



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

Do not disturb tenant. Please contact agent for showing.

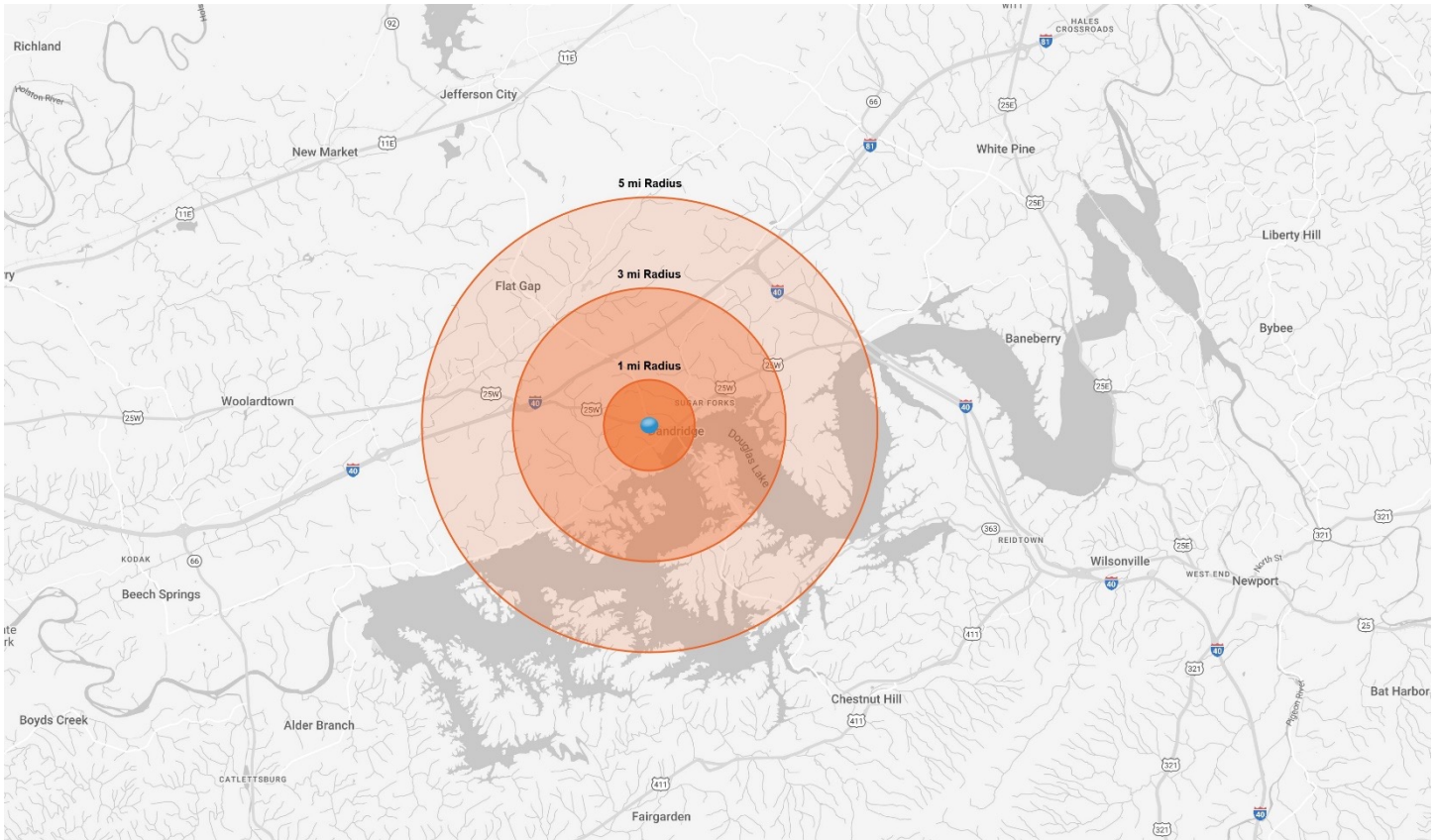
Get more information

Brandi Benson
Vice President
+ 865 450 8883
brandi.benson@avisonyoung.com

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

Retail / Office Space Available for Lease

123 US-70, Suite 111
Dandridge, TN 37725



Population	1 mi radius	3 mi radius	5 mi radius
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

Households & Spending	1 mi radius	3 mi radius	5 mi radius
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

