

For Lease

Hwy 321 Development

2,000-3,560 SF | \$31.00 SF NNN



Lenoir City Hwy 321 Class A Development

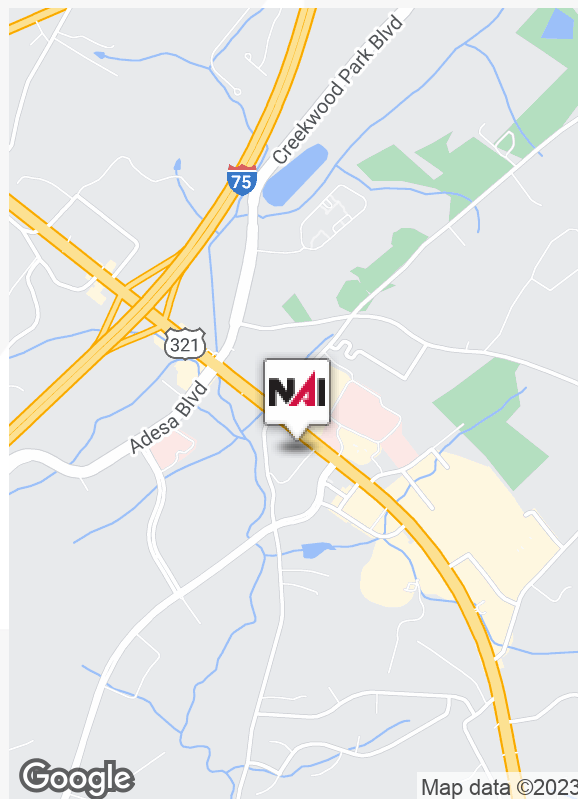
974 Highway 321 N
Lenoir City, Tennessee 37771

Property Highlights

- Last Remaining Space!
- Medical/Professional Office or Potential Retail Uses
- Tenant Improvement Allowance Provided
- Over 29,000 Cars Daily
- Great Visibility Along Highway 321
- Access to Traffic Light at Town Creek Parkway and Highway 321

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,019	6,112	11,033
Total Population	2,551	15,232	27,786
Average HH Income	\$47,325	\$52,936	\$67,630



