



FOR SUBLEASE

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

305 East Emory Road
Powell, TN 37849

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SMARTSITE
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4722 Old Kingston Pike
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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)

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

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