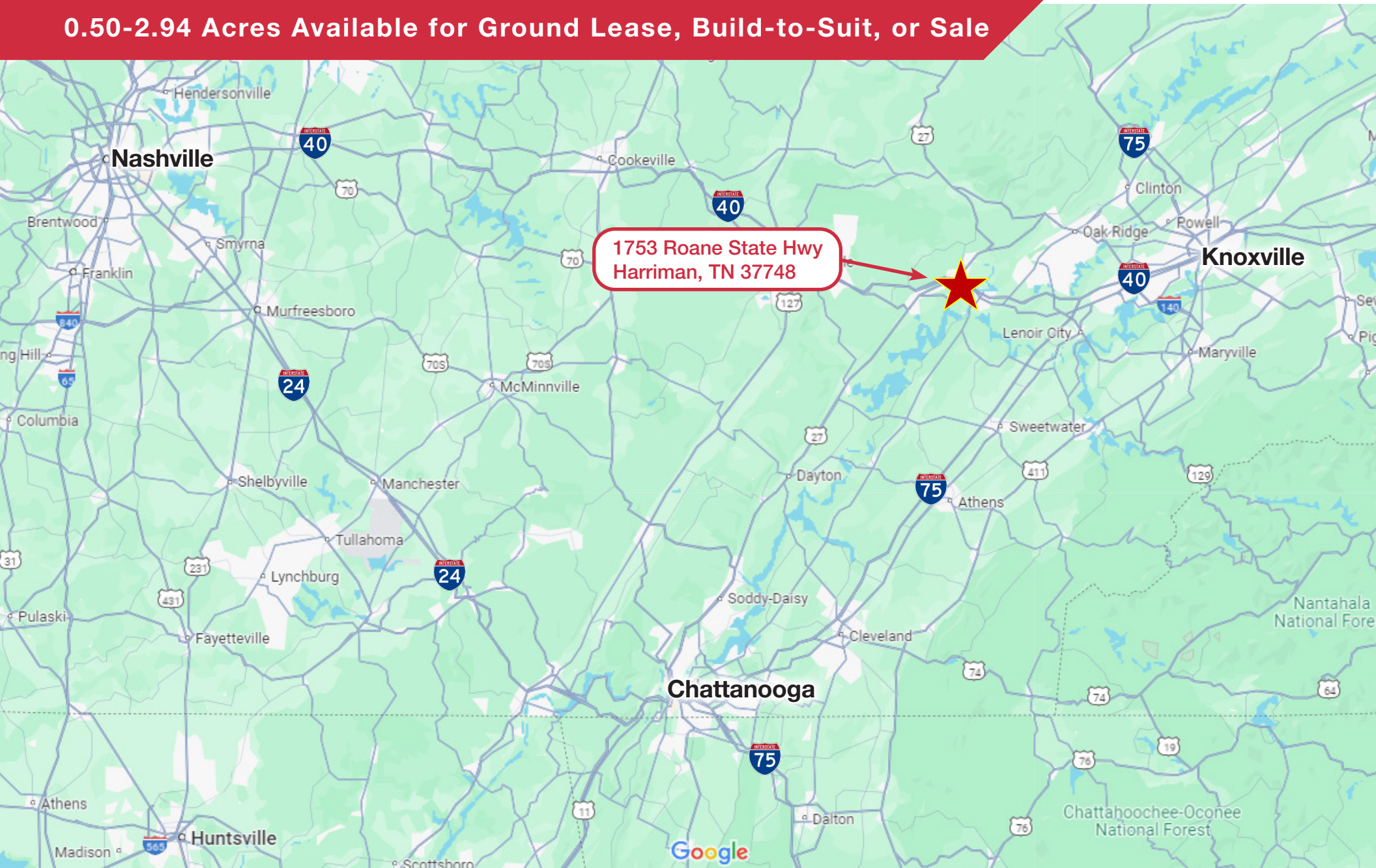


PRIME DEVELOPMENT OPPORTUNITY

0.50-2.94 Acres Available for Ground Lease, Build-to-Suit, or Sale



PROPERTY SUMMARY

Property Highlights

- 0.50 - 2.94 Acres available for GL, BTS, or Sale
- Prime Development Opportunity for a QSR, bank, medical user and many more
- Strategically positioned on Roane State Hwy in Harriman's rapidly growing retail corridor
- Located just off Exit 350 of I-40 with full signalized shared access and right in/right out access directly to site
- Excellent visibility off Roane State Hwy with ample frontage
- Surrounding retailers include: Kroger, Lowes, Whistle Express Car Wash, Zaxby's, Burger King, Valvoline, O'Reilly Auto Parts, Bojangles, Regions Bank, Walgreens, and more
- According to PlacerAI, corridor is home to several high performing retailers
- Pricing: Contact Broker for Details



2024 Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	899	11,337	22,790
ANN GROWTH '24-'29	1.5%	1.5%	1.5%
AVERAGE HH INCOME	\$61,652	\$67,352	\$74,132

