

**For Sale or Lease!**

# 501 N CUSICK

501 N Cusick | Maryville, TN 37804



**4,400 SF Full Service Restaurant**

**\$1,275,000 or \$20/SF/YR NNN**



**MCKENZIE KRAMER**

ASSOCIATE ADVISOR | SVN WOOD PROPERTIES

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# 501 N CUSICK

## Property Description

This 4,400 sq. ft. full-service restaurant features a back room for private events or additional seating, two ADA-compliant restrooms, and remaining FF&E including a buffet bar, three-compartment sink, walk-in cooler and freezer, booth seating, and table tops. A full inventory list is available upon request. The property offers excellent visibility with elevated signage and a marquee letter board, along with 30+ parking spaces, a wraparound drive, and dual entrances for seamless access.

Located in the heart of Maryville, the site is surrounded by premier amenities, including the Maryville-Alcoa Greenway, Bicentennial Park, Blount County Public Library, historic Downtown Maryville, the future "Great Lawn" at Midland Plaza, and Maryville College. Positioned on Cusick and South Calderwood, the property benefits from formidable traffic counts (12,000+ cars/day) and direct connectivity to the city's major retail corridor.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable (NNN)
<b>NNN FEES:</b>	Approx. \$2.15
<b>SALES PRICE:</b>	\$1,275,000
<b>PRICE/SF:</b>	\$290
<b>ZONING:</b>	Business & Transportation
<b>AVAILABLE SF:</b>	4,400 SF
<b>LOT SIZE:</b>	0.80 Acres
<b>PARKING:</b>	30

# PHOTOS



# SURROUNDING RETAIL



Represents Traffic Counts

Source: ©2024 Kalibrate Technologies (Q2 2024).  
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# REGIONAL MAP



# DEMOGRAPHICS

## POPULATION

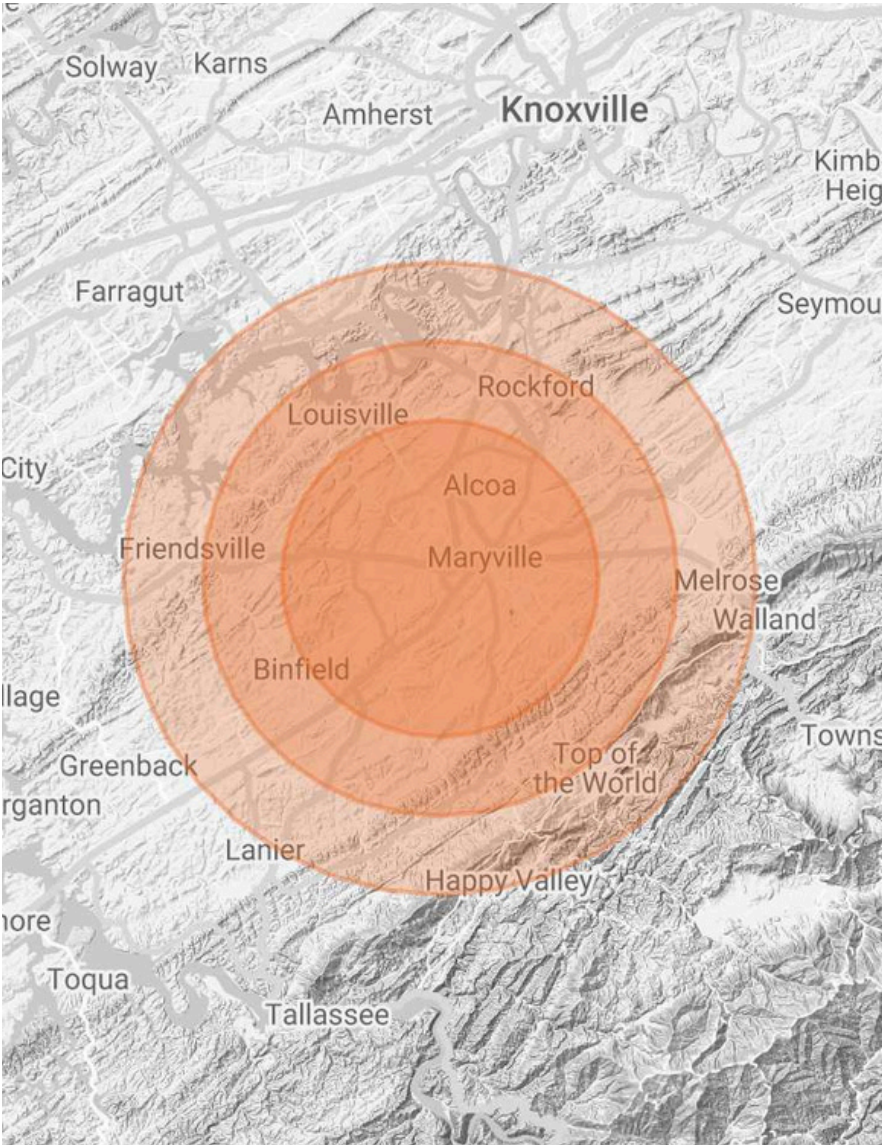
	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION	78,239	106,553	156,429
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	43	44	44