For more information

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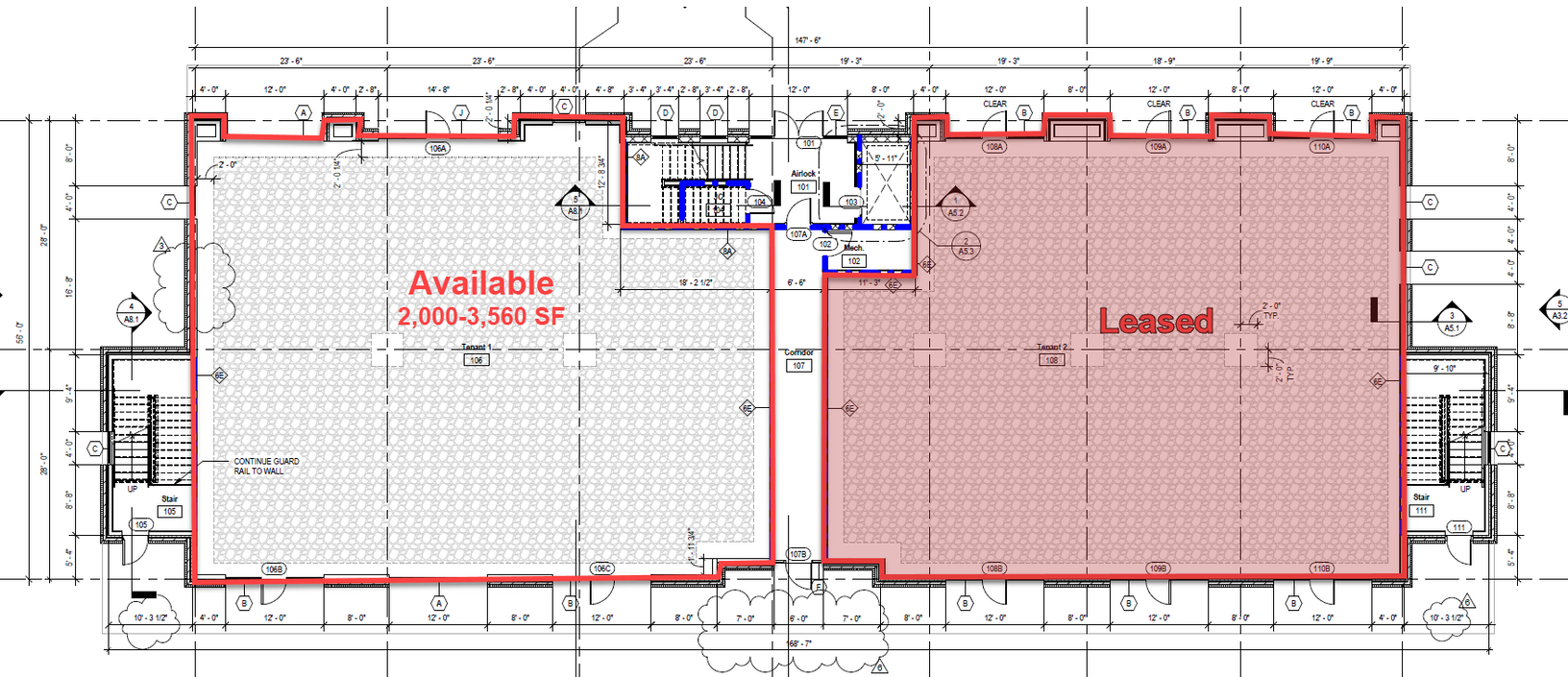
Exterior Photos



