

NEC East Broadway Blvd & Odyssey Rd

JEFFERSON CITY, TN 37760



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PROPERTY HIGHLIGHTS

- Jefferson County gained +2,922 residents since 2020 (+5.3%), with Jefferson City's population up 4.0% in the last year.
- 475 housing permits were issued county-wide in 2023 (an 81% jump vs. 2019), and 304 new homes/units are planned adjacent to this site (88 single-family homes + 216 apartments)
- E Broadway Blvd carries 20,412 vehicles/day and Odyssey Rd carries 2,800 vehicles/day at the site, which sits next to Lowe's and a quarter-mile from a Walmart Supercenter, ensuring steady consumer traffic.
- Major employers nearby include Old Dominion Freight Line (~1,200 jobs) and Bush Brothers (~658 jobs), and Carson-Newman University brings 2,700+ students to the community.
- Proven Retail Market: Retail trade is the area's #1 employment sector (~24% of jobs), highlighting a robust retail ecosystem ready for new national brands.

PROPERTY DESCRIPTION

Located along E Broadway Blvd (US-11E) and Odyssey Rd with over 23,200 AADT, the subject site sits adjacent to Lowe's and just 0.25 miles from Walmart Supercenter. Abutting the subject site, D.R. Horton is developing a 304-unit residential community (88 single-family homes and a 216-unit apartment complex) on 48 acres. Jefferson County added 2,922 residents (2020-2023) and is projected to reach 59,000+ by 2028. City population surged 4% in 2023 alone. Jefferson County issued 475 new housing permits in 2023, up 81% from 2019. Major employers in a 10-mile radius include Old Dominion (1,200 jobs), Bush's Beans (658), and Carson-Newman University (2,700 students). Retail is the largest employment sector in Jefferson City (24% of jobs), with significant expansions at Walmart and new retail pads already in demand. This site is ready for grocery, QSR, and specialty retail tenants seeking a high-visibility location in a fast-growing East Tennessee market.



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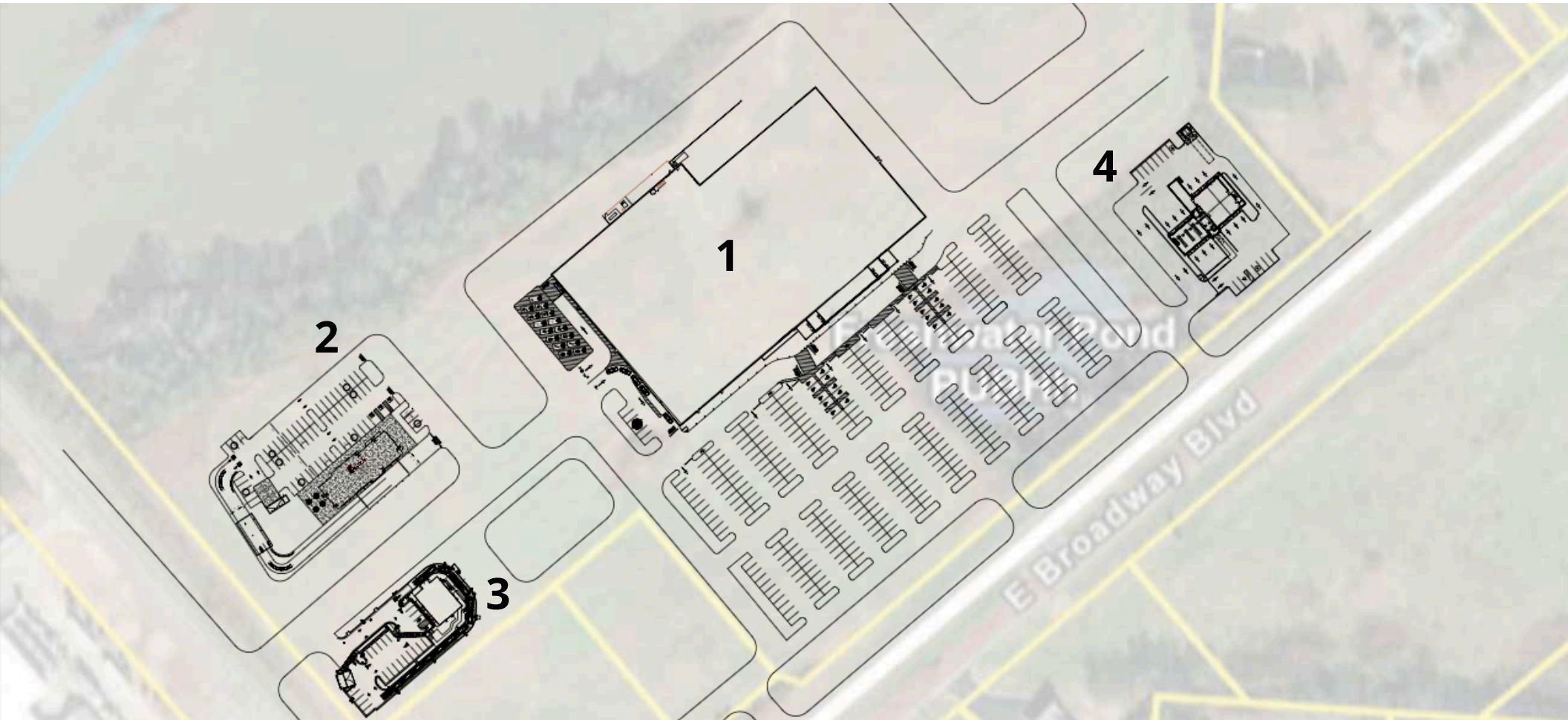
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1: Up to 250,000 sqft

2: 1.5 - 3 Acres

3: 1 - 2 Acres

4: 1.5 - 3 Acres



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