

FOR LEASE (NNN)

856 US-411
ETOWAH, TN



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

- AVAILABLE JAN 2024
- HIGH VISIBILITY
- EASY ACCESS

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.

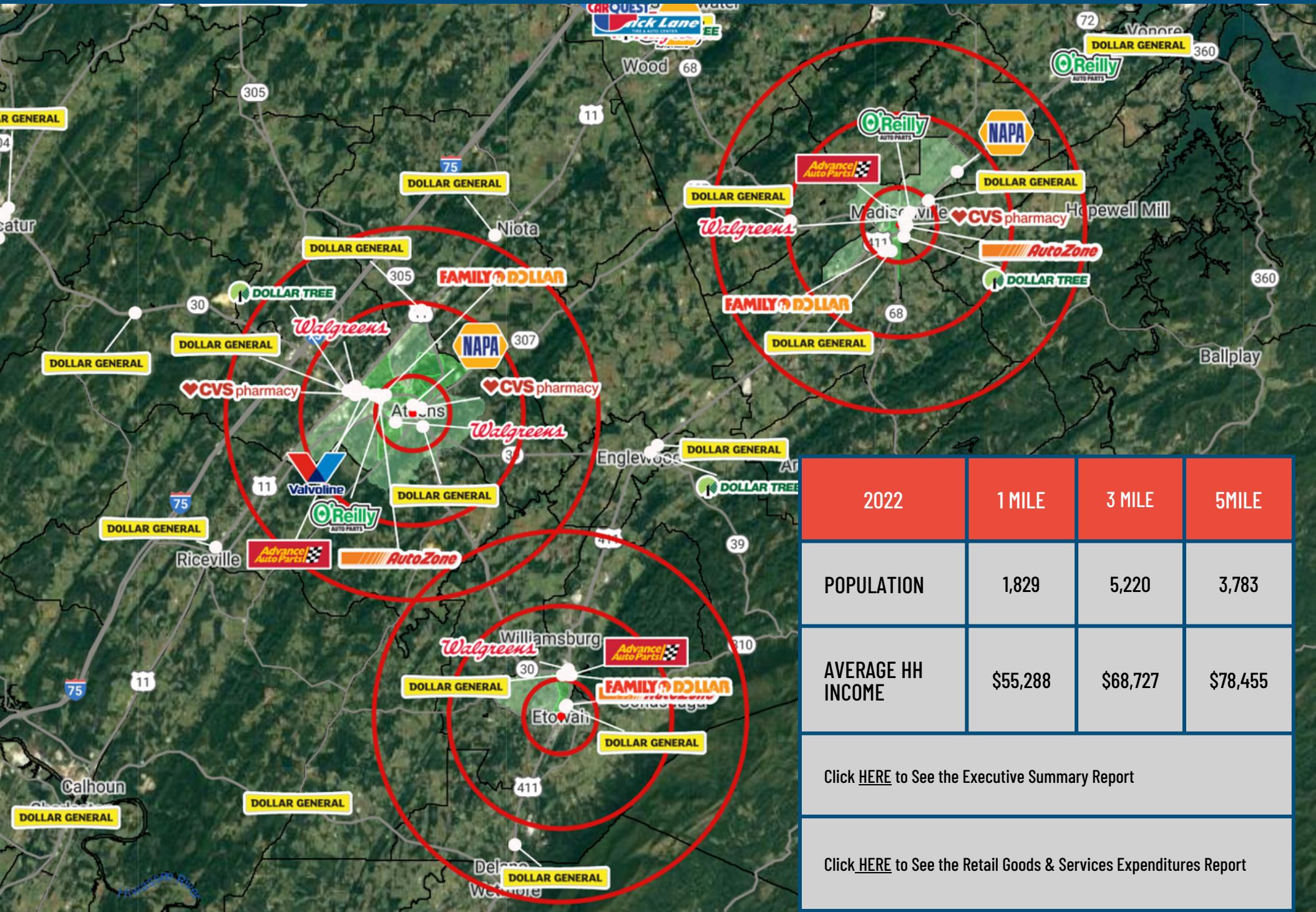
- **±8,052 SQUARE FT**
- **0.89 ACRES**
- **NNN (NET NET NET) LEASE**
- **PROPERTY TAX /INS PAID DIRECTLY BY TENANT**
- **8,587 AADT**



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SURROUNDING MARKETS



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:



