



- .91+/- ACRE PAD SITE
- 20,000+ AADT
- Ground Lease or Build to Suit Available



Stephen Bell
Junior Advisor
Smartsite Commercial Real Estate

Email: Stephen@SmartSiteCRE.com
Cell: (865) 399-8808
Office: (865) 540-6951
Web: www.SmartSiteCRE.com



1018 Cosby Hwy
Newport, TN 37821

Location Overview



Stephen Bell
Junior Advisor

Cell: (865) 399-8808 | Office: (865) 540-6951
Email: Stephen@SmartSiteCRE.com

4722 Old Kingston Pike Knoxville, TN 37919
www.SmartSiteCRE.com





SITE AERIAL



Stephen Bell
Junior Advisor

Cell: (865) 399-8808 | Office: (865) 540-6951
Email: Stephen@SmartSiteCRE.com

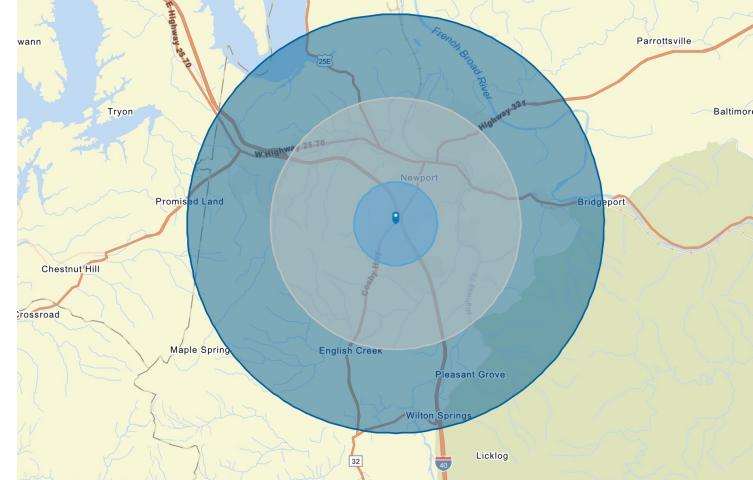
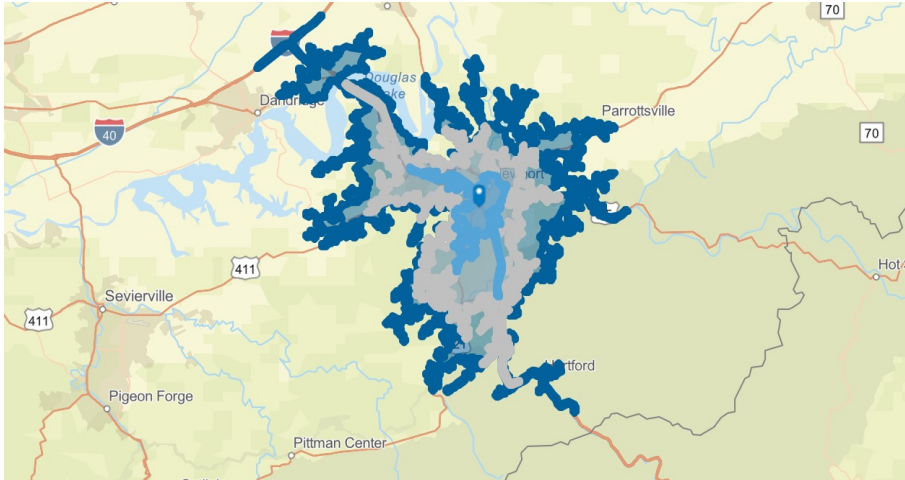
4722 Old Kingston Pike Knoxville, TN 37919
www.SmartSiteCRE.com



Parcel Layout/Survey



DEMOGRAPHICS



VARIABLE	1018 Cosby Hwy, Newport, TN 37821		
	5 minutes	10 minutes	15 minutes
2024 Total Population	3,751	16,189	24,992
2024 Median Household Income	\$45,206	\$43,424	\$47,372
2024 Total Daytime Population	4,571	18,021	24,652
2024 Median Age	45.4	45.1	46.3

VARIABLE	1018 Cosby Hwy, Newport, TN 37821		
	1 mile	3 miles	5 miles
2020 Total Population	2,099	11,949	20,597
2020 Median Household Income	\$46,398	\$44,643	\$45,505
2020 Total Daytime Population	2,816	14,609	21,363
2020 Median Age	43.8	44.5	45.3



Stephen Bell
Junior Advisor

Cell: (865) 399-8808 | Office: (865) 540-6951
Email: Stephen@SmartSiteCRE.com

4722 Old Kingston Pike Knoxville, TN 37919
www.SmartSiteCRE.com