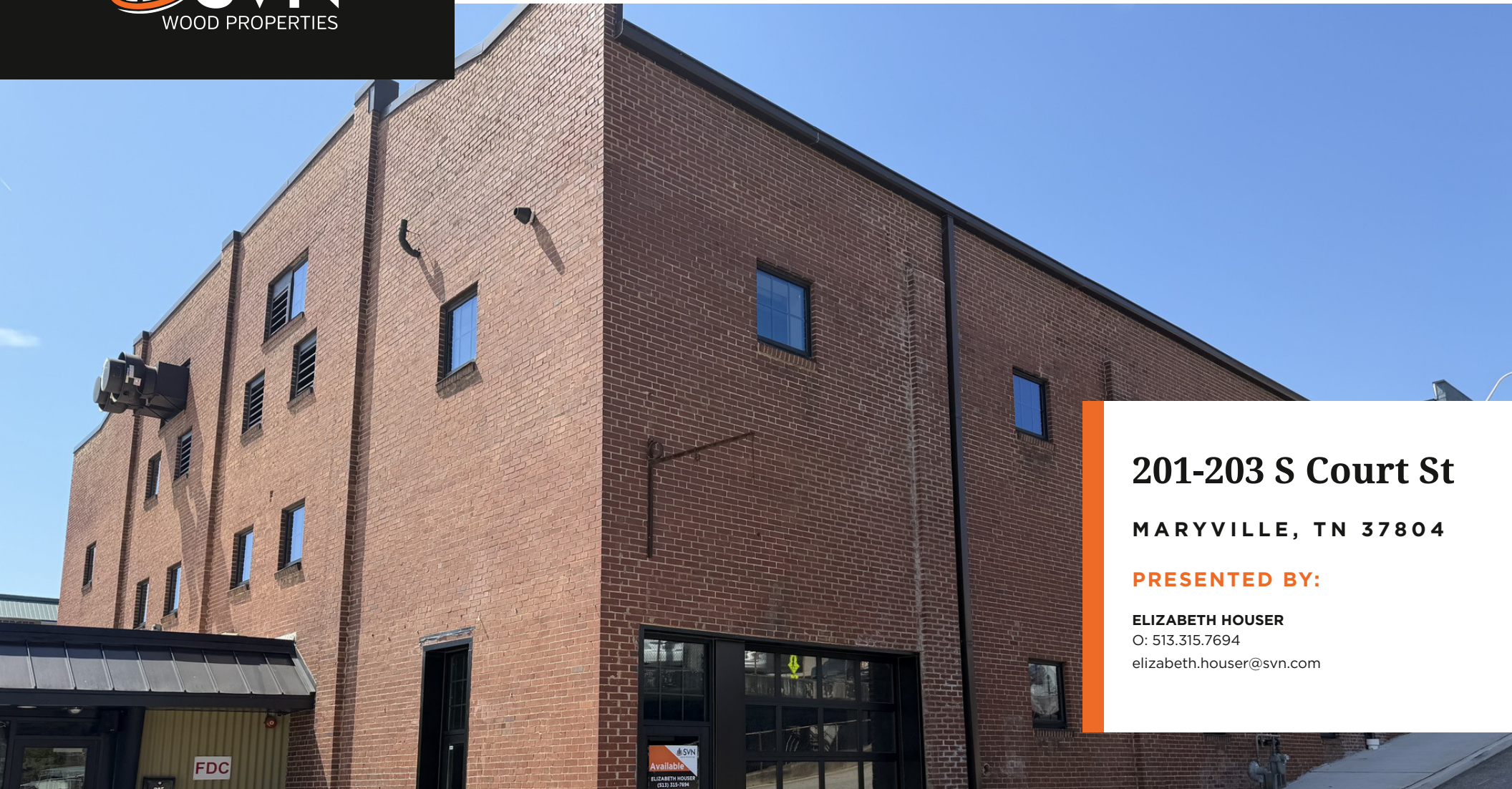




Downtown Multi-Use Space



201-203 S Court St

MARYVILLE, TN 37804

PRESENTED BY:

