



VIDEO

## Property Description

For Sale or BTS. Lot A - \*See photos - with 100' feet of frontage > 20K CPD on Jefferson City's major East-West arterial. This parcel will be adjacent to national brand drive thru ideally suited for another national retailer, QSR, oil change, or automotive.

## Property Highlights

- Premium location
- High visibility on E Broadway Blvd
- Zoned for retail and street retail use
- Ample parking for customers

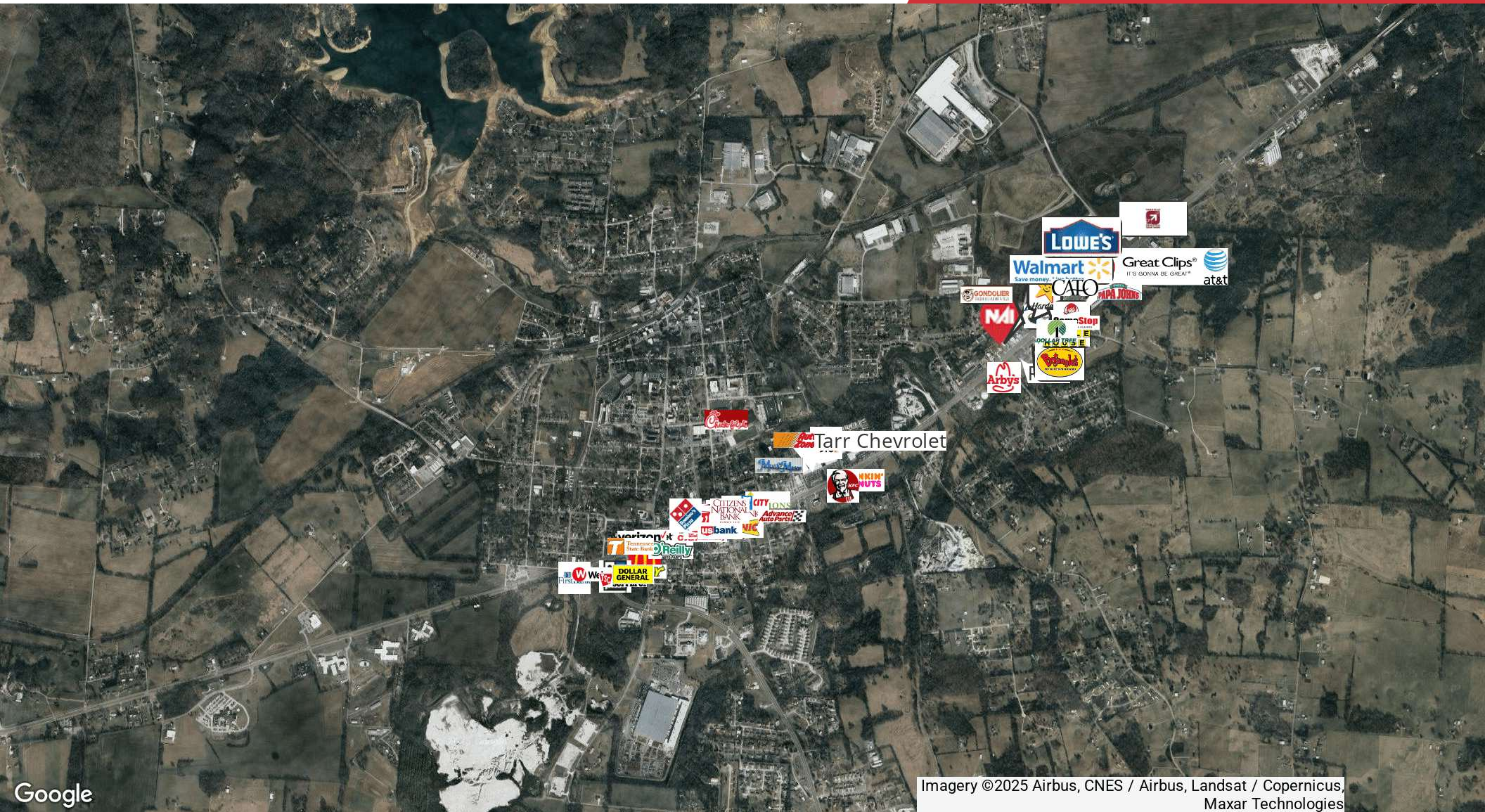
## Offering Summary

Sale Price: \$795,000

Building Size: TBD SF

Demographics	1 Mile	3 Miles	7 Miles
Total Households	769	4,331	14,214
Total Population	1,989	11,277	36,659
Average HH Income	\$75,189	\$80,016	\$87,233