## HOUSEHOLDS & INCOME

	5 MILES	7.5 MILES	10 MILES
TOTAL HOUSEHOLDS	31,409	42,843	62,640
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$85,613	\$88,225	\$101,249
AVERAGE HOUSE VALUE	\$324,374	\$339,204	\$392,377

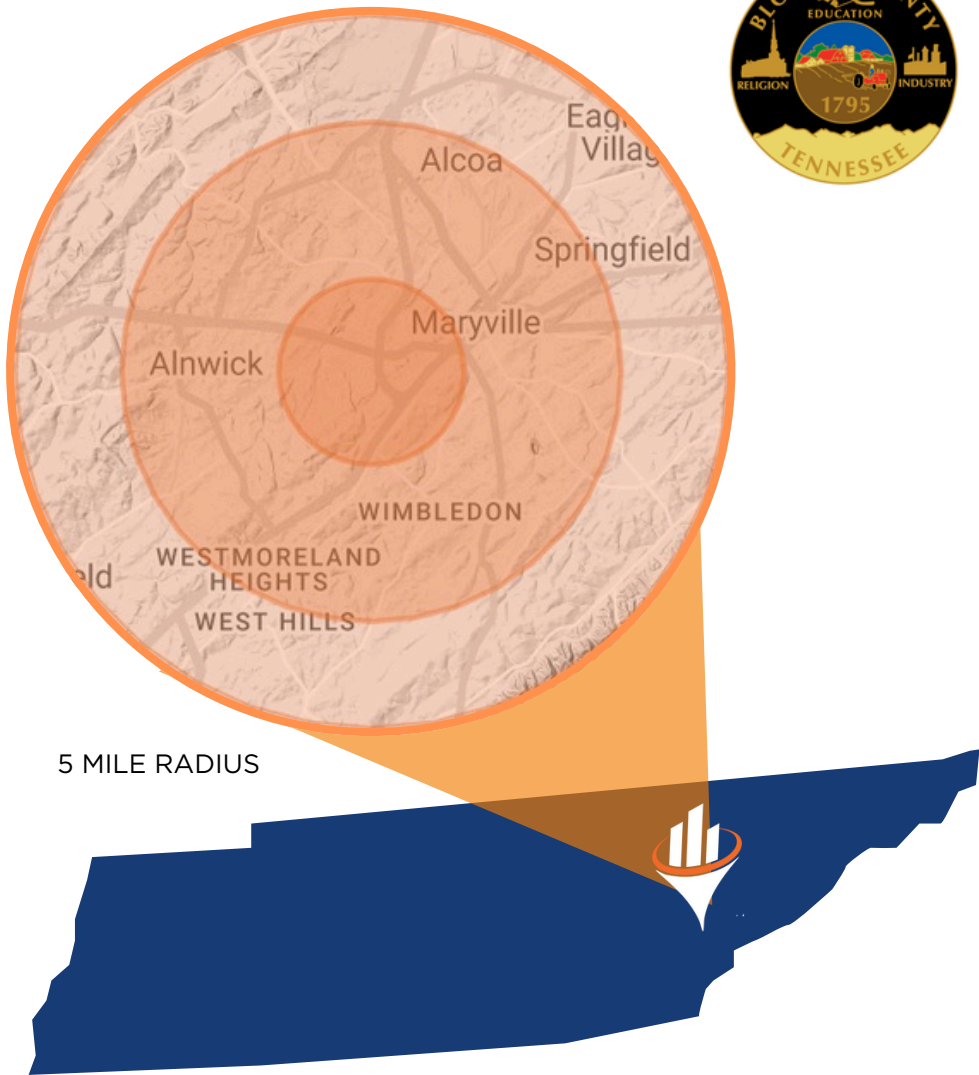
## RACE

	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION - WHITE	66,637	91,686	135,473
TOTAL POPULATION - BLACK	2,857	3,419	4,422
TOTAL POPULATION - ASIAN	1,023	1,207	2,414
TOTAL POPULATION - HAWAIIAN	24	30	47
TOTAL POPULATION - AMERICAN INDIAN	295	441	565



# FACTS AND FIGURES

City: Maryville  
 Mayor: Andy White  
 Website: maryvillegov.com  
 County: Blount  
 State: Tennessee



## POPULATION



78,239  
POPULATION



42  
MEDIAN AGE



31,409  
HOUSEHOLDS

## EDUCATION



36.9%  
HIGH SCHOOL GRADUATE



29.2%  
SOME COLLEGE



27.1%  
BACHELORS/GRAD/PROF DEGREE

## INCOME



\$85,613  
MEDIAN HOUSEHOLD INCOME



\$38,524  
PER CAPITA INCOME



\$282,891  
MEDIAN NET WORTH

## EMPLOYMENT



58.3%  
WHITE COLLAR



27%  
BLUE COLLAR



14.7%  
SERVICES



3.3%  
UNEMPLOYMENT RATE



Maryville, Tennessee, boasts a diverse and resilient economy that significantly contributes to the region's prosperity. The city's economic landscape features a mix of industries, including manufacturing, healthcare, and tourism. Its strategic location near the Great Smoky Mountains National Park attracts visitors seeking outdoor adventures, fueling a thriving tourism sector. Additionally, the manufacturing sector plays a pivotal role, with several companies bolstering the local economy. The healthcare industry is another cornerstone, with medical facilities and services supporting the community's well-being. Overall, Maryville's economy reflects a balanced blend of sectors, fostering growth and stability for its residents.



Maryville has experienced commendable job and population growth in recent years, highlighting the city's appeal and economic vitality. The burgeoning job market can be attributed to the diverse range of industries in the area, including manufacturing, healthcare, and technology. The city's strategic location and business-friendly environment have attracted new businesses and contributed to job creation, with major employers like Amazon