Interior Photos



Building Layout



Site Layout



Retailer/Parcel Map



Knoxville Institute of Dermatology

Chick-fil-A
CAPTAIN D'S SEAFOOD KITCHEN
DUNKIN' DONUTS

Aubrey's
ROCKER BARREL
Old Country Store

PureMagic
CAR WASH

ADTC: 29,000

PANDA EXPRESS
CHINESE KITCHEN

Bojangles
Famous Chicken & Biscuits

STARBUCKS
COFFEE

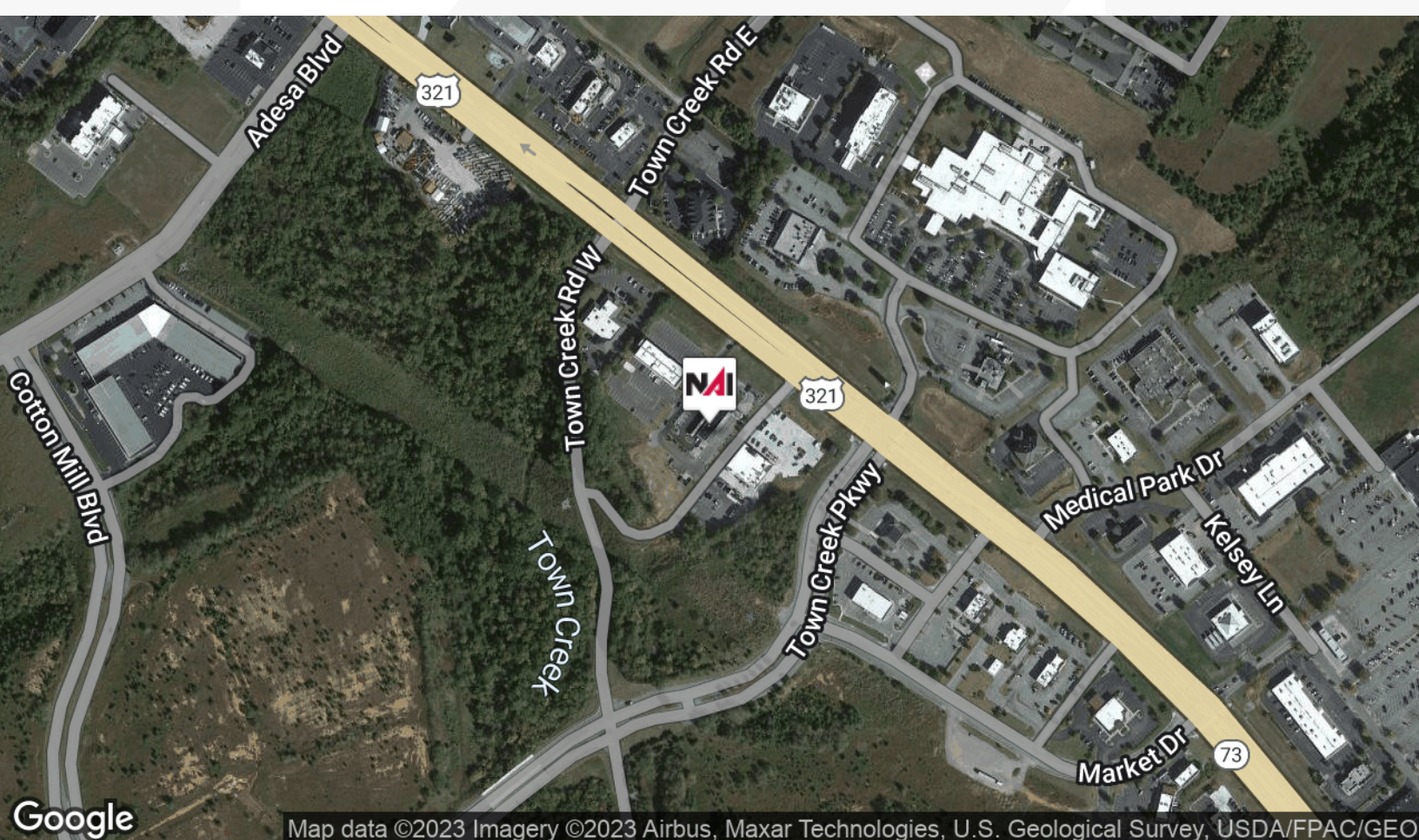
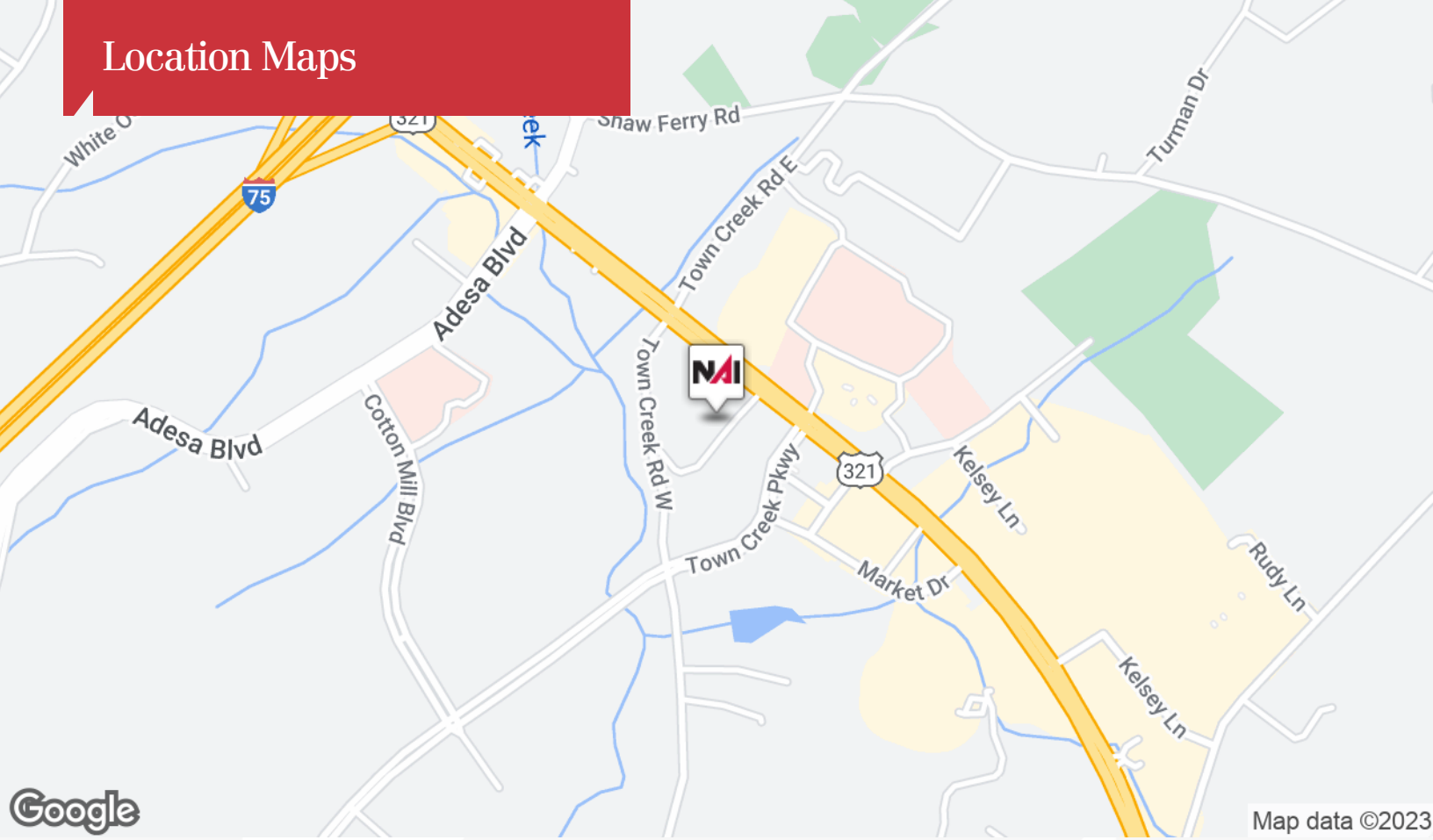
ZAXBY'S