Google

Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus,  
Maxar Technologies

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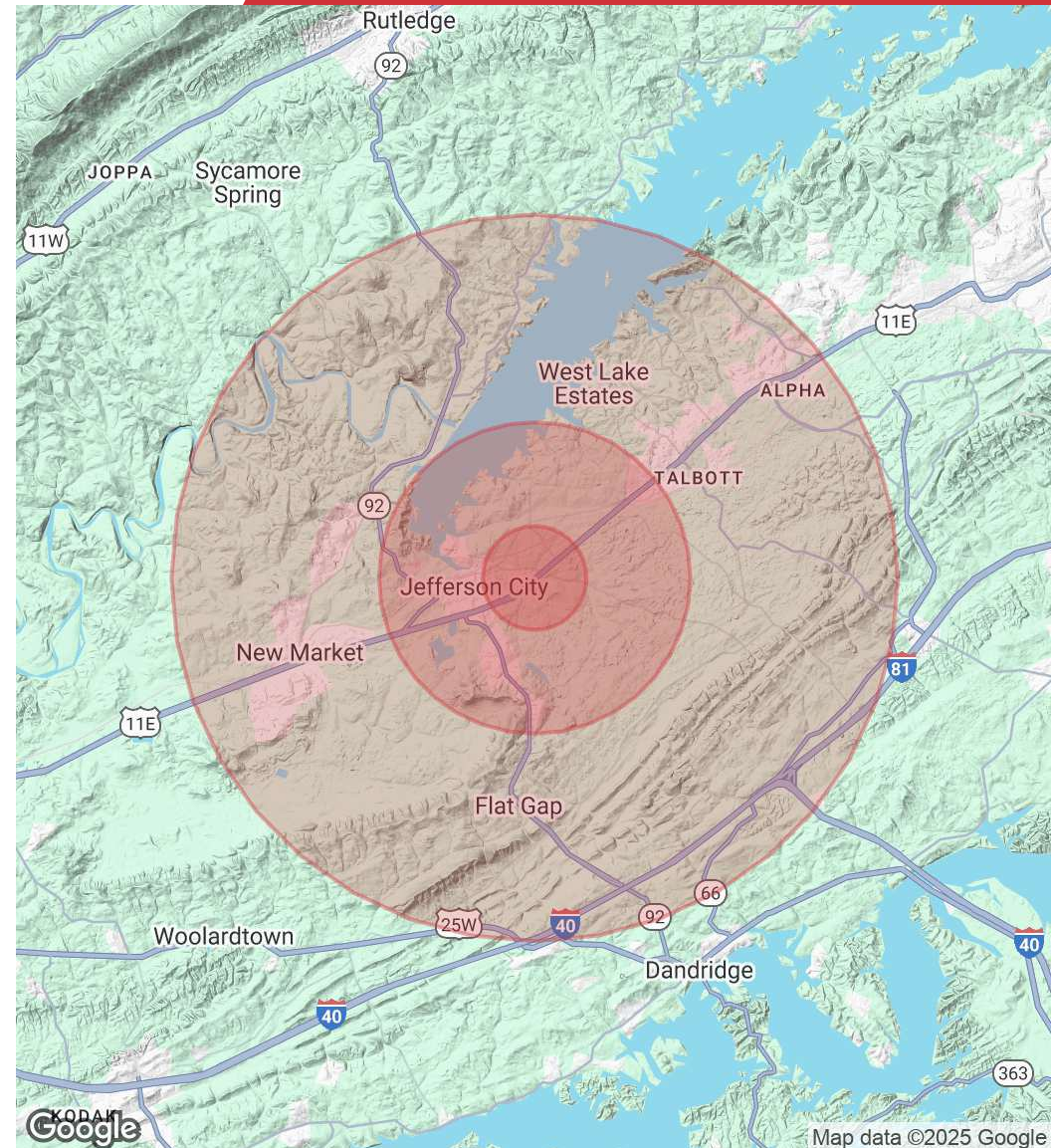
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Population	1 Mile	3 Miles	7 Miles
Total Population	1,989	11,277	36,659
Average Age	37	40	42
Average Age (Male)	35	39	41
Average Age (Female)	39	41	43
Households & Income	1 Mile	3 Miles	7 Miles
Total Households	769	4,331	14,214
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,189	\$80,016	\$87,233
Average House Value	\$192,807	\$220,890	\$261,410

Demographics data derived from AlphaMap





### Justin Sterling

Senior Retail Advisor

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### Professional Background

With 19 years in commercial real estate (CRE) and 28 in professional sales, I am a seasoned advisor for investors, retailers, developers, restaurants, automotive groups, and banks.

I serve national accounts across the Southeast U.S., offering fiduciary representation for CRE net leased investments, specializing in shopping centers and business brokerage and site acquisition. I've closed over 850 transactions valued in the hundreds of millions, earning recognition for exceptional performance.

My mission is to create value for clients and partners through expertise in strategic retail and restaurant site analysis, contract/lease negotiation, and portfolio management. I value leadership, mentorship, and charitable service to local organizations.

Appointed to Knoxville's Business Advisory Council in 2015, I've held leadership roles including President of the East Towne Business Alliance, Committee Chair for CEO Fellowship in Nashville, Chair of ICSC's Government Relations Committee for Tennessee, and Tennessee Legislative Coordinator for KAAR. Outside work, I enjoy time with my wife and have a passion for performance cars and motorcycles.

### Memberships

NAI Koella | RM Moore  
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**Lauren Morgan**

Advisor

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Direct: 865.315.8463 | Cell: 865.315.8463

TN #13164228

## Professional Background

Lauren Morgan is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in Retail and Office Tenant/Landlord Representation. Lauren's goal is to efficiently help her clients find the best location that will lead to their success and profitability. She takes her experience, attention to detail, and ability to complete tasks at an efficient rate and applies it to every client.

Notable Tenant rep accounts include:

AutoZone

Freddy's Custard and Steakburgers

Dutch Bros

Johnny Brusco's

Paymore

Curo Group Holdings

Edward Jones

## Education

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