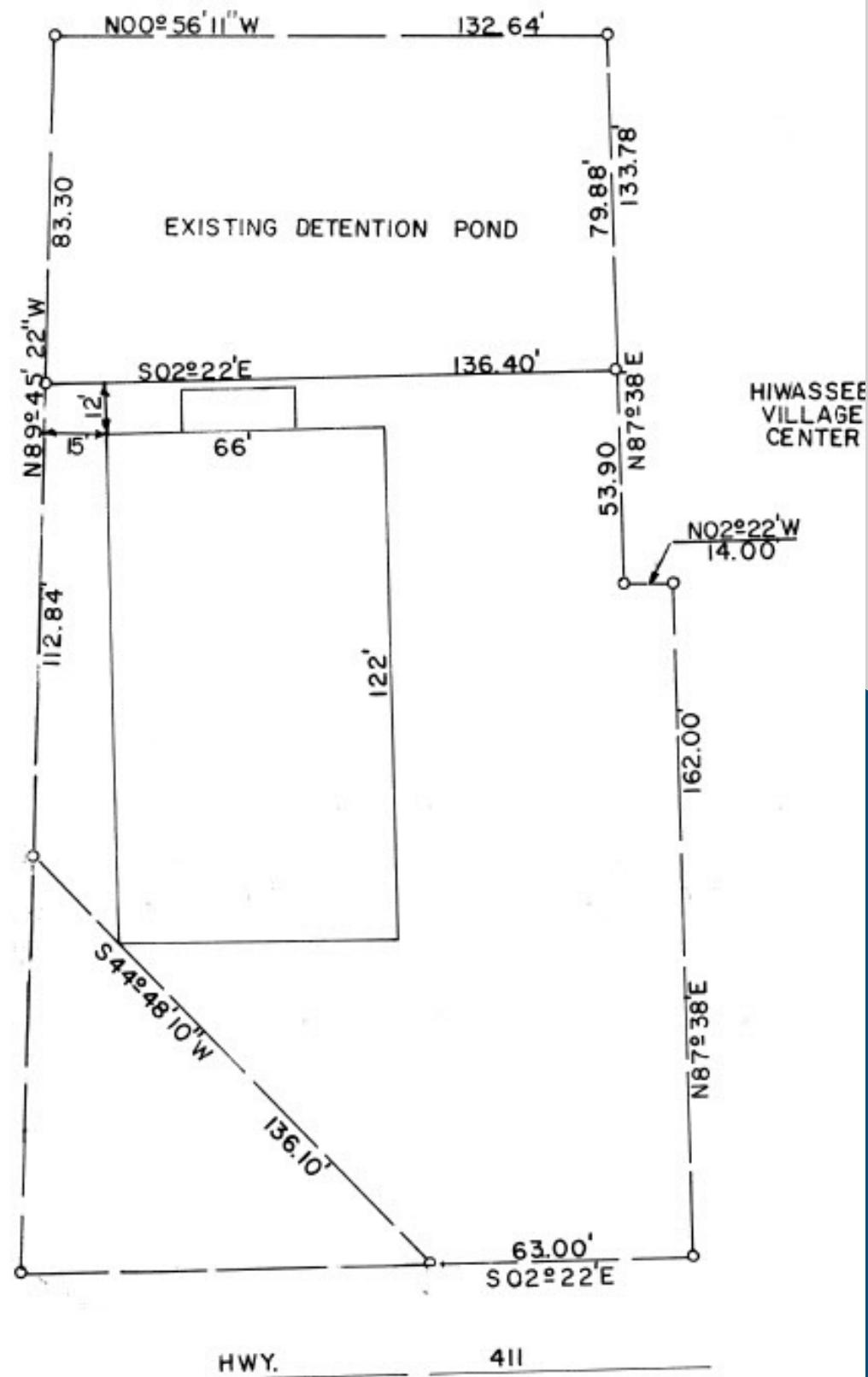
SITE PLAN

856 US-411
ETOWAH, TN

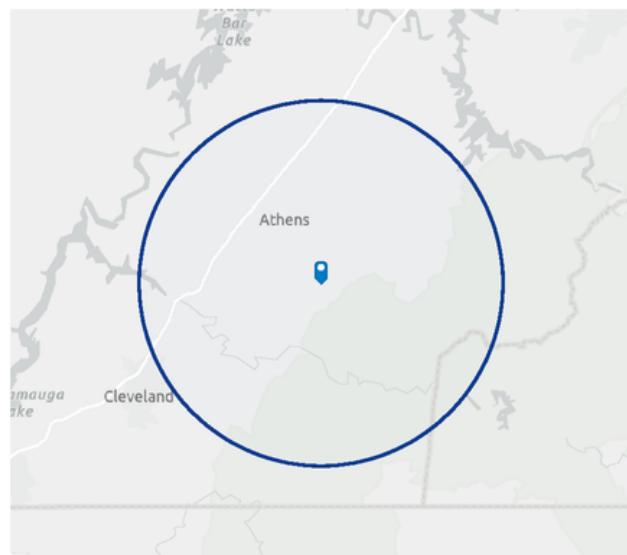
NETWORKS USA, LLC

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

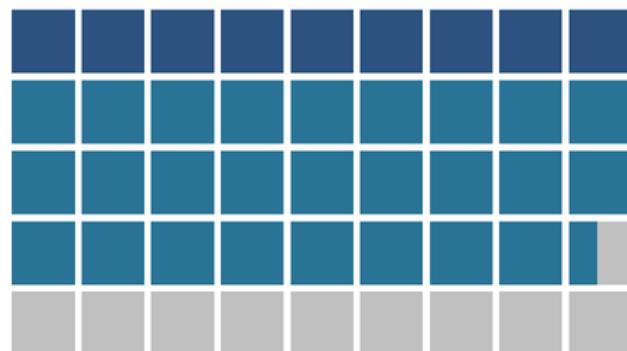
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ETOWAH, TN