ELIZABETH HOUSER

O: 513.315.7694

elizabeth.houser@svn.com

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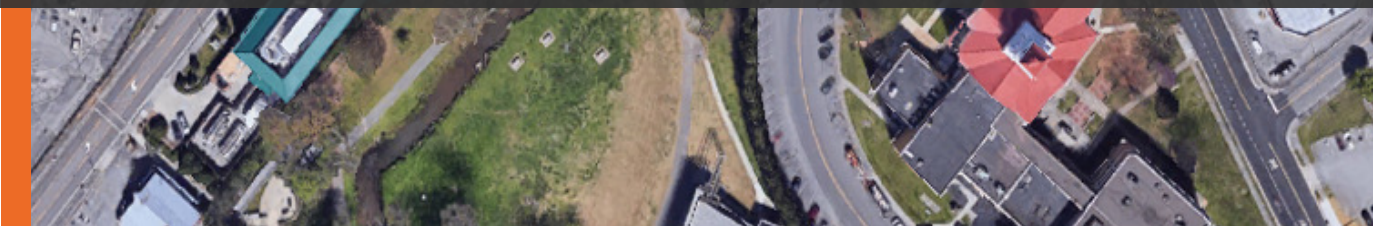
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Property Information



PROPERTY SUMMARY

201-203 S COURT ST

MARYVILLE, TN 37804

OFFERING SUMMARY

LEASE RATE:	Negotiable
LEASE TYPE:	NNN
AVAILABLE SF:	3,920 - 8,360 SF
ZONING:	HDZ (Commercial)
YEAR BUILT/RENO	1941/2025
COUNTY:	Blount
LOT SIZE:	31,356 SF
BUILDING SIZE:	20,427
APN#:	058AK00100



PROPERTY SUMMARY

Available Spaces: 8,630 SF (Middle Level) | 3,920 SF (Basement Level)

Blank canvass ready for modern work space, restaurant, fitness, art studio or retail.

Bay doors and outside patio on both floors, allowing for natural light and potential indoor-outdoor use. Direct access to Pistol Creek & Greenway, ideal for outdoor seating or employee breaks.

PROPERTY DESCRIPTION



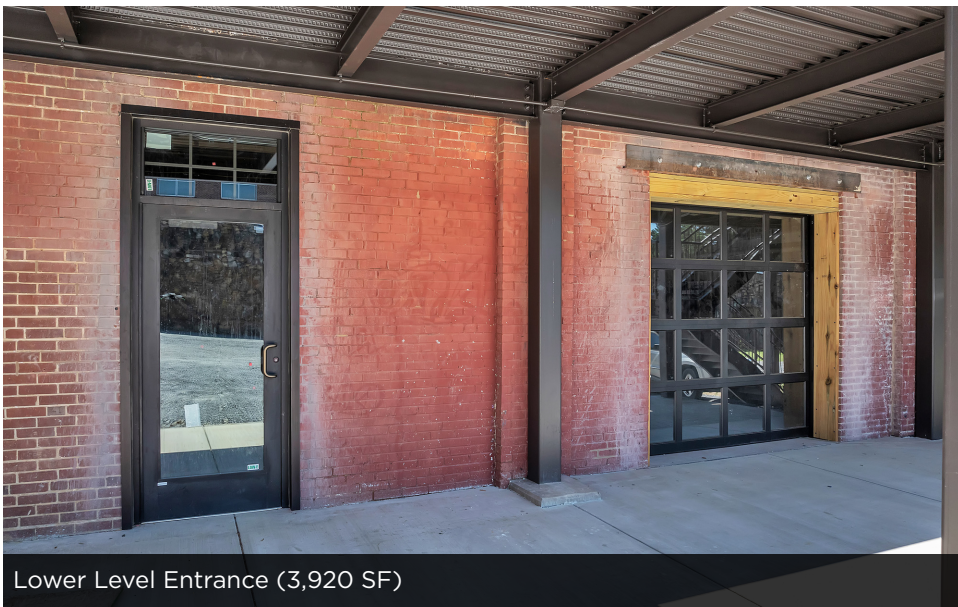
LOCATION DESCRIPTION

Located in the heart of Historic Downtown Maryville, 201-203 S Court Street offers two versatile spaces in the historic J&K Building, originally built in 1941 as a major grocery and department store. Maryville College has transformed the top floor into The Downtown Center, a hub for hospitality, a teaching/demonstration kitchen, a brewing lab, tasting room, staff offices, classrooms, and a future space for spirit store. Additionally they added an outdoor patio that allows for venue space for events.

