

For Lease

875 U.S. 321 Lenoir City, TN

4,160 SF | \$24.00 SF/yr



875 U.S. 321

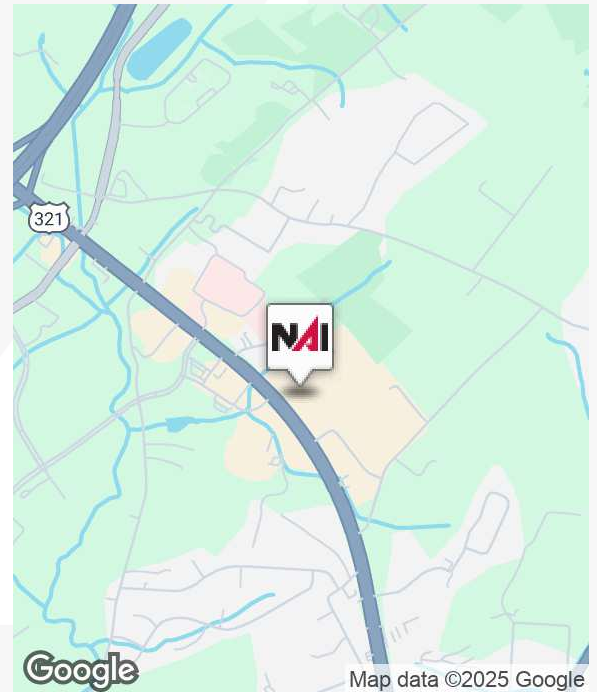
Lenoir City, Tennessee 37771

### Property Highlights

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### Property Description

Prime retail opportunity available in Lenoir City, TN! This 4,160 SF end-cap space is ideally situated at 875 US-321, offering exceptional visibility along US-321 30K+ VPD. Anchored by Walmart and Home Depot, driving consistent customer traffic to the center. Enjoy ample parking and prominent signage in a high-growth area with limited retail inventory. Neighboring tenants include: Game Stop, The Bed Store, Bloom School of Aesthetic, Town Creek Family Dentistry.



