

For Sale



Main Street Commercial Site

4858 Main Street • Jasper, TN 37347



Executive Summary

SVN | Second Story is pleased to present 4858 Main Street in Jasper, Tennessee, a prime investment opportunity in the growing Jasper-Kimball area of Marion County. Positioned within the Chattanooga metropolitan region, the site benefits from excellent access to Interstate 24, U.S. Highways 64 and 72, and State Route 28, providing strong connectivity to Chattanooga and surrounding markets.

The property features a 3,876 SF building on 1.2 acres, zoned C-2, which allows for a wide range of commercial uses including retail, restaurant, and service-oriented establishments. With outstanding frontage on Main Street and proximity to established national brands, the property represents an attractive opportunity for investment, redevelopment, or owner-user occupancy.

Supported by a retail market with rising household incomes and strong commuter traffic, Jasper continues to attract national quick-service and retail operators, evidenced by the upcoming Whataburger opening in 2025. This location is well-positioned to capture both local spending power and regional pass-through traffic.



**4858 Main Street
Jasper, TN 37347**

The Offering

Sale Price \$498,000

Property Summary

Market Area Marion County

Land Size ±1.2 AC

Building Size ±3,876 SF

Zoning C-2 (Commercial)

Parcel No. (APN) 107P-C-024.00





Investment Highlights

Prime Location

- Strong visibility along Main Street (US-64/US-72) with direct access to Chattanooga and surrounding markets

Flexible Zoning

- Zoned C-2, allowing a wide range of commercial, retail, and service-oriented uses

Regional Growth Market

- Community experiencing steady retail expansion with new national operators entering the corridor

Proven Trade Area

- Surrounded by national QSRs, and the soon-to-open Whataburger, highlighting strong demand for food and retail services

Investment Potential

- Ideal for investors, developers, or owner-users seeking to capitalize on Jasper's expanding retail corridor

Location Overview | Strategic Jasper Commercial Site



Jasper, TN, in Marion County and part of the Chattanooga metro area, offers a strong environment for commercial real estate investment, especially in fast food and retail. With strategic access to I-24, US-64, US-72, and TN-28, the town connects directly to Chattanooga and regional markets. These high-traffic corridors offer excellent visibility for restaurants, retail, and service businesses.

Market Overview | Growing Retail Corridor



Jasper's retail market combines established businesses with emerging opportunities. Main Street, US-41, and TN-28 offer prime locations to tap into the area's growing consumer base, supported by rising household incomes and larger-than-average households. The town's fast food sector includes national chains like Dairy Queen, Hardee's, and McDonald's, with a Whataburger set to open in 2025—signaling strong demand and a competitive quick-service market. Properties like the Huddle House on TN-28 demonstrate potential for expansion, redevelopment, or investment in high-traffic areas.