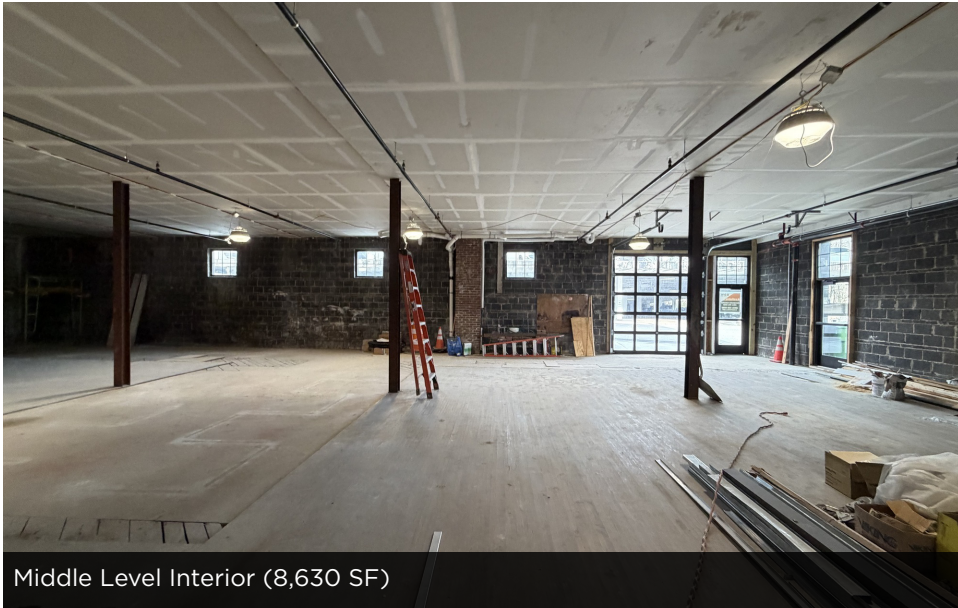
SITE DESCRIPTION

Available Spaces: 8,630 SF (Middle Level) | 3,920 SF (Basement Level) Blank canvass ready for modern work space, restaurant, fitness, art studio or retail. Bay doors and outside patio on both floors, allowing for natural light and potential indoor-outdoor use. Direct access to Pistol Creek & Greenway, ideal for outdoor seating or employee breaks. Plenty of parking available. Adjacent tenants in the building are Maryville College facing E Church St added a teaching kitchen, brewery and event space. The very popular Tri Hop Brewery is on the lower street level.