For more information

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# Additional Photos

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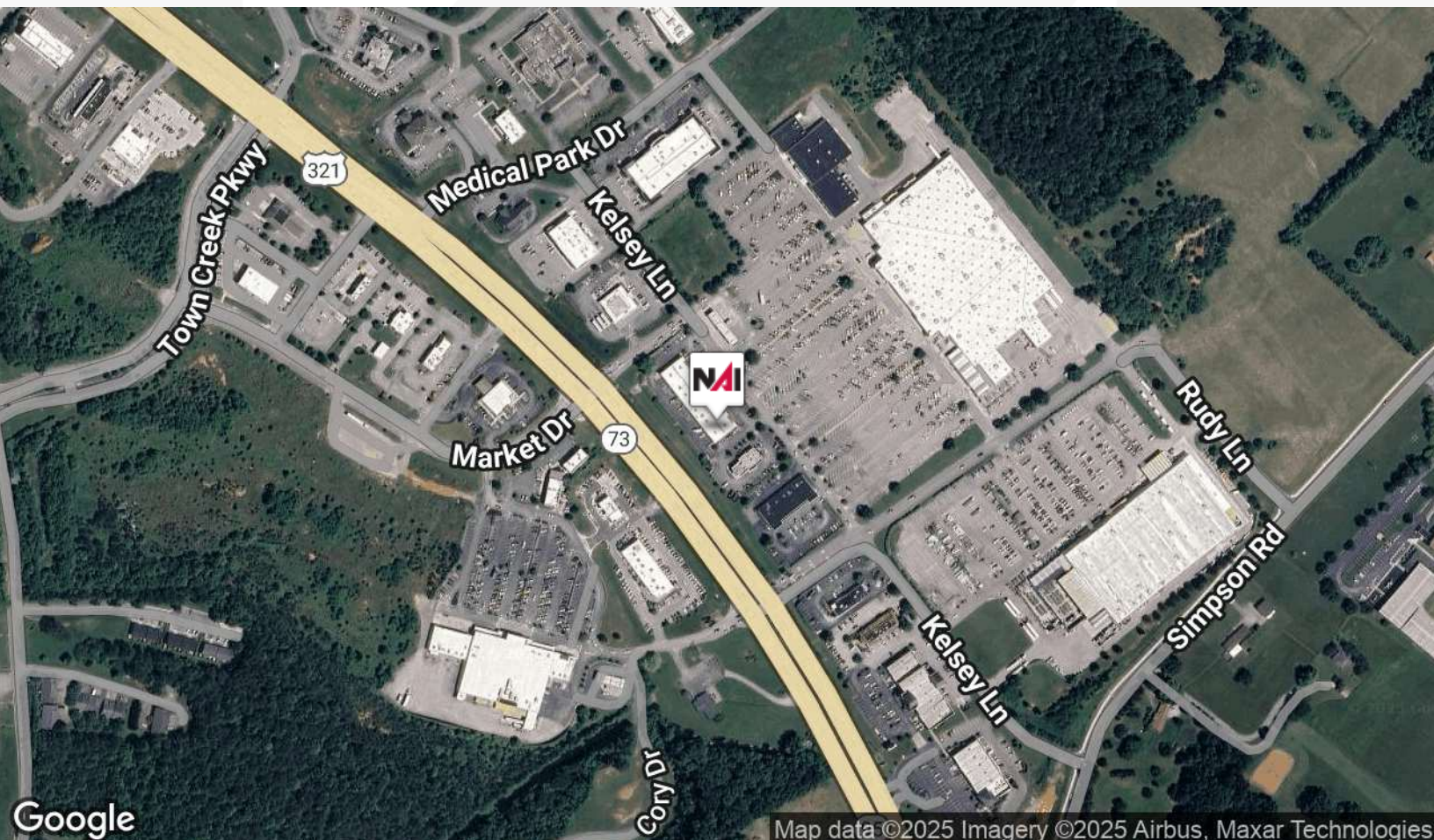
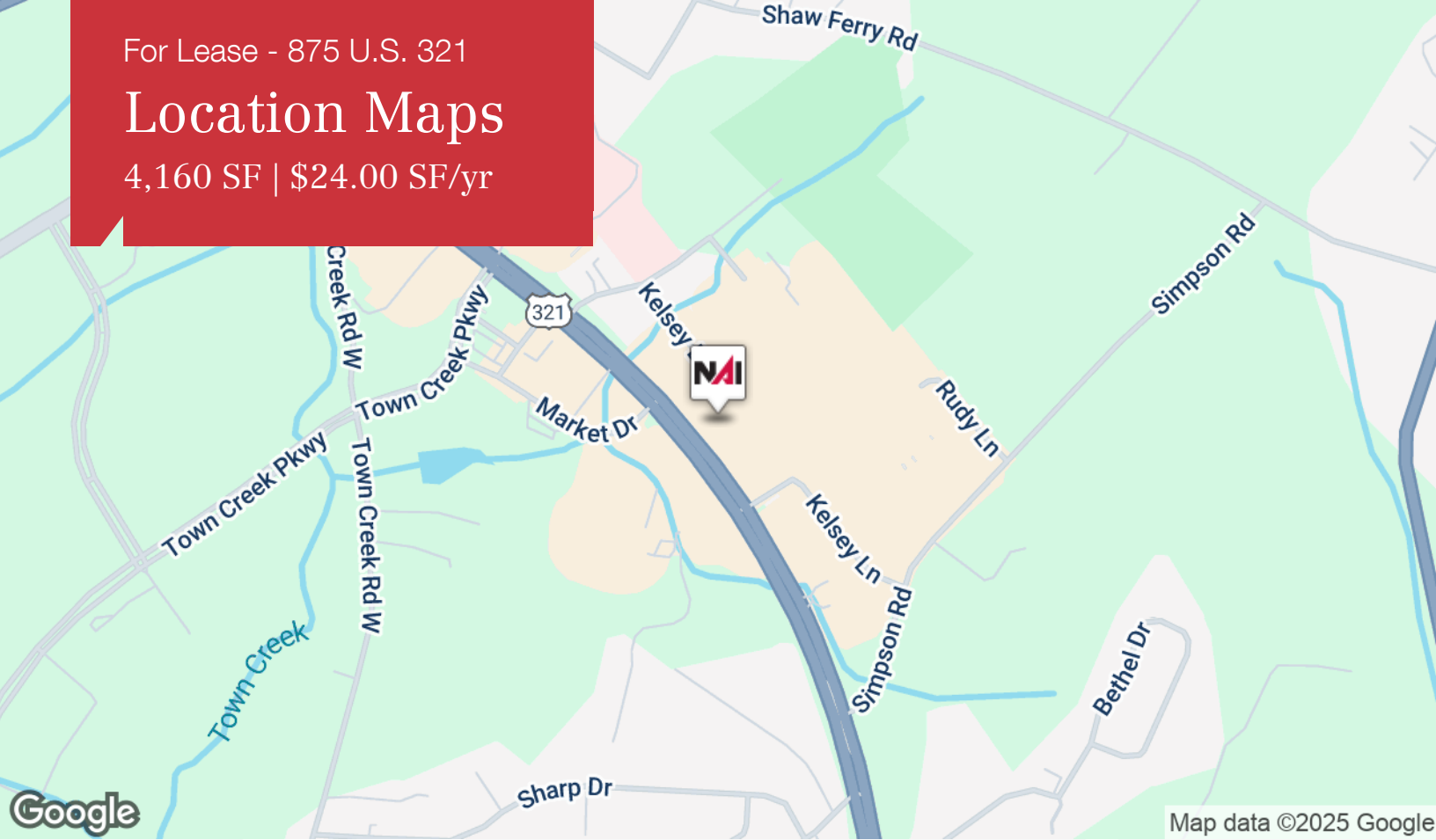