Walmart
Save money. Live better.
THE HOME DEPOT

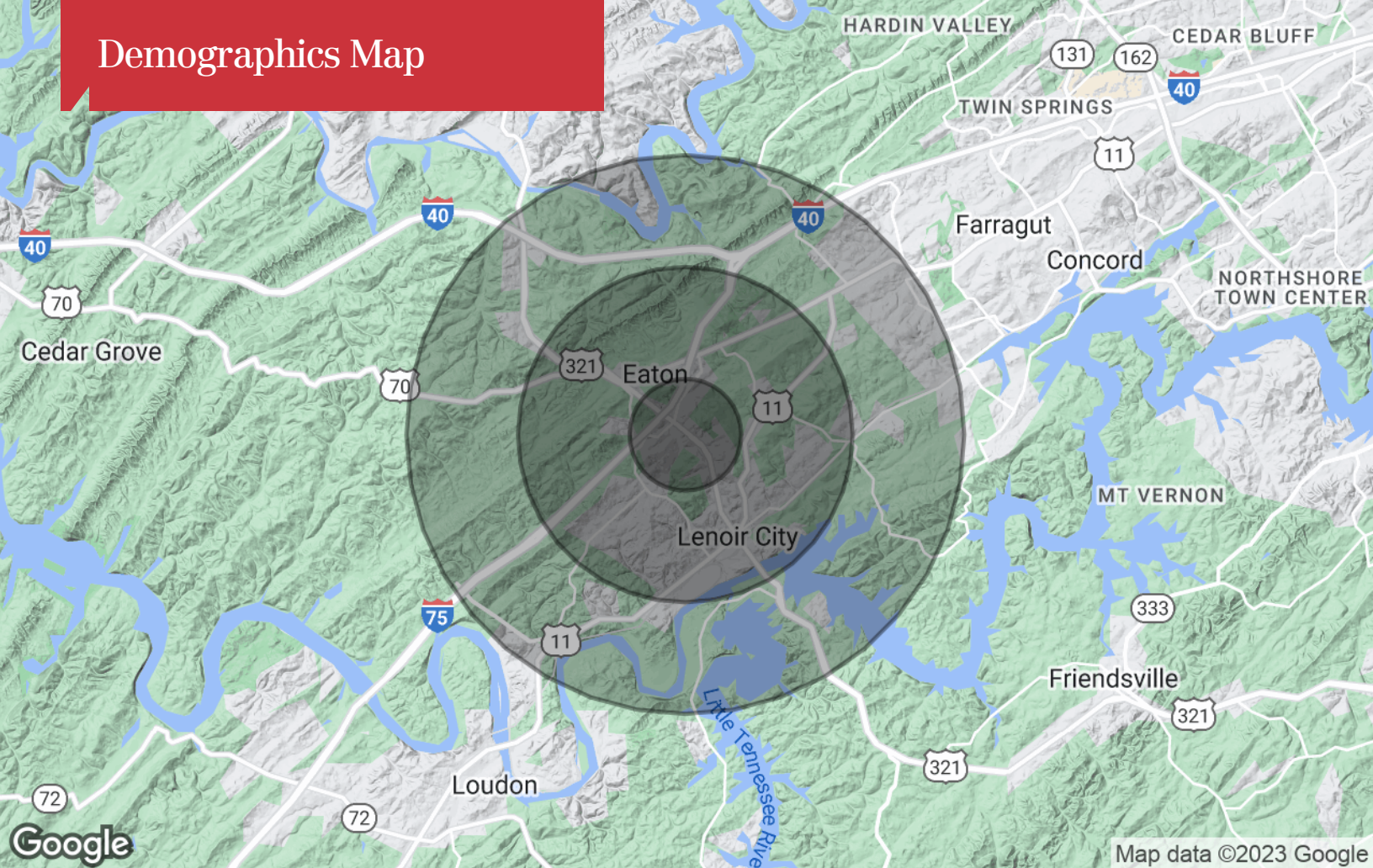
Google

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Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,551	15,232	27,786
MEDIAN AGE	35.0	36.6	40.4
MEDIAN AGE (MALE)	34.3	35.8	39.6
MEDIAN AGE (FEMALE)	39.0	40.0	42.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,019	6,112	11,033
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$47,325	\$52,936	\$67,630
AVERAGE HOUSE VALUE	\$156,948	\$172,164	\$222,426

Race

	1 Mile	3 Miles	5 Miles
% WHITE	95.1%	95.7%	96.3%
% BLACK	3.2%	2.8%	2.1%
% ASIAN	0.4%	0.4%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	1.1%	0.9%	0.6%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	10.1%	9.2%	7.1%

* Demographic data derived from 2020 ACS - US Census

Agent Profile

John Haney, CCIM

Senior Advisor

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Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore and specializes in professional/medical office property sales and leasing, retail properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His combination of professional experiences, education and contacts allows John to help his clients reach all of their real estate goals.

Recent Notable Clients

Medical: Tennova Healthcare, Urgent Team, Tennessee Foot & Ankle, Turner Orthodontics, Knoxville Dental Center

Professional: Clark & Washington Attorneys, Pattison Sign Group, Edward Jones, Cirrus Insight, Slamdot Web Design, BESCO, Commercial Bank

Retail: Renewal by Andersen, Clothes Mentor, Northshore Wine & Spirits, Moonshine Mountain Cookies, Milan Laser, Southern Style Market

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Knoxville Chamber of Commerce

Farragut/West Knox Chamber of Commerce, Ambassador

Blount County Chamber of Commerce

North Knoxville Business & Professionals Organization, Board of Directors

PIN Referral Excellence Organization, Past Membership Chair

Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014