ADDITIONAL PHOTOS



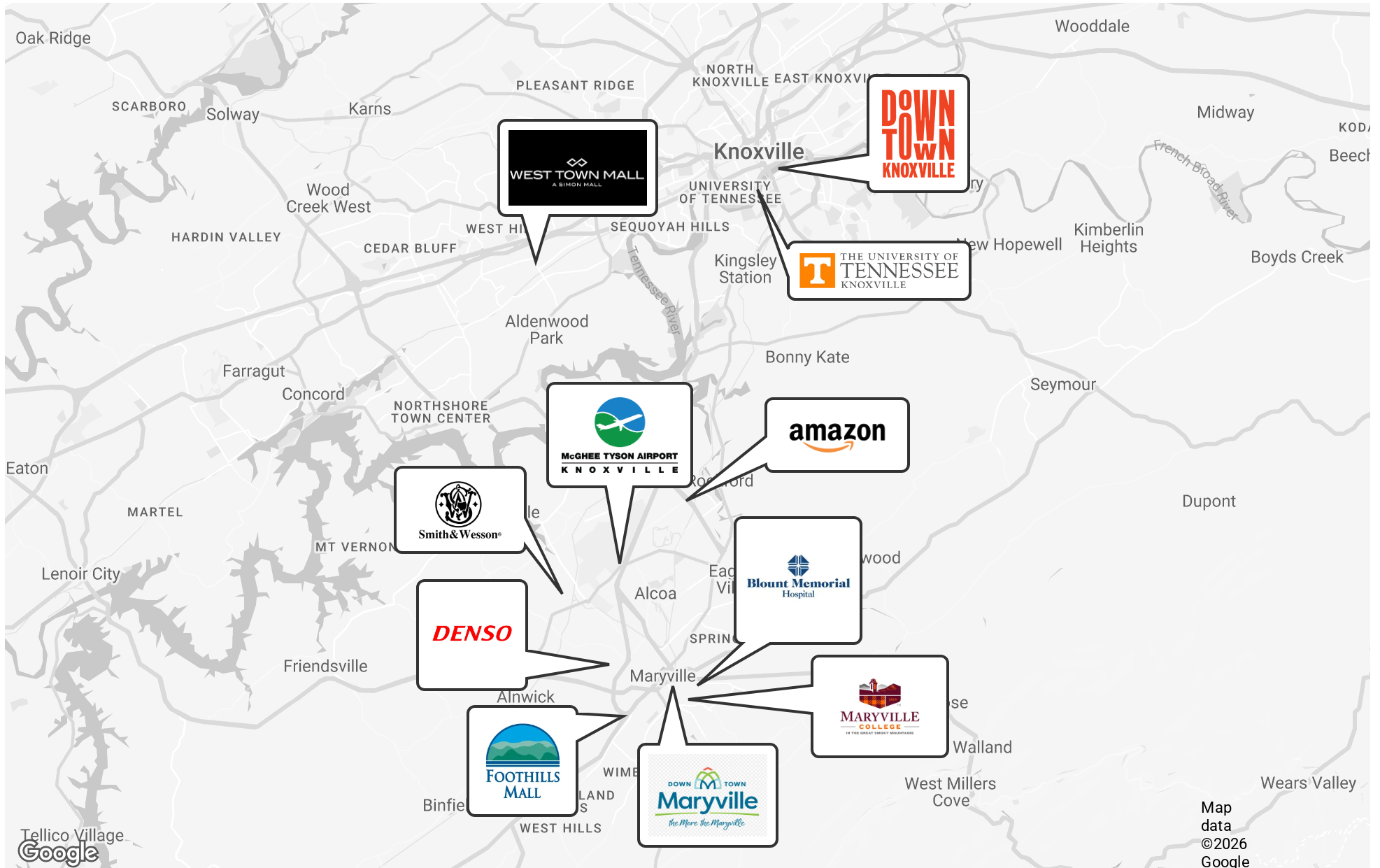
ADDITIONAL PHOTOS



AERIAL MAP



MARYVILLE REGIONAL MAP



RETAILER MAP





Demographics



DEMOGRAPHICS MAP & REPORT

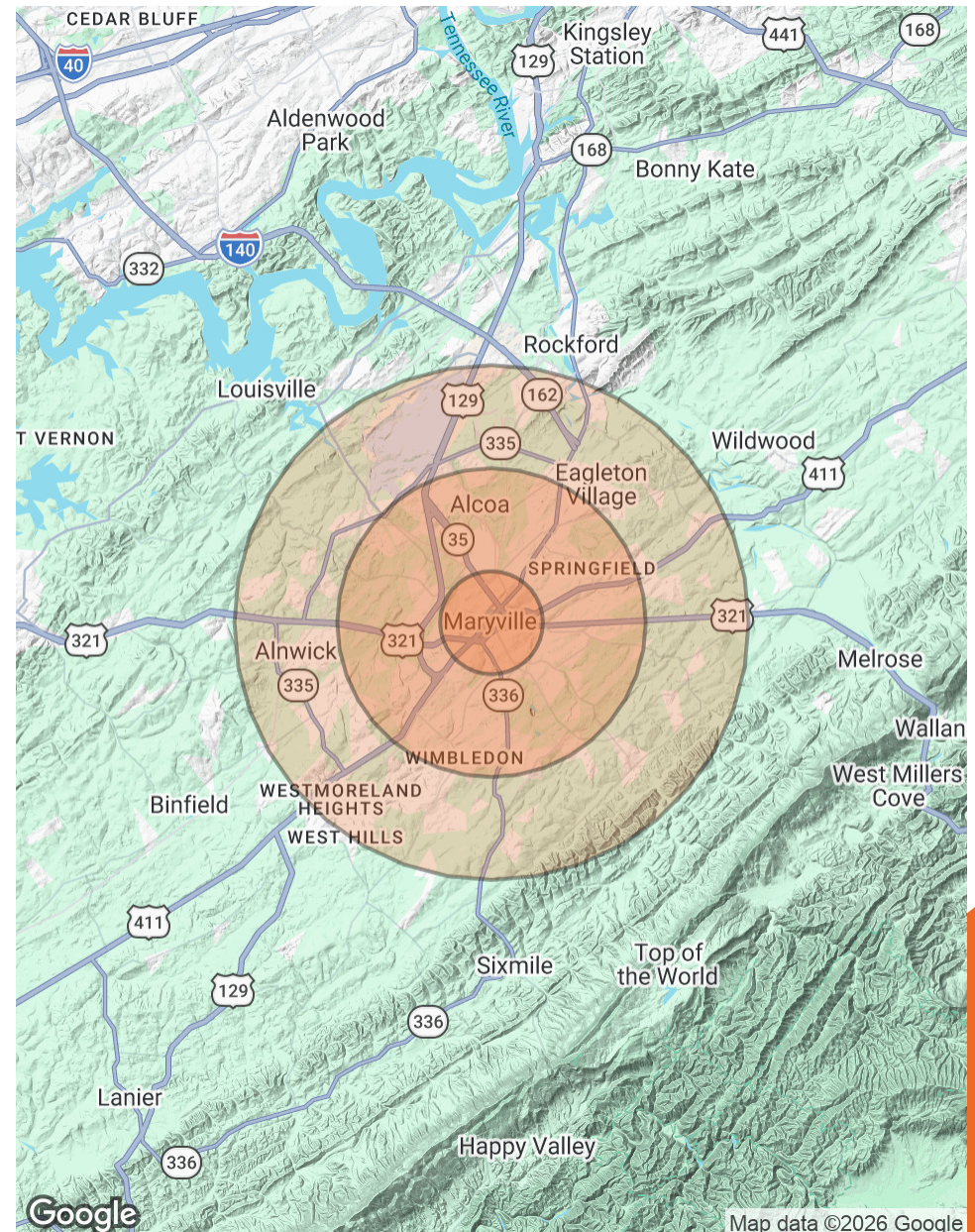
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,093	40,552	73,404
AVERAGE AGE	37.3	40.0	41.1
AVERAGE AGE (MALE)	36.9	39.3	40.7
AVERAGE AGE (FEMALE)	38.6	41.9	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,378	16,237	28,815
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$61,660	\$87,577	\$92,679
AVERAGE HOUSE VALUE	\$253,698	\$299,033	\$309,201