**For further
information**

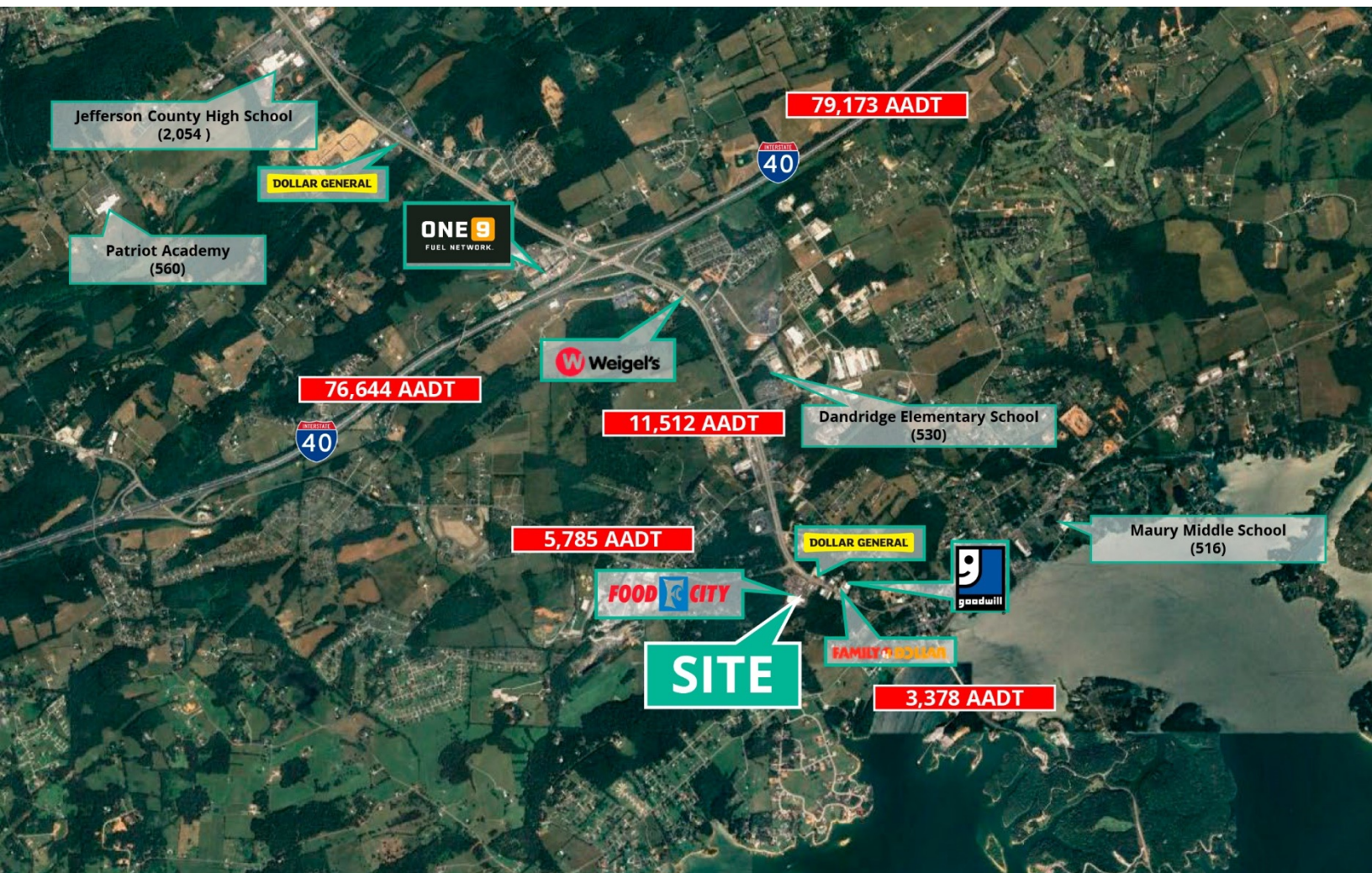
Brande Benson
Vice President
+ 865 450 8883
brande.benson@avisonyoung.com

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

**AVISON
YOUNG**

Retail / Office Space Available for Lease

123 US-70, Suite 111
Dandridge, TN 37725



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

For further information

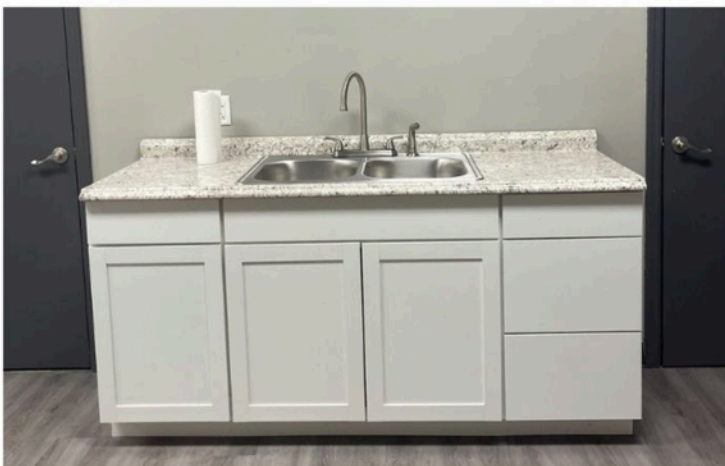
Brande Benson
Vice President
+ 865 450 8883
brande.benson@avisonyoung.com

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

**AVISON
YOUNG**

Retail / Office Space Available for Lease

123 US-70, Suite 111
Dandridge, TN 37725



**For further
information**

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

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

**AVISON
YOUNG**