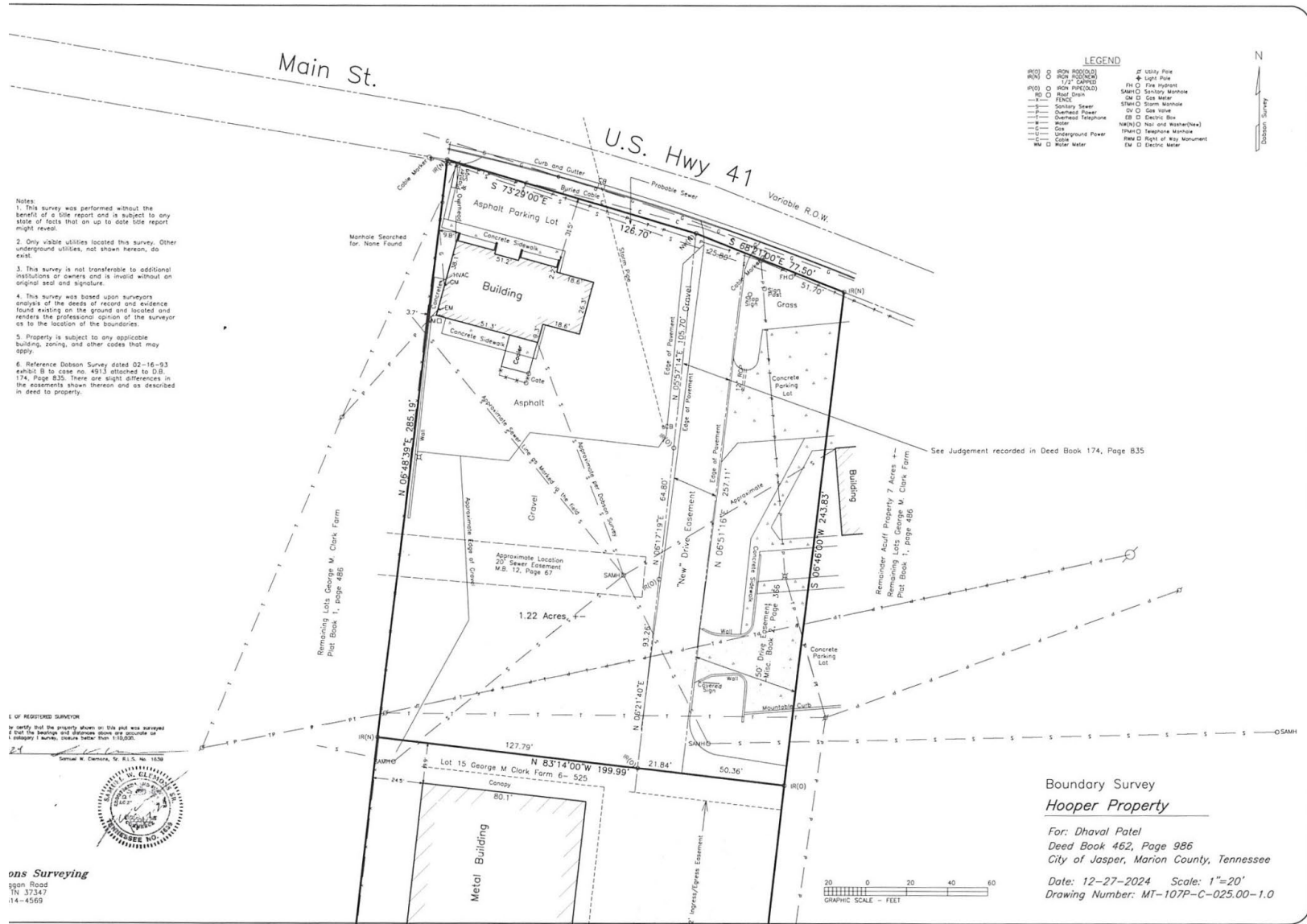
Restaurant Market Potential

6 Months Consumer Behavior	# Adults	% of Adults
Fast Food Weekday	3,890	71.4%
Fast Food Weekend	2,846	52.2%
Fine Dining	595	10.9%
Fine Dining*	416	7.6%

* within 30 days



Site Survey

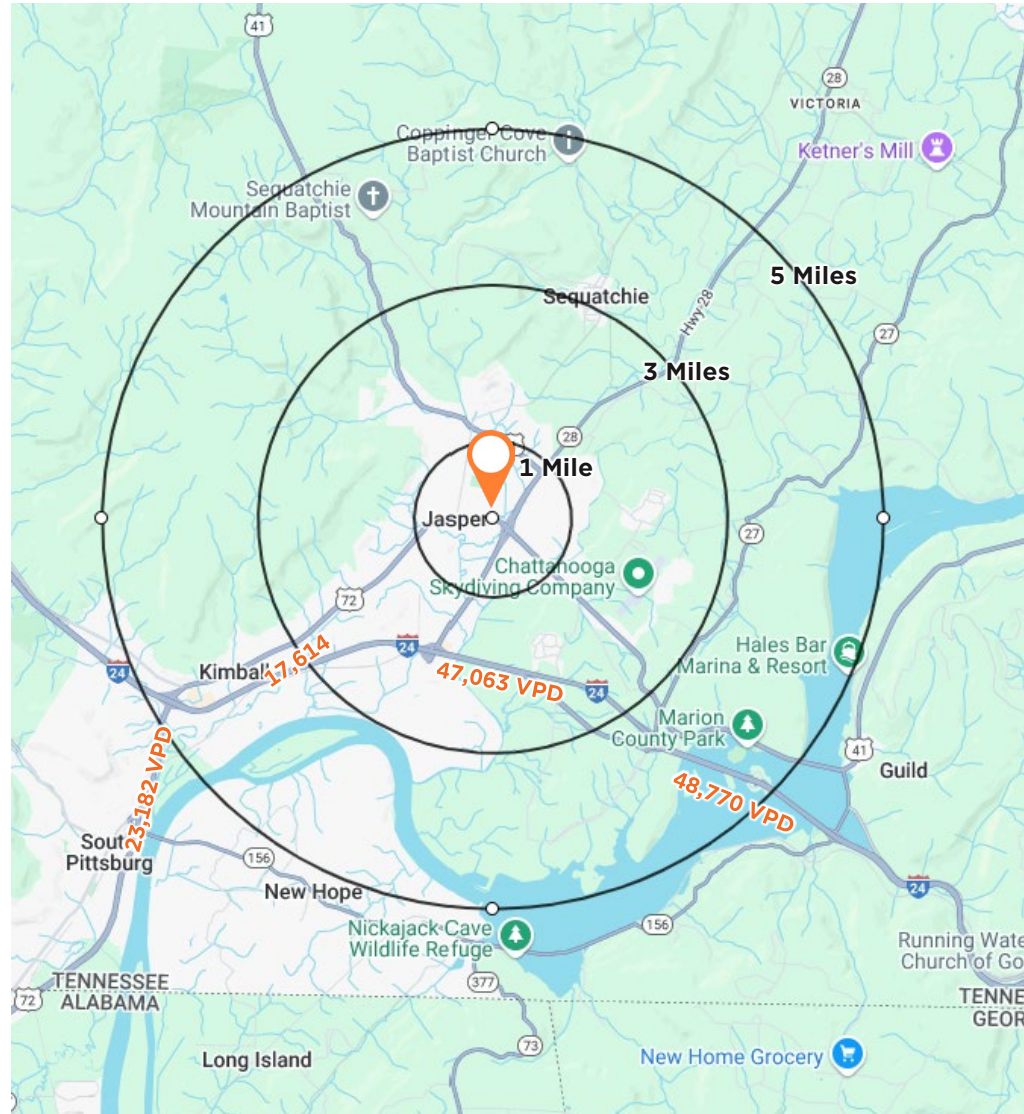


Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,957	6,813	10,878
2029 Projection	2,122	7,110	11,171
Median Age	46.8	45.6	45.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	824	2,831	4,484
Persons Per HH	2.35	2.39	2.42
Average HH Income	\$90,046	\$80,139	\$78,825
Median House Value			\$193,790

Demographics data derived from: Esri





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