MAP



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