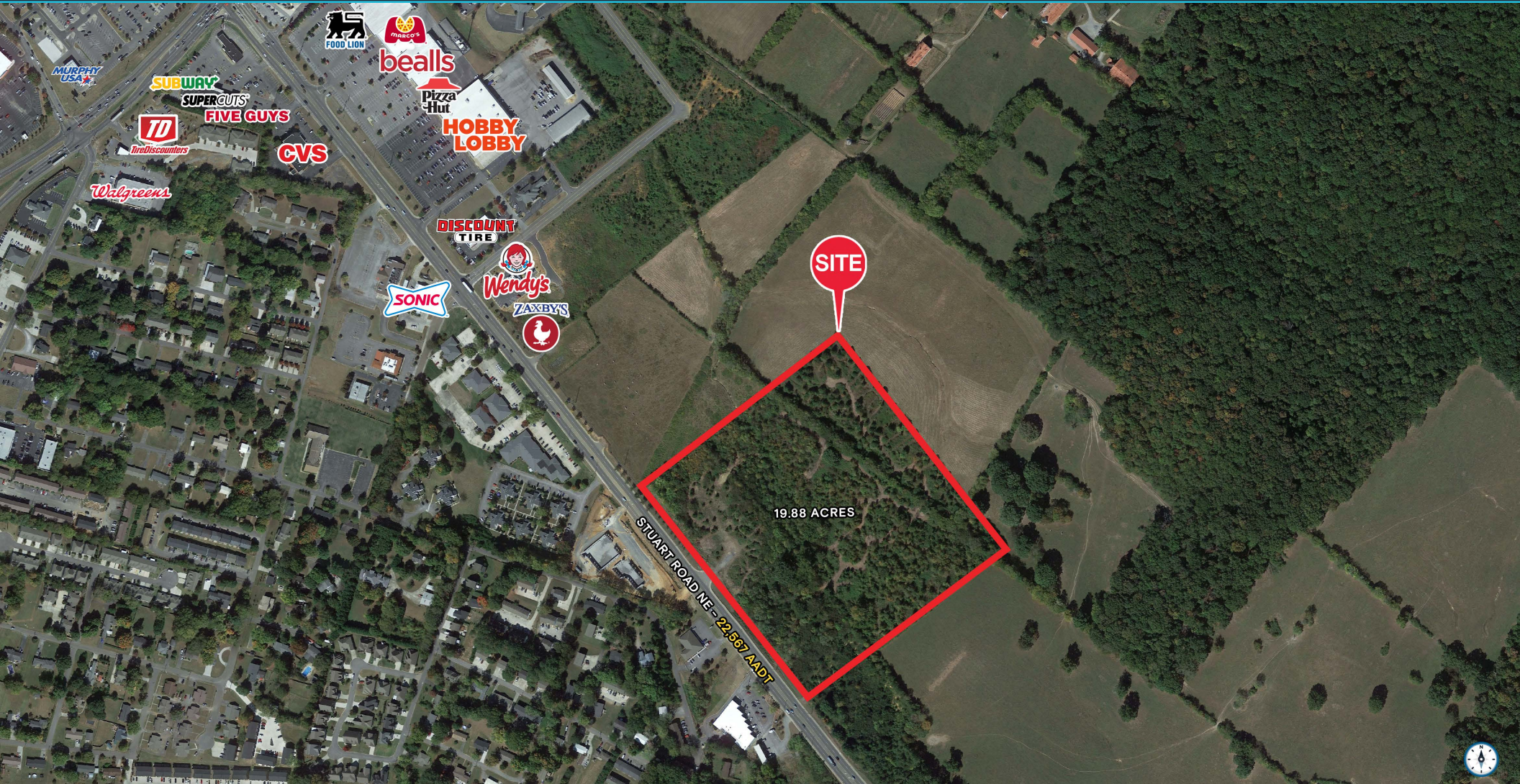


FOR SALE

±19.88 ACRES AVAILABLE

Stuart Road NE, Cleveland, TN



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Holly Buchanan, CCIM
VICE PRESIDENT
hollybuchanan@katzretail.com
(615) 203-0014

