

# FOR LEASE (NNN)

856 US-411  
ETOWAH, TN



- AVAILABLE JAN 2024
- HIGH VISIBILITY
- EASY ACCESS

JASON FELDMAN • 561-691-4600 • JASON@NLREIT.COM

# FOR LEASE

856 US-411  
ETOWAH, TN

CURRENTLY OPERATING AS A HIGH REVENUE GENERATING LOCATION FOR WALGREENS WHICH IS IN THE PROCESS OF RELOCATING TO ACHIEVE THEIR NEW SMALL STORE CONCEPT. BUILDING AVAILABLE JANUARY 2024.

- ±8,052 SQUARE FT
- 0.89 ACRES
- NNN (NET NET NET) LEASE
- PROPERTY TAX /INS PAID  
DIRECTLY BY TENANT
- 8,587 AADT

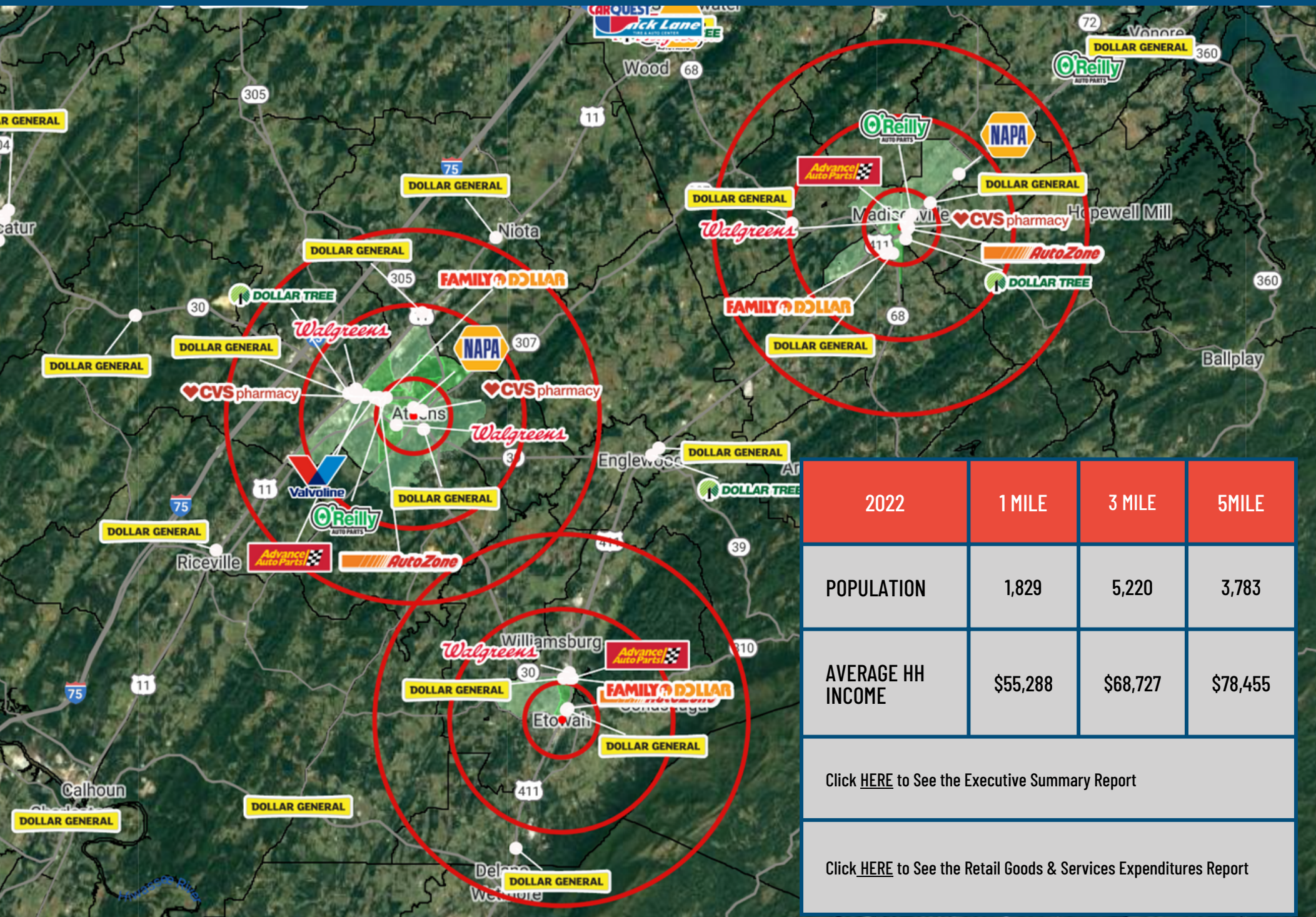


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# SURROUNDING MARKETS



2022	1 MILE	3 MILE	5MILE
POPULATION	1,829	5,220	3,783
AVERAGE HH INCOME	\$55,288	\$68,727	\$78,455

Click [HERE](#) to See the Executive Summary Report

Click [HERE](#) to See the Retail Goods & Services Expenditures Report



# AREA RETAIL



PIEDMONT LITHIUM RECENTLY ANNOUNCED THE SELECTION OF ETOWAH, TN AS THE SITE FOR TENNESSEE LITHIUM DUE TO THEIR INFRASTRUCTURE, WORKFORCE AND BUSINESS CLIMATE. WITH FIRST PRODUCTION PLANNED FOR 2025, PIEDMONT IS PREDICTING A \$582 MILLION INVESTMENT TO ESTABLISH A LITHIUM HYDROXIDE PROCESSING, REFINING AND MANUFACTURING FACILITY IN TENNESSEE, AND CLOSE TO 120 NEW JOBS.

CLICK BELOW TO HEAR WHY PIEDMONT LITHIUM CHOSE ETOWAH:





