

# Ground Lease/Build-to-Suit Opportunity

Rocky Top, TN (Anderson County)



Retailers/QSR's in trade area include Cracker Barrel, McDonalds, KFC, Taco Bell, Subway, Little Caesars, Family Dollar, Dollar General and Market, Advanced Auto, Fast Pace Health, Weigel's, Caseys, B.P., Shell and other local retailers.

- Direct visibility from I-75 access ramps at Exit 128, Site 0.1 mile from Interchange
- 55,000+ cars/day at this I-75 Interchange
- 1+ acre site rough graded with all utilities (across from 405 Norris Freeway, Rocky Top, TN 37769)
- Exit 128 & 129 are the main exits servicing North Anderson County/Norris Lake
- Long-term Ground Lease 30k/year NNN
- Build-to-Suit pricing TBD

	5 Mile	7 Mile	10 Mile
2025 Population	11,099	26,910	52,753
2025 Median HH Income	\$68,898	\$77,591	\$72,657



DAVID SPROUSE  
865.310.9711

david@southerncommercial.com  
www.southerncommercial.com

