

Land Lease Opportunity with Great Visibility

2141 N Charles Seivers Blvd.
Clinton, TN 37716



Offering Summary

Lease Rate:	\$9,875.00 per month (Ground)
Available AC:	1.61 Acres
Lot Size:	1.61 Acres
Zoning:	08 - Commercial
Market:	Knoxville
Submarket:	Clinton
Traffic Count:	26,684

Property Description

High Growth I-75 Retail Corridor! This 1.61 acre property in Clinton is prime for development. The site has been leveled and utilities are installed. Available for a NNN absolute lease. The AADT on this section of Charles Seivers Blvd is 26,684, providing ample traffic for any business.

Get more information

Gerald Peoples

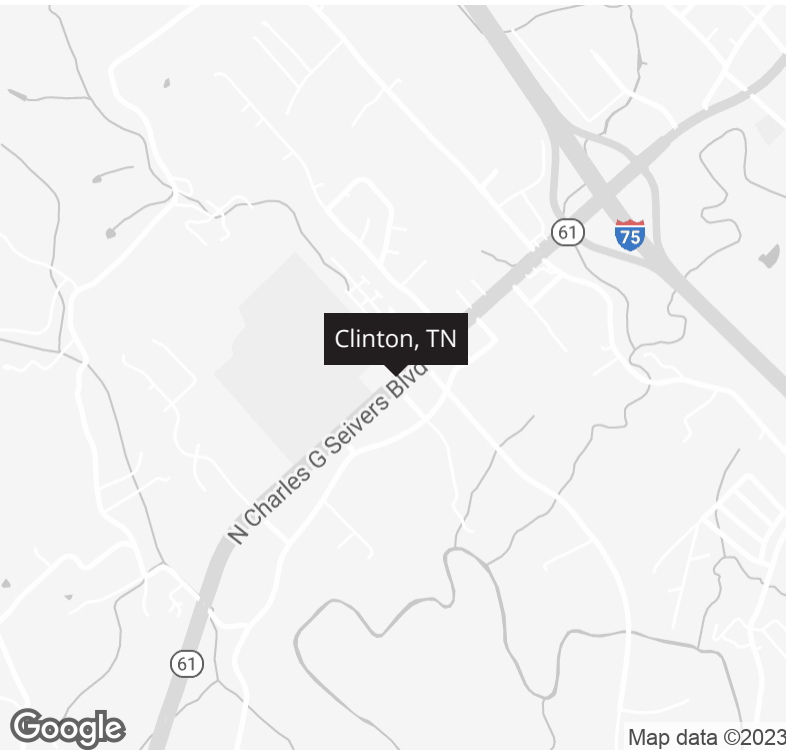
Vice President

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Location Description

This property is located just off of I-75 on the going home side of Hwy 61/N Charles G Seivers Blvd via exit 122. Anderson County High School, Walmart, Tractor Supply, Starbucks, Walgreens along with many other restaurants, hotels, and shopping establishments are within a 1 miles radius. Clinton city center is 5 miles west of site on Hwy 61. Downtown Knoxville and the University of Tennessee are just under 20 miles southeast.

Location Details

Market	Knoxville
Sub Market	Clinton
County	Anderson
Cross Streets	Frank L Price Blvd.
Street Parking	No
Signal Intersection	No
Road Type	Highway
Nearest Highway	Hwy 61, I-75
Nearest Airport	McGhee Tyson

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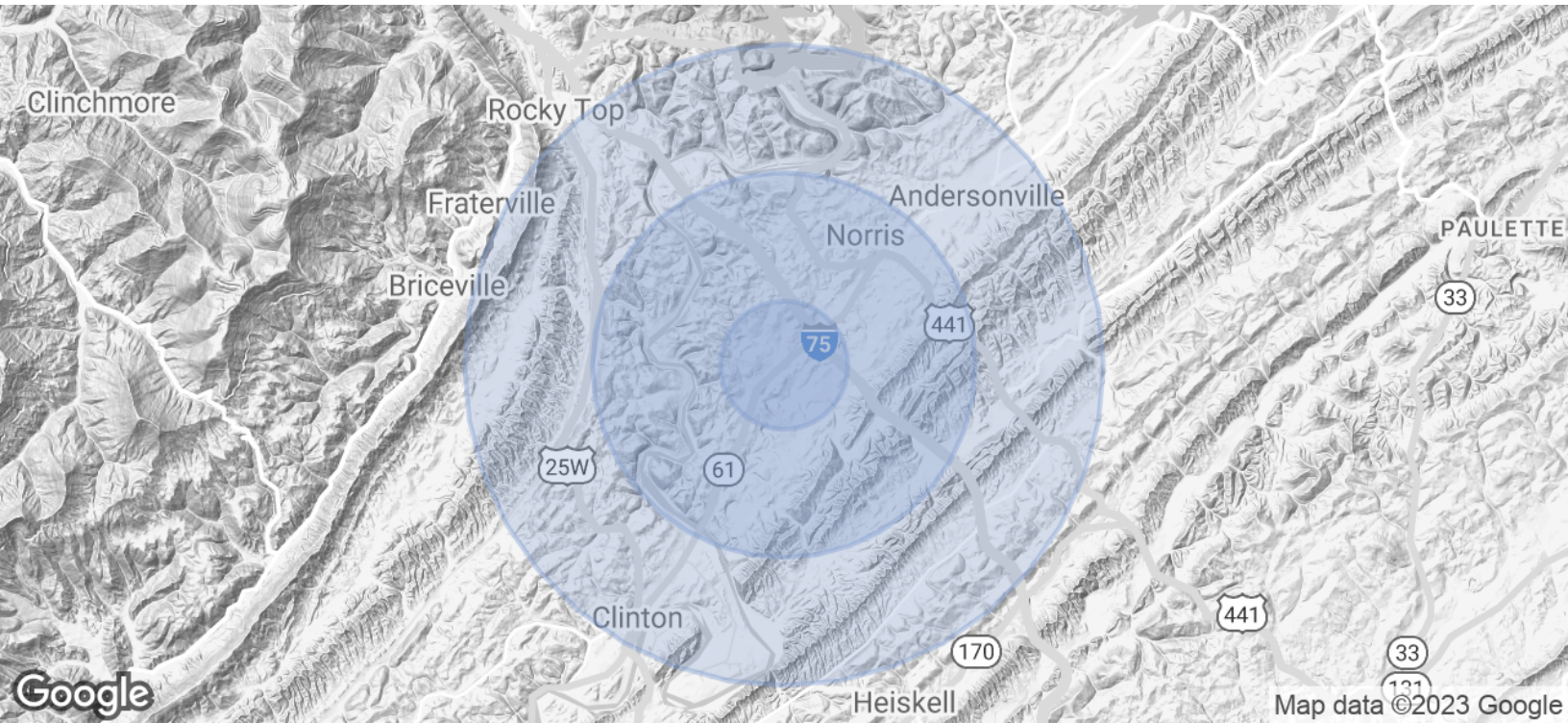
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,027	7,257	21,137
Average Age	38.1	41.3	43.8
Average Age (Male)	41.4	41.2	40.8
Average Age (Female)	36.4	41.7	46.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	377	2,933	9,263
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$75,945	\$75,532	\$61,809
Average House Value	\$157,033	\$184,521	\$159,616

* Demographic data derived from 2020 ACS - US Census



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