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# Location Maps

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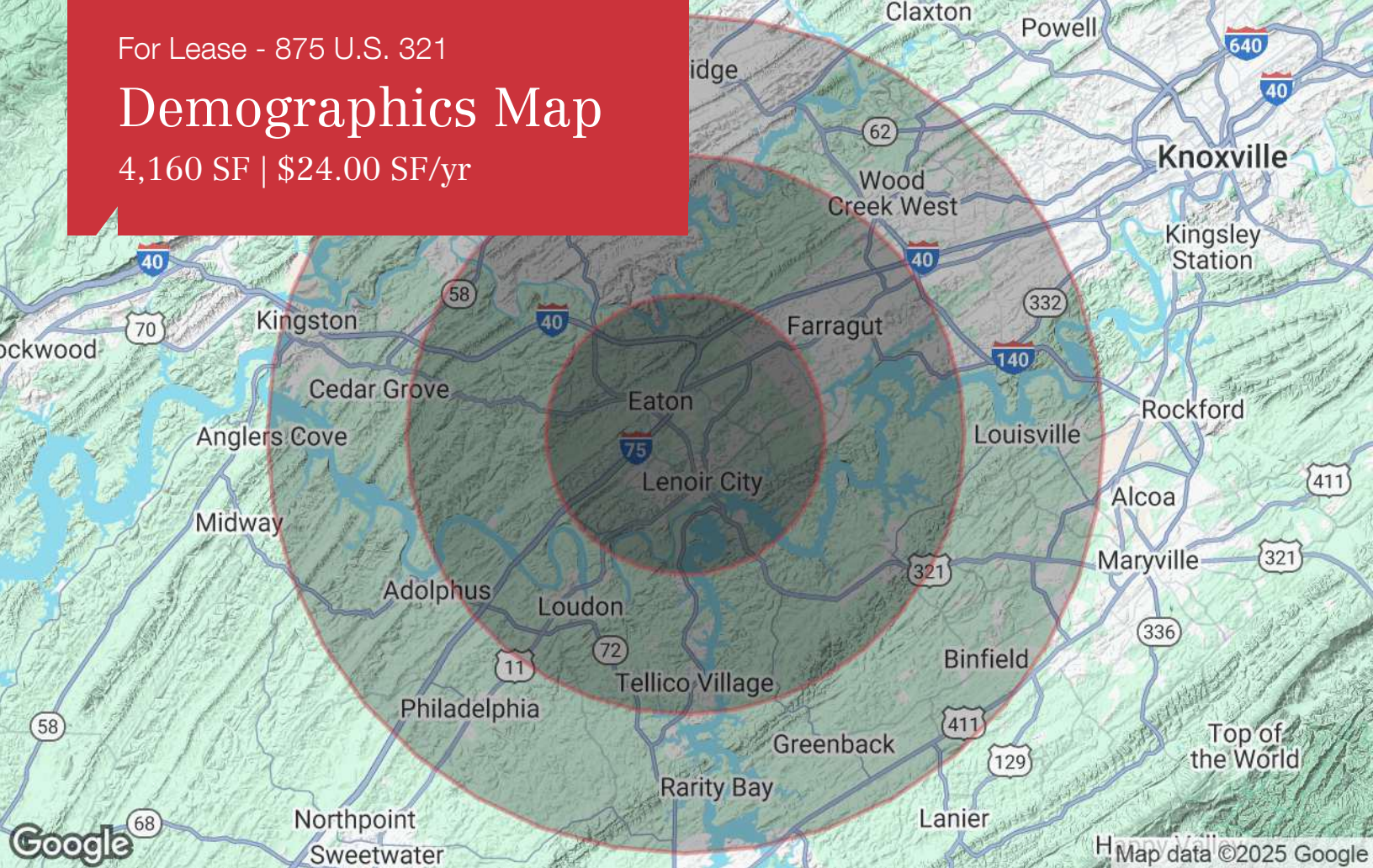