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
HISPANIC	5.5%	5.6%	5.3%

RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	5,028	34,787	64,283
TOTAL POPULATION - BLACK	439	2,197	3,006
TOTAL POPULATION - ASIAN	29	551	825
TOTAL POPULATION - HAWAIIAN	0	0	32
TOTAL POPULATION - AMERICAN INDIAN	0	35	63
TOTAL POPULATION - OTHER	62	280	695

2023 American Community Survey (ACS)



MARYVILLE ECONOMY



Maryville, Tennessee, boasts a diverse and resilient economy that contributes significantly to the region's prosperity. The city's economic landscape is characterized by a mix of industries, including manufacturing, healthcare, and tourism. With a strategic location near the Great Smoky Mountains National Park, Maryville attracts visitors seeking outdoor adventures, leading to a thriving tourism sector. Additionally, the manufacturing sector plays a pivotal role, with several companies contributing to the local economy. The healthcare industry is another cornerstone, with medical facilities and services supporting the well-being of the community. Overall, Maryville's economy reflects a balanced blend of sectors, fostering growth and stability for its residents.



Maryville has experienced commendable job and population growth in recent years, reflecting the city's appeal and economic vitality. The burgeoning job market can be attributed to the diverse range of industries present in the area, including manufacturing, healthcare, and technology. The city's strategic location, coupled with a business-friendly environment, has attracted new businesses and contributed to job creation. Major employers new to the area include Amazon and Smith & Wesson Facilities. This, in turn, has led to a population influx as individuals seek employment opportunities and a high quality of life. Maryville's commitment to community development, education, and healthcare infrastructure has also played a crucial role in attracting residents. As the city continues to thrive economically, the positive trends in job and population growth underscore Maryville's status as a dynamic and welcoming community.

2023 Population:

34K

2023 Households:

12K

Median Age:

40

**2023 Household
Income:**

\$71,500

Top 10

Best Places to Live in 2020
HomeSnacks.com

EMPLOYMENT & ECONOMY

Blount County, Tennessee



Denso Manufacturing in Maryville is a prominent automotive component manufacturing facility. Denso's Maryville plant contributes significantly to the region's economy and employs over 4,000 people.

McGhee Tyson Airport, situated in Blount County, is a key transportation hub serving the Knoxville metropolitan area. With over 2,700 employees, McGhee Tyson Airport brings value to the local and regional communities in East Tennessee.

In October 2023, Amazon opened a new \$200 million facility in Blount County, TN. The job creation impact in the community was huge as thousands of jobs were created to open and operate this new facility.

Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023. This created over 600 jobs and the company had plans to open an additional building housing a museum and retail space in 2024.



Collective Strength, Accelerated Growth

119 W 5TH AVE.
SUITE 100
KNOXVILLE, TN 37917



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