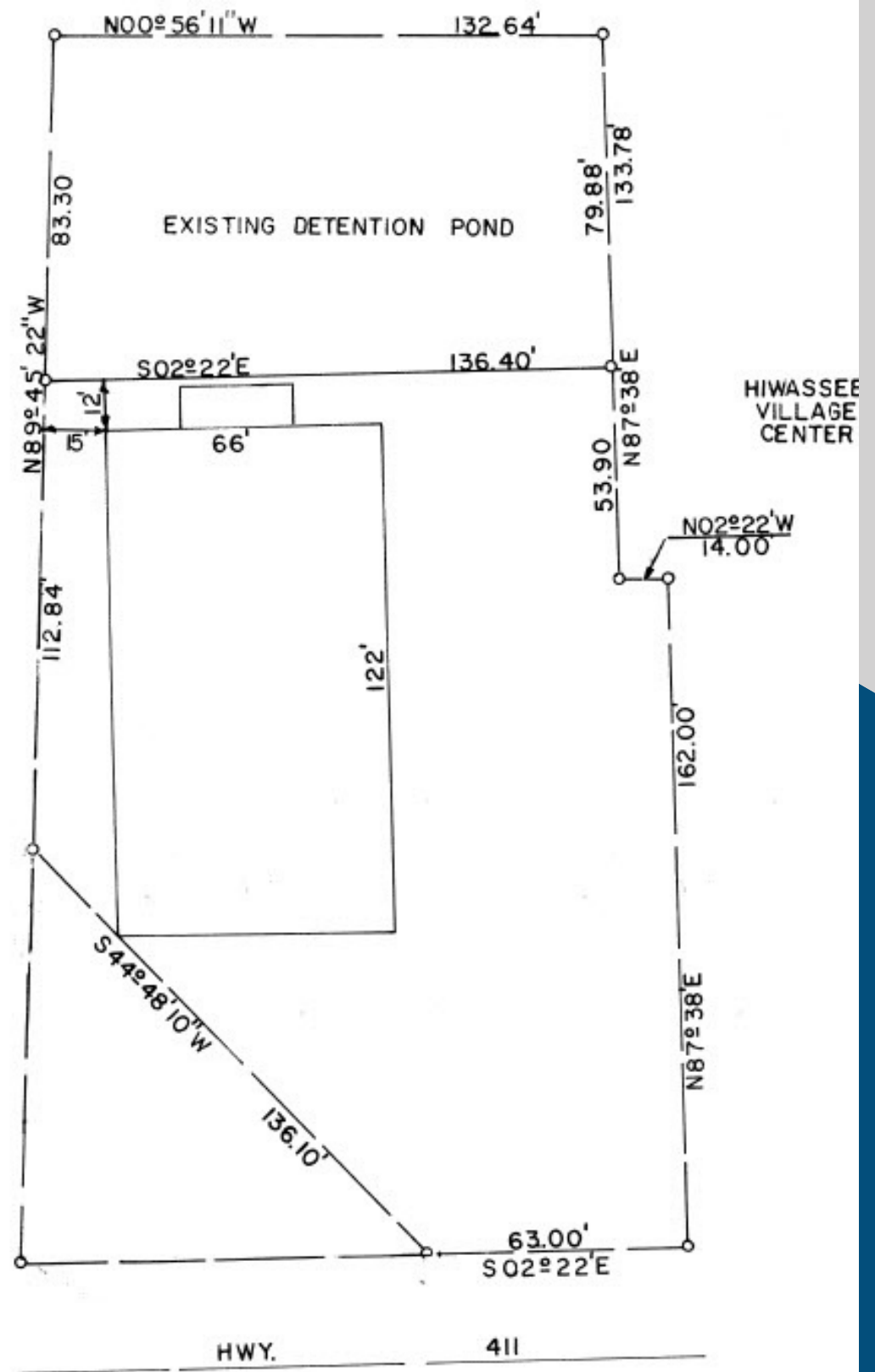
# SITE PLAN

856 US-411  
ETOWAH, TN

## NETWORKS USA, LLC

JASON FELDMAN  
9858 CLINT MOORE RD  
SUITE C111-298  
BOCA RATON, FL 33496  
561-691-4600

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# ETOWAH, TN

## POPULATION TRENDS AND KEY INDICATORS

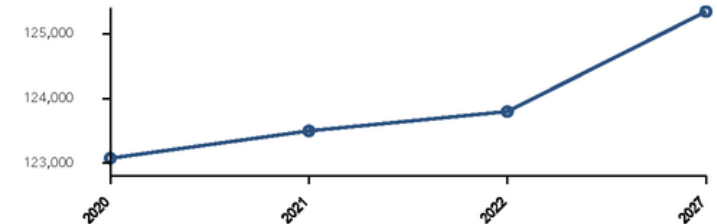
800-998 N Tennessee Ave  
Ring of 20 miles

<b>123,798</b>	<b>49,283</b>	<b>2.48</b>	<b>44.0</b>	<b>\$53,807</b>	<b>\$182,064</b>	<b>57</b>	<b>143</b>	<b>27</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

