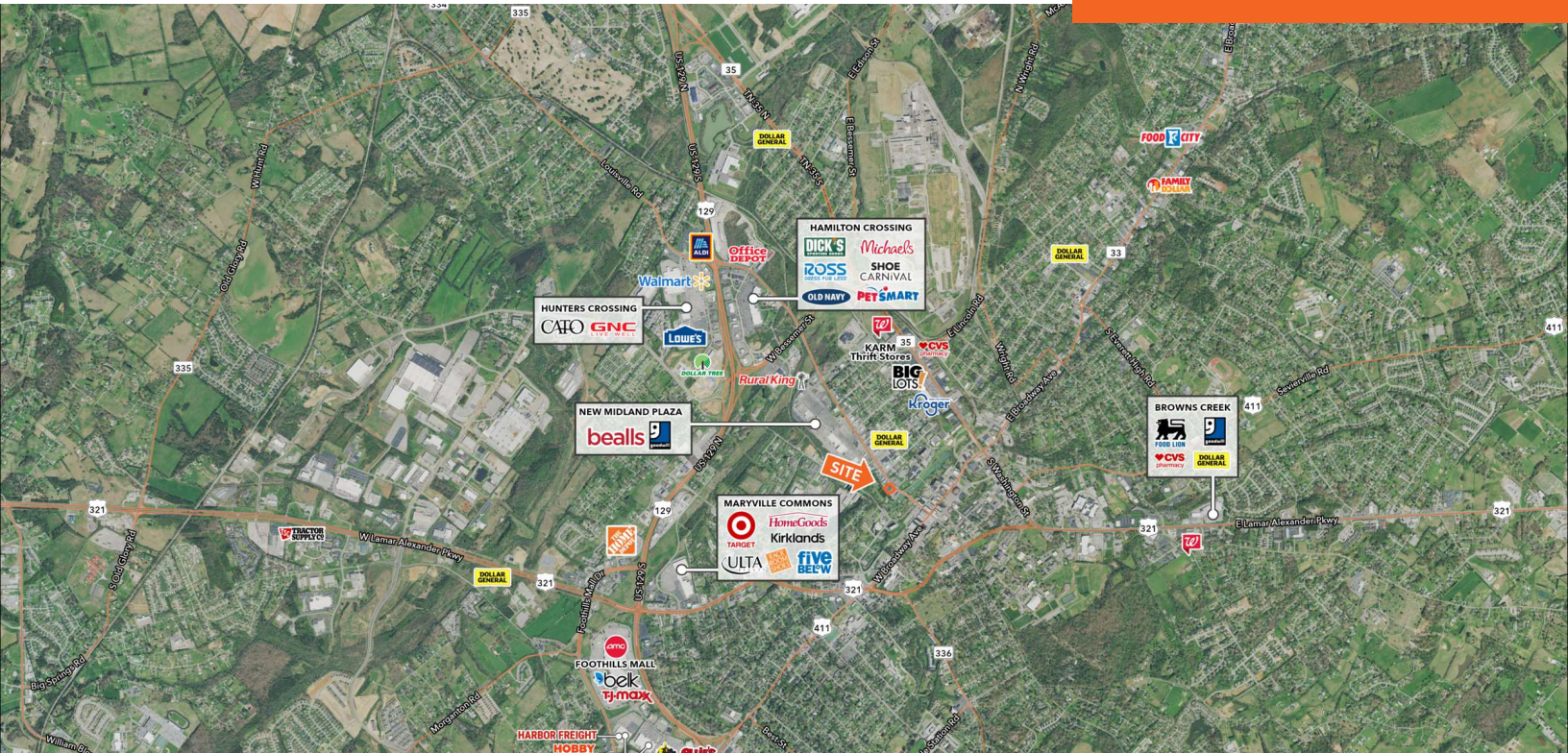


501 NORTH CUSICK STREET

MARYVILLE, TN 37804

FOR LEASE



LOCATION DESCRIPTION

Located in East Tennessee, Maryville has a population of approximately 29,742 and is situated 21 miles south of Knoxville, near the foothills of the Great Smoky Mountains National Park. The city's economy is supported by key institutions such as Maryville College, with around 1,213 students; DENSO Manufacturing Tennessee, employing over 4,500 individuals; and Blount Memorial Hospital, with about 2,000 employees. The subject property is located along North Cusick Street, heading into downtown Maryville.



