

For Sale!

427 WHITECREST DR

Former Round 6 Brewery | Maryville, TN



Brewery, Taproom, and Scenic Beer Garden on 2 AC



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427 WHITECREST DRIVE



PROPERTY DESCRIPTION

The property at 427 Whitecrest Drive, formerly Round 6 Brewery, encompasses approximately 2 acres and features two industrial warehouse buildings retrofitted for retail and brewery use. The site offers 68 assigned parking spaces, a spacious outdoor seating area with a covered patio, and a turf lawn, making it ideal for a vibrant business atmosphere. Originally built in 1971 and recently renovated, this versatile space includes two large buildings: Building 1 includes a 1,600 sq. ft. commercial space and a 4,500 sq. ft. industrial space, Building 2 along is a 7,800 sq. ft. industrial building. All brewery furniture, fixtures, and equipment (FF&E) are included in the sale. The property is suitable for a brewery or restaurant but can easily be converted back to its original warehouse state for industrial use, offering endless possibilities for an owner-user or an investor looking to lease to multiple tenants.

LOCATION DESCRIPTION

Located near the intersection of two major regional highways, Hwy 129 and Hwy 321, this property is centrally positioned in Maryville's bustling commercial area. It is less than a mile from major retail hubs, including Foothills Mall, Maryville Commons, and Alcoa Marketplace. Its close proximity to downtown Maryville and the Great Smoky Mountains makes it an attractive option for a variety of uses, whether retail, restaurant, or industrial.

ZONING

HIGH INTENSITY RETAIL

This zoning supports and encourages concentrated retail development along major roadways. Mixed-use developments and certain non-retail uses may also be allowed, subject to specific locational criteria. **For a full list of permissible uses, please refer to the City of Maryville zoning ordinance.**



COMMUNITY HIGHLIGHTS



DEMOGRAPHICS

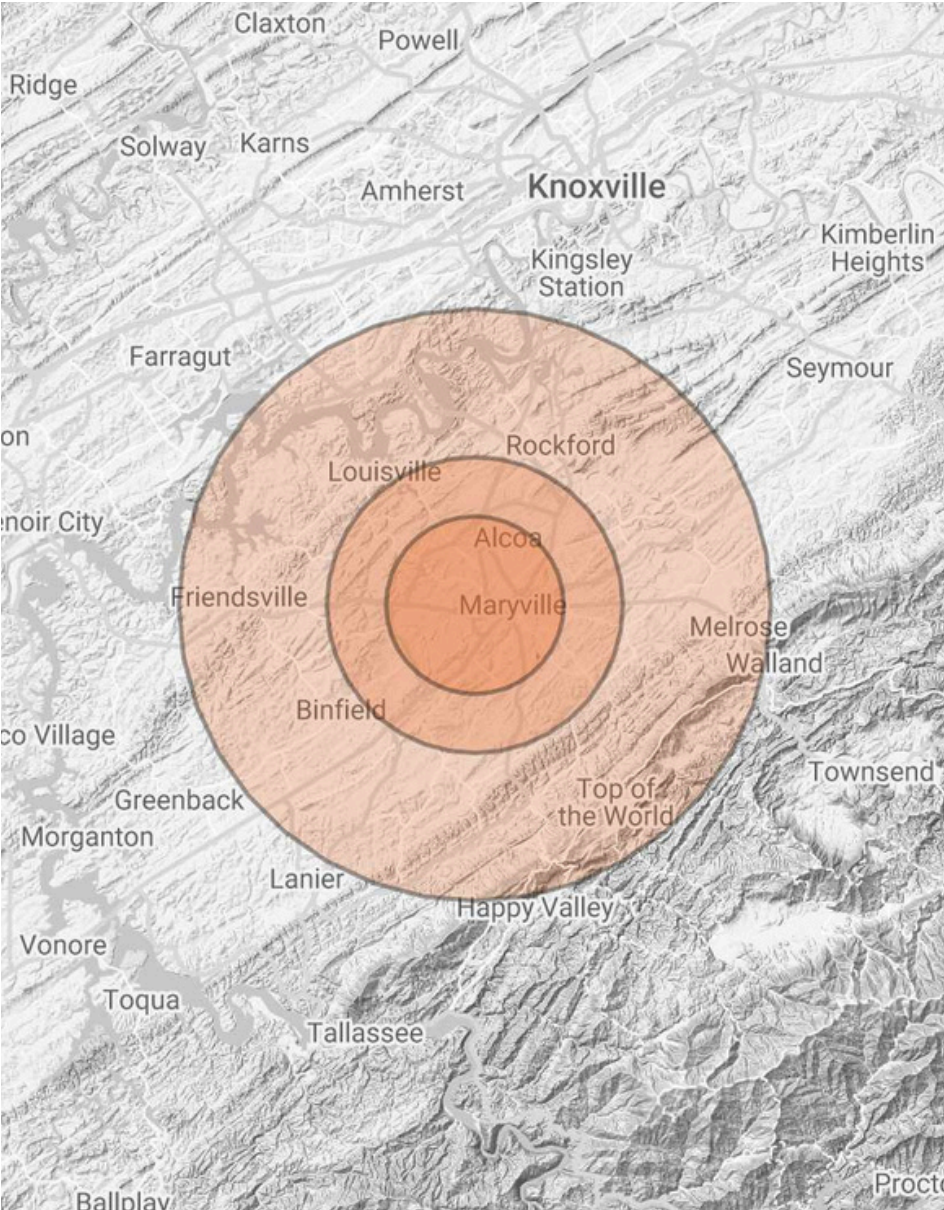
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	43,488	80,625	154,815
AVERAGE AGE	41	42	43
AVERAGE AGE (MALE)	39	40	42
AVERAGE AGE (FEMALE)	43	43	44