SITE AERIAL

1753 Roane State Hwy | Harriman, TN 37748



Located just off Exit 350
of I-40 with full signalized
shared access

To Knoxville | ±39 Miles
±55,523 VPD

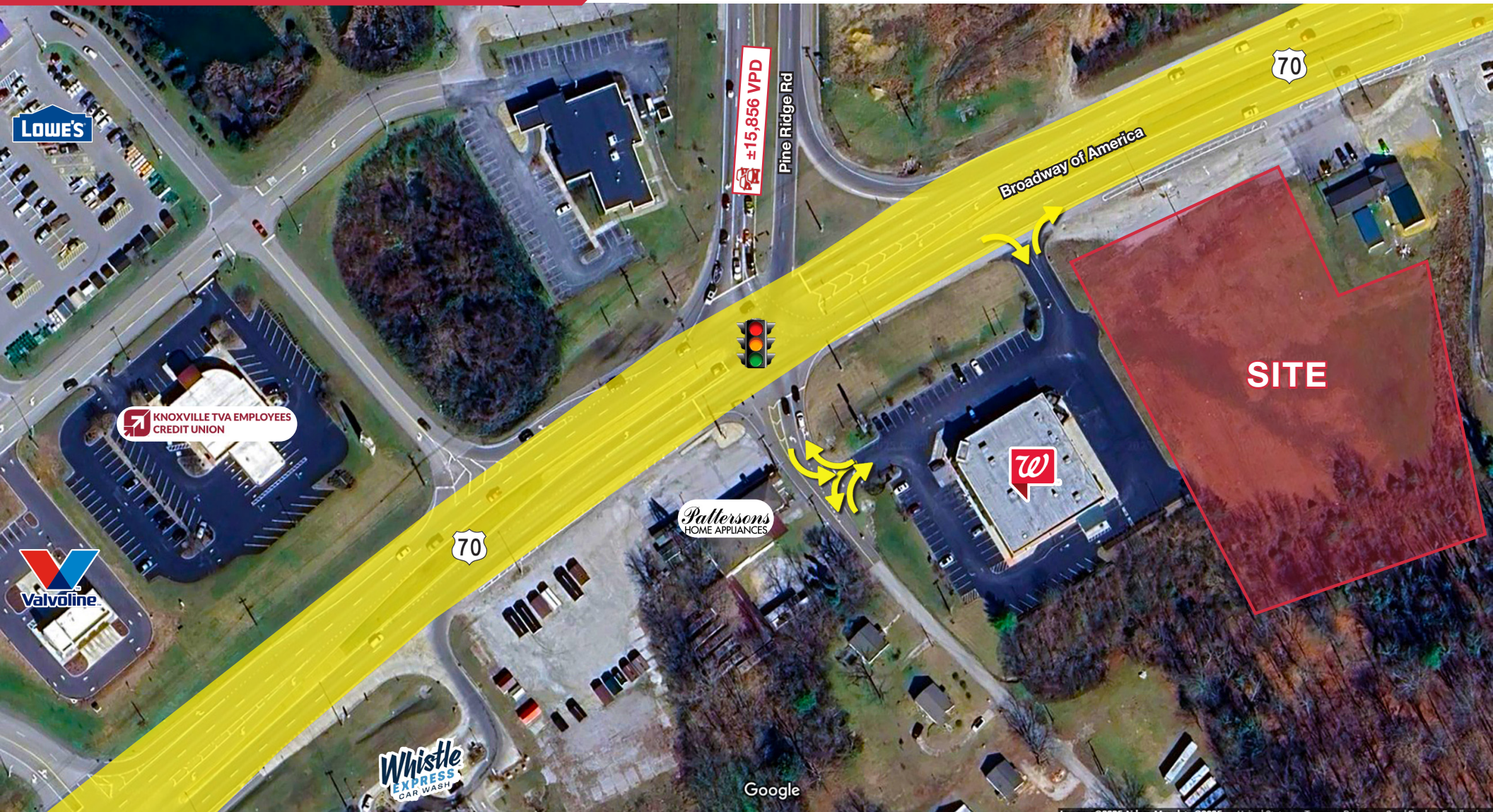
Placer.ai

Kroger	74th Percentile in Tennessee
BURGER KING	88th Percentile Nationwide
Weigel's	79th Percentile in Tennessee
DUNKIN'	78th Percentile in Tennessee
ZAXBY'S	76th Percentile in Tennessee
Lowe's	76th Percentile Nationwide
Bojangles	88th Percentile in Tennessee

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

SITE AERIAL

1753 Roane State Hwy | Harriman, TN 37748



Site lines are approximate.

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

MARKET OVERVIEW



Located in the heart of Roane County in the eastern part of the state, Harriman is a charming city that combines a rich history with modern amenities and natural beauty. The city's downtown area offers unique shops, delicious restaurants, and a vibrant arts and culture scene. Outdoor recreation is enjoyed in the nearby mountains, rivers, lakes, and the scenic Riverfront Park. Harriman is a community that values its past, celebrates its present, and looks forward to a bright future.

Some of the major employers in the area include healthcare providers, such as the Roane Medical Center and Quality Care Health Center, and educational institutions such as Roane State Community College and Tennessee College of Applied Technology. Retail and service industries also provide many employment opportunities in the area.

Harriman is a small Appalachian region town known for its historic downtown and outdoor recreational opportunities. With a population of around 6,000, it offers a tight-knit community feel. The cost of living is relatively low, and it's an excellent place to raise a family.



cityofharriman.net