PROPERTY HIGHLIGHTS

- 4,400 SF second-gen restaurant
- The subject property is about 1 mile east of the Maryville and Alcoa retail market and just 0.5 miles north of W Broadway Ave (12,168 VPD)
- The subject property offers 2 points of ingress/egress onto North Cusick Street (11,295 VPD)
- Located 0.2 miles south of the 370,000 SF shopping center Midland Plaza

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2024 Total Population	46,384	79,130	103,602
2024 Total Households	18,611	31,942	41,975
2024 Average Household Income	\$90,825	\$93,710	\$96,746

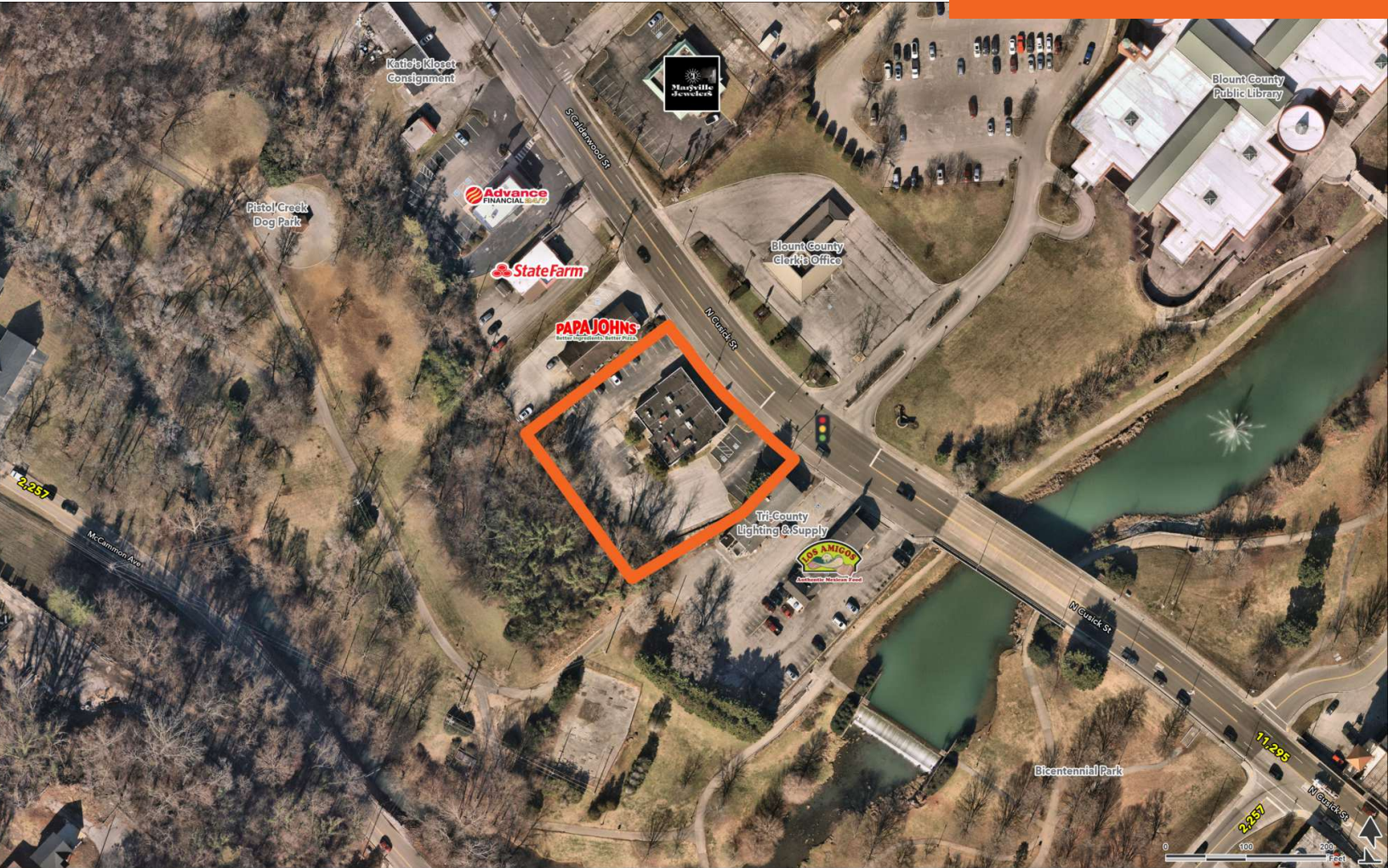


CRAIGE PEARSON
 craige.pearson@tscg.com
 615.324.5643

501 NORTH CUSICK STREET

MARYVILLE, TN 37804

FOR LEASE



CRAIGE PEARSON
craige.pearson@tscg.com
615.324.5643