and Smith & Wesson Facilities recently joining the area. This growth has led to a population influx as individuals seek employment opportunities and a high quality of life. Maryville's commitment to community development, education, and healthcare infrastructure has also played a crucial role in attracting residents. As the city continues to thrive economically, the positive trends in job and population growth underscore Maryville's status as a dynamic and welcoming community.

# CITY OF MARYVILLE

2023 Population:

**34K**

2023 Households:

**12K**

Median Age:

**40**

2023 Household  
Income:

**\$71,500**

**Top 10**

**Best Places to Live in 2020**  
*HomeSnacks.com*



# EMPLOYMENT & ECONOMY

## Blount County, Tennessee

Blount County is home to several prominent employers that play a crucial role in the local and regional economy. Among the key contributors is Denso Manufacturing, a significant automotive component manufacturing facility employing over 4,000 people. Denso's presence in Maryville underscores the city's strong industrial base and its importance in the automotive supply chain.

McGhee Tyson Airport, located in Blount County, serves as a vital transportation hub for the Knoxville metropolitan area. The airport employs over 2,700 people and significantly contributes to the local economy by facilitating travel and commerce throughout East Tennessee.

In October 2023, Amazon opened a new \$200 million facility in Blount County, creating thousands of jobs and providing a substantial boost to the community's employment opportunities. This development has had a significant positive impact on the local economy, attracting additional businesses and enhancing the area's economic landscape.

Additionally, Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023, creating over 600 jobs. The company plans to expand further in 2024 with an additional building that will house a museum and retail space, further contributing to the area's economic growth and diversification.

These major employers, combined with Maryville's strategic location and business-friendly environment, make it an attractive destination for businesses and residents alike, fostering continued economic prosperity and development.