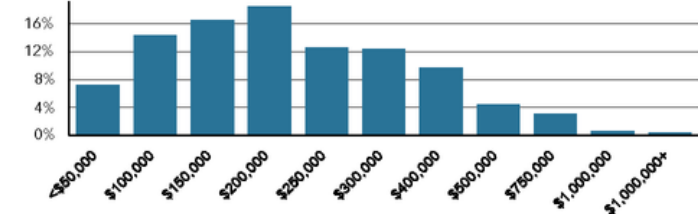
### MORTGAGE INDICATORS



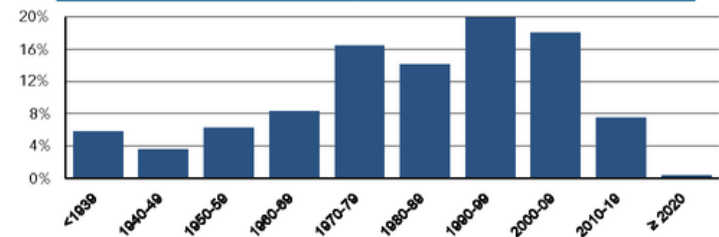
### Historical Trends: Population



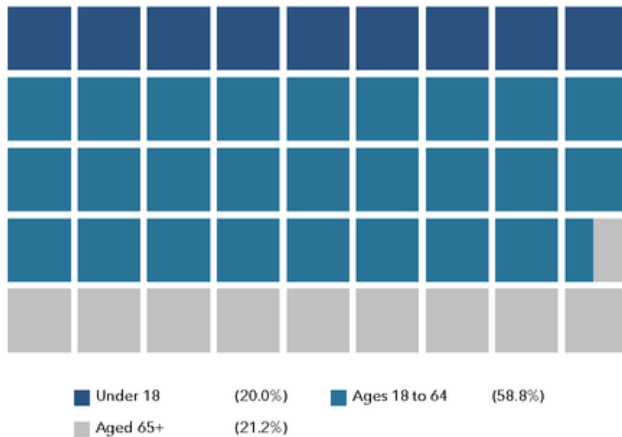
### Home Value



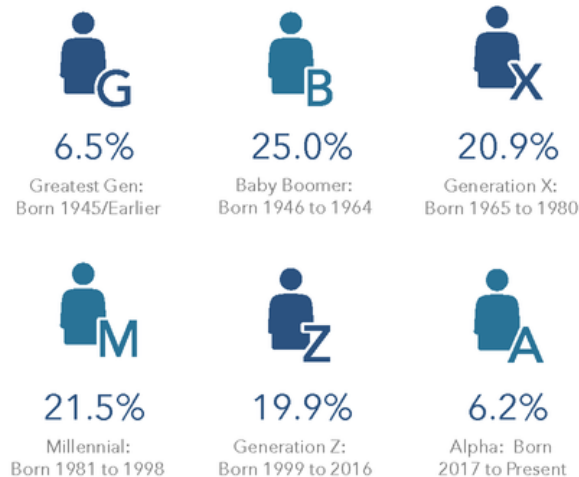
### Housing: Year Built



### POPULATION BY AGE



### POPULATION BY GENERATION



Source : Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
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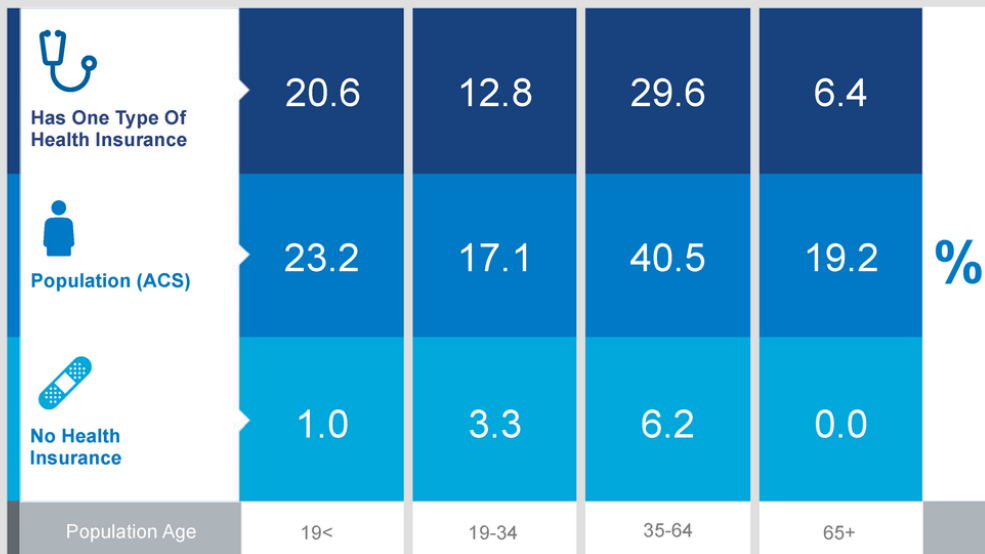


# ETOWAH, TN

## Health Care & Insurance

800-998 N Tennessee Ave  
Ring of 20 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population



121,192

Civilian Noninstitutionalized  
Population (ACS)

### Exercise (Percent of Adults)



32.0%

Exercise at home 2+  
times per week



7.8%

Exercise at club 2+  
times per week



This infographic contains data  
provided by ACS, Esri-MRI-Simmons,  
Esri-U.S. BLS.  
The majority of the data is 2017-2021,  
© 2022 Esri

### Health Care Expenditure



\$3,802

Annual Health Insurance  
Expenditures



\$1,935

Medical Care



Medicare:  
Population 65+

7,419

Medicare Only

6,480

Direct-Purch & Medicare

2,118

Employer & Medicare

2,466

Medicare & Medicaid

### Health Care (Consumer Spending)

Annual  
Expenditure

Blue Cross/Blue Shield	\$1,050.0
Medicare Payments	\$956.8
Physician Services	\$210.3
Dental Services	\$325.5
Eyecare Services	\$59.4
Lab Tests/X-rays	\$63.9
Hospital Room & Hospital Service	\$185.7
Convalescent/Nursing Home Care	\$18.8

### Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64

