



FOR SUBLEASE

Former Fast-Food Restaurant  
with Drive-Thru  
Available For Sublease

305 East Emory Road  
Powell, TN 37849

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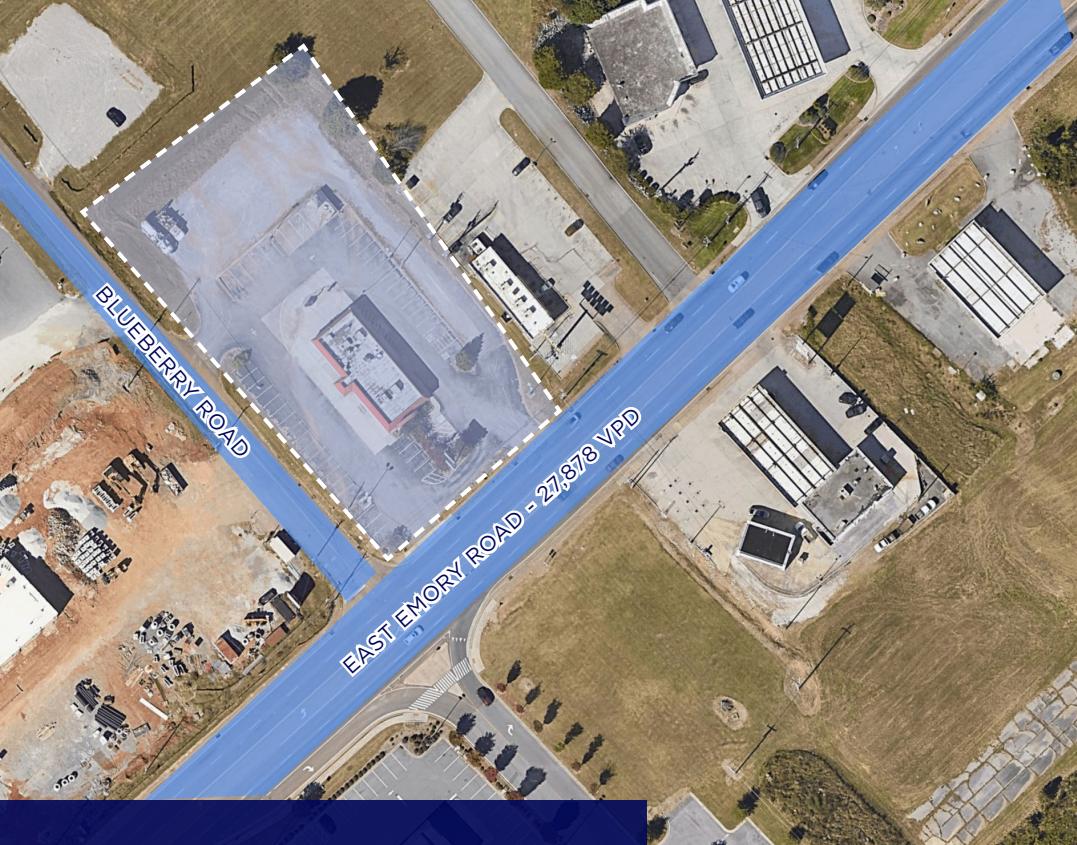
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**SMARTSITE**  
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# MERCHANT AERIAL





## SITE HIGHLIGHTS

- 3,532 SF freestanding building with drive-thru
- 1.4 acres
- Located near I-75 and Emory Road interchange
- Pole sign
- Area retail includes Kroger, Ingles, Starbucks and Freddy's Custard
- Good street visibility and access

## Contact Agent For Lease Rate

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## AREA DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	4,002	34,312	98,773
HOUSEHOLDS	1,703	13,682	41,152
AVG HH INCOME	\$106 K	\$107 K	\$93 K
ANNUAL RETAIL SPENDING	\$85 M	\$718 M	\$2 B

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