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

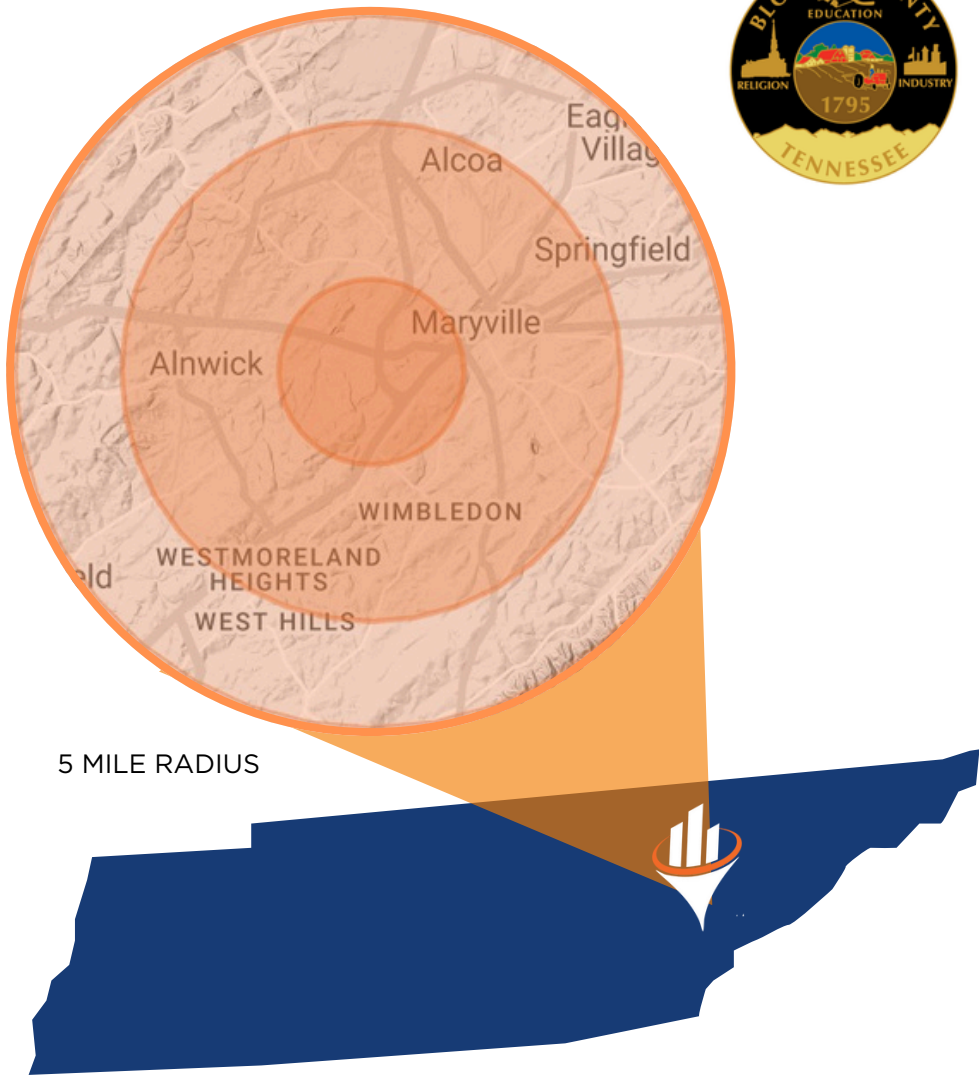
TOTAL HOUSEHOLDS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	17,492	32,429	61,988
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$83,249	\$85,793	\$101,229
AVERAGE HOUSE VALUE	\$320,688	\$324,546	\$392,746

Demographics data derived from AlphaMap



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

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.