POPULATION BY AGE



Under 18 (20.0%) Ages 18 to 64 (58.8%)
Aged 65+ (21.2%)

Source : Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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POPULATION TRENDS AND KEY INDICATORS

800-998 N Tennessee Ave
Ring of 20 miles

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

MORTGAGE INDICATORS



\$7,678

Avg Spent on Mortgage & Basics



17.8%

Percent of Income for Mortgage

POPULATION BY GENERATION



6.5%

Greatest Gen:
Born 1945/Earlier



25.0%

Baby Boomer:
Born 1946 to 1964



20.9%

Generation X:
Born 1965 to 1980



21.5%

Millennial:
Born 1981 to 1998



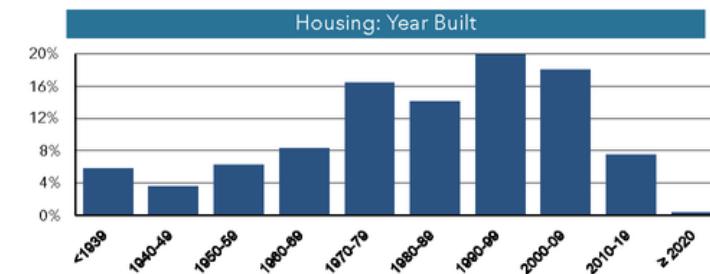
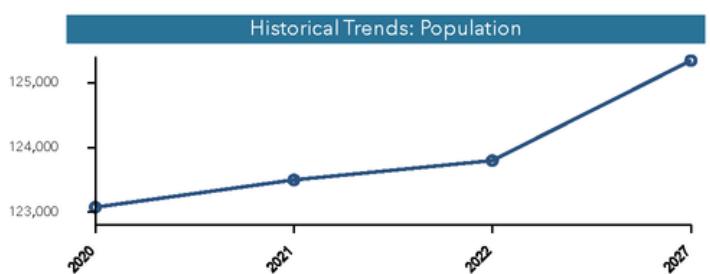
19.9%

Generation Z:
Born 1999 to 2016



6.2%

Alpha: Born
2017 to Present



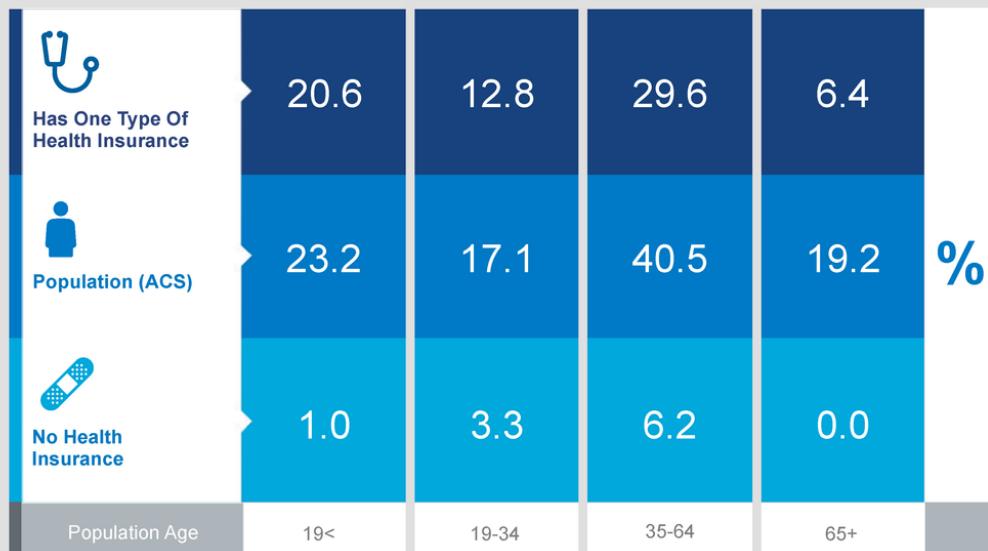
ETOWAH, TN

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

Health Care Expenditure



\$3,802

Annual Health Insurance Expenditures



\$1,935

Medical Care

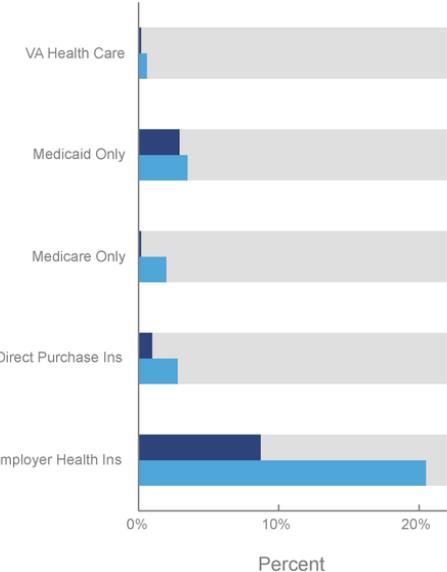
Health Care (Consumer Spending)

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



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