Property Overview

HIGHLIGHTS

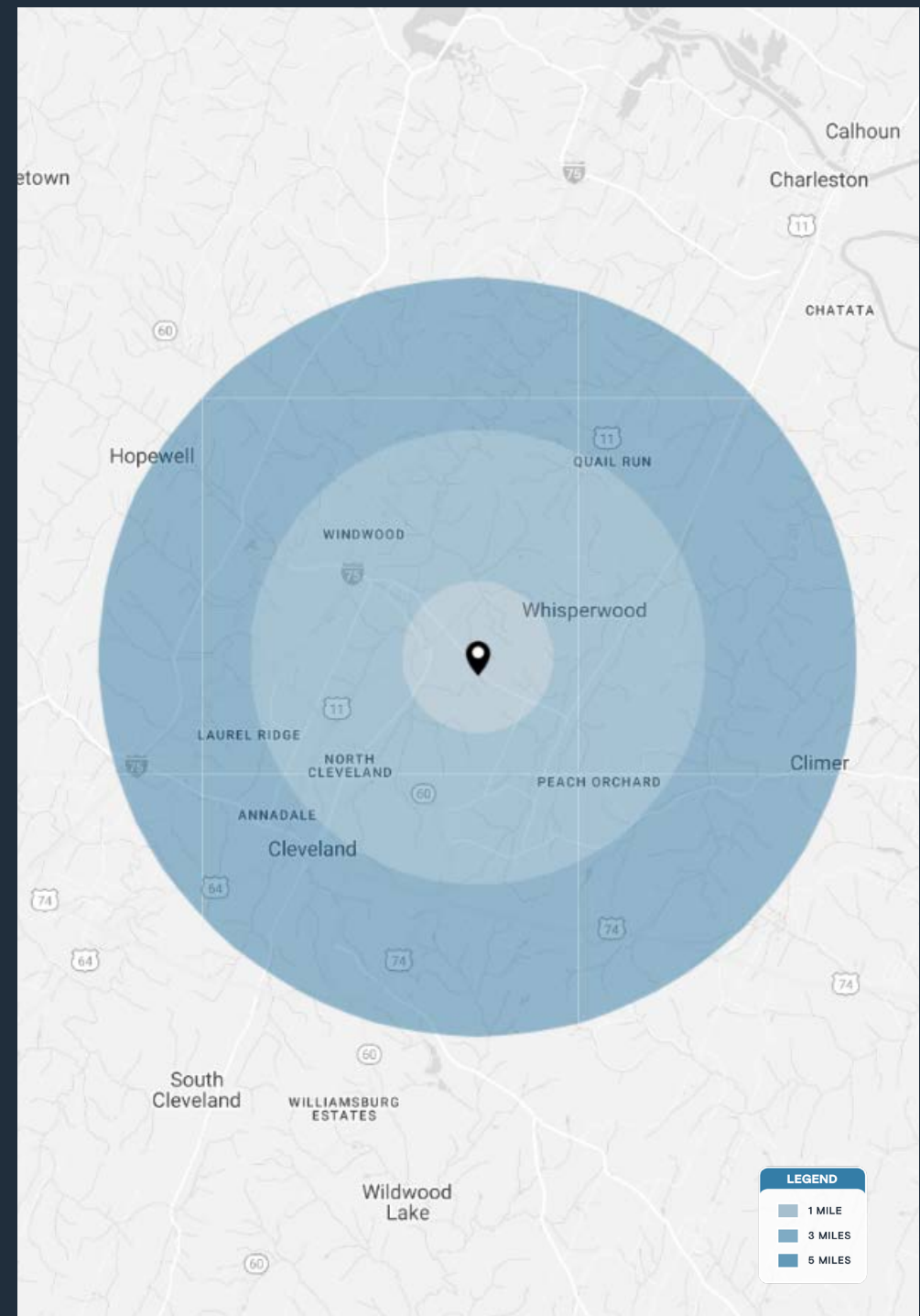
- Parcel location: CLT Map 34 part of parcel 57 & CLT Map 42 part of parcels 41.00 & 41.02
- Easy access along Stuart Road NE with over 22,000 cars daily
- Neighboring retailers include: Target, Walmart, TJ Maxx, HomeGoods, Ulta Beauty, Aldi, Home Depot, Lowe's and Publix