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# Demographics Map

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## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	38,093	117,642	340,767
MEDIAN AGE	43	45	43
MEDIAN AGE (MALE)	42	44	42
MEDIAN AGE (FEMALE)	44	45	44

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	14,644	46,068	138,315
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$119,250	\$133,728	\$117,590
AVERAGE HOUSE VALUE	\$393,874	\$489,355	\$422,282

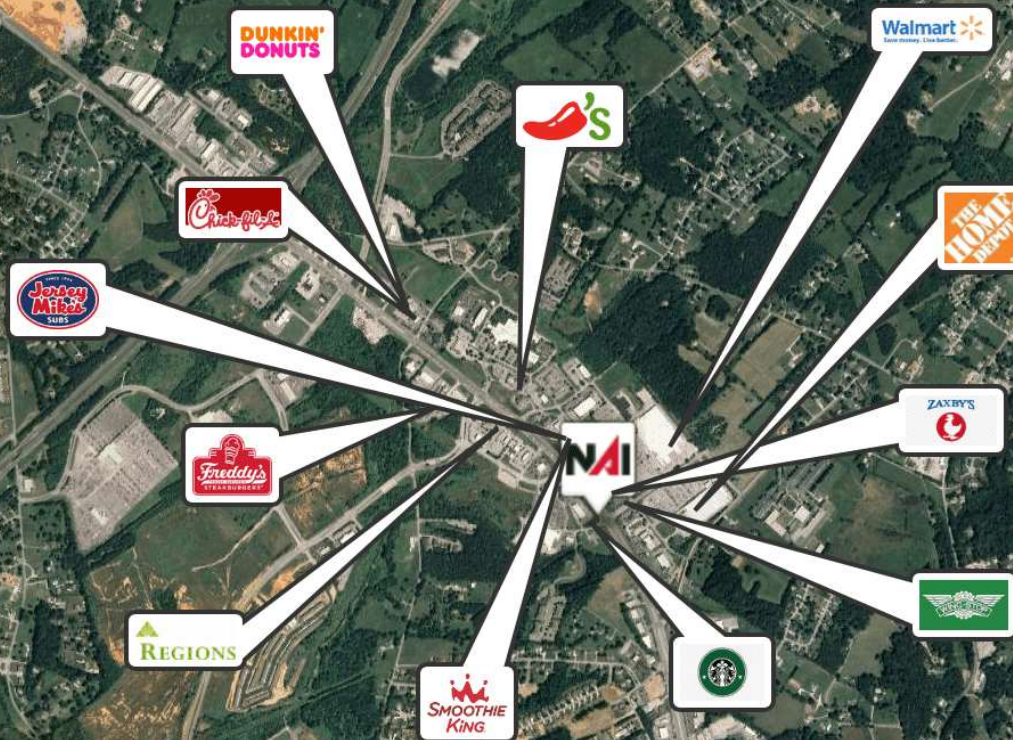
\* Demographic data derived from 2020 ACS - US Census



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# Retailer/Parcel Map

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Google

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Maxar Technologies



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## Meet the Team

4,160 SF | \$24.00 SF/yr



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