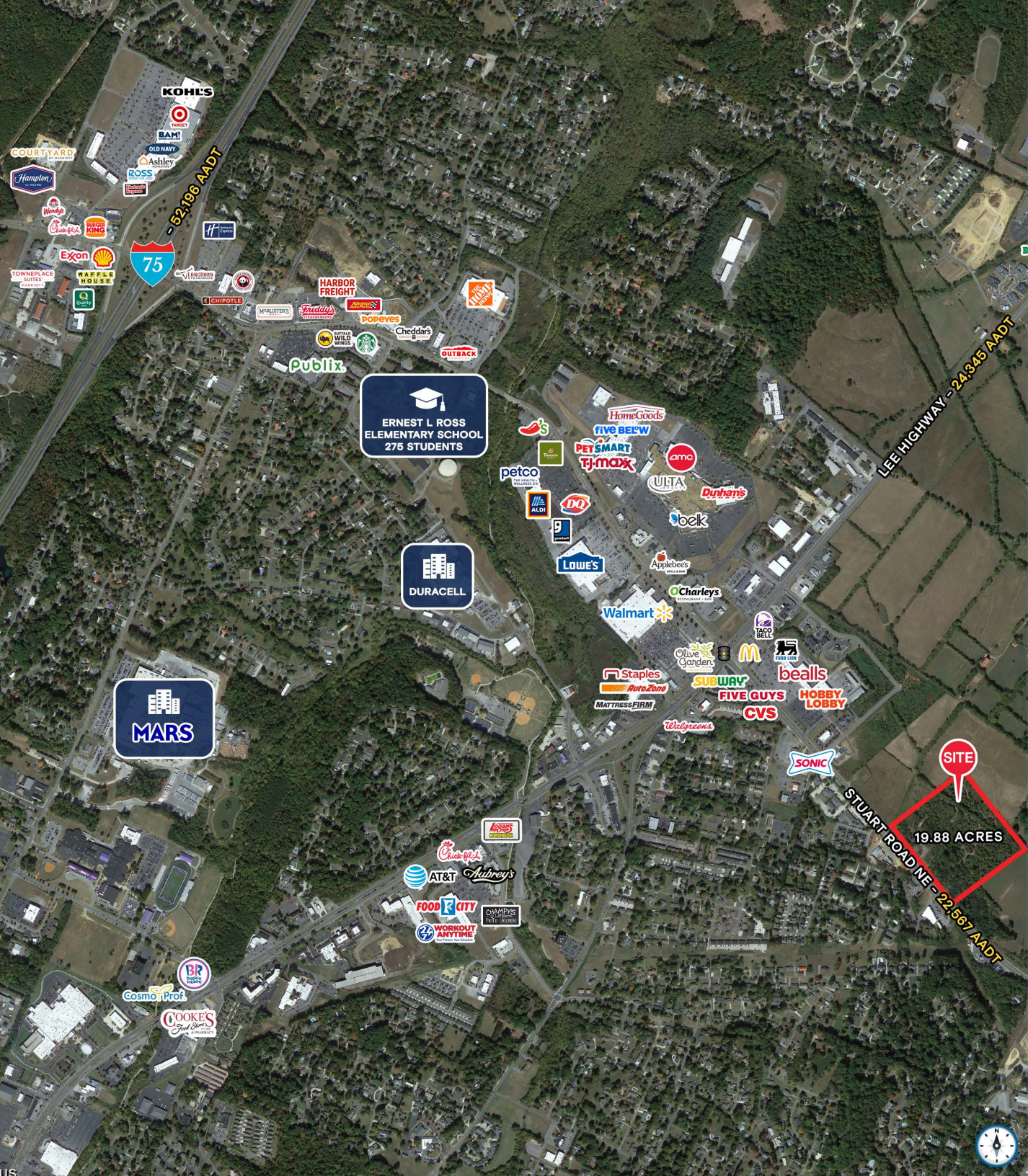
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 3,841 | 37,486 | 71,062 |
| HOUSEHOLDS | 1,553 | 14,500 | 27,495 |
| EMPLOYEES | 2,095 | 16,777 | 26,375 |
| AVERAGE HH INCOME | \$84,273 | \$84,283 | \$81,466 |

TRAFFIC COUNTS

| | |
|----------------|-------------|
| LEE HIGHWAY | 24,345 AADT |
| STUART ROAD NE | 22,567 AADT |





Contact Broker

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.08.24