

Paul Huff Retail

682 Paul Huff Parkway, Cleveland TN 37312



FOR LEASE

**BENDER
REALTY**
(423) 472-2173

THE SPACE

Location	682 Paul Huff Parkway Cleveland, TN 37312
County	Bradley
APN	034I F 003.00
Traffic Count	18343
Square Feet	2,800
Annual Rent PSF	\$7,637.00
Lease Type	NNN

Notes \$25 a square foot annually plus \$7.73 a square foot CAM Charges

HIGHLIGHTS

- Convenient Location, Near I-75
- Versatile Layout
- Excellent Accessibility & Visibility
- Includes two shower facilities



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	4,468	36,714	66,209

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$105,599	\$90,432	\$84,806

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,749	14,747	26,236

PROPERTY FEATURES

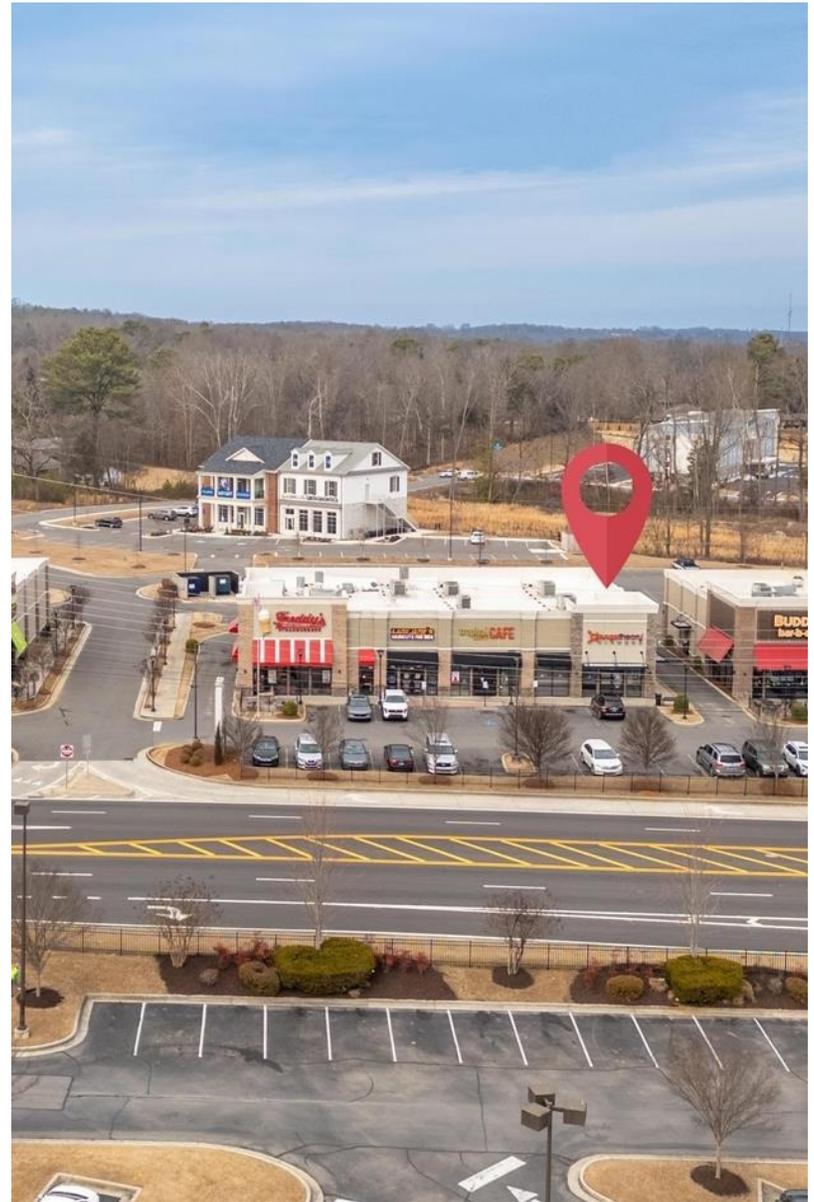
CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	3
BUILDING SF	8,938
LAND ACRES	1.08
YEAR BUILT	2019
ZONING TYPE	PUD
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

CONSTRUCTION

FOUNDATION	Slab
PARKING SURFACE	Asphalt
ROOF	Flat

TENANT INFORMATION

SHADOW ANCHOR	McAlister's Deli, CAVA, Tropical Smoothie Cafe
LEASE TYPE	NNN



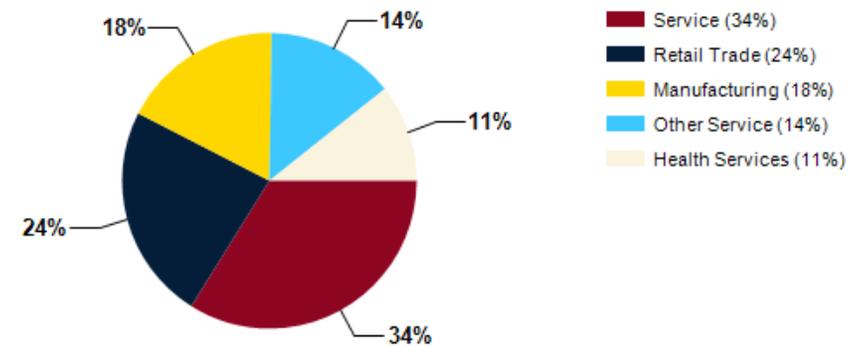
Economic Development

- Bradley County announced more new industrial jobs in 2023 than any other county in Tennessee. With 10 projects being announced and with a total commitment of \$501.5 million, it will create between 1,831 and 2,067 jobs. As part of this, The Industrial Development Board awarded \$13,197,000 in grants to support jobs and investments.
- Cleveland is home to Lee University, a private Christian University known for its strong academics, world-famous music and diverse student body. It attracts students and faculty from all over the world.
- The Partnerships in Industry and Education (PIE) Innovation Center is a regional educational facility addressing the growing need to better prepare students for postsecondary careers and workforce opportunities. This unprecedented and innovative Center, the first of its kind in Tennessee, is a part of the Bradley County School system with partnerships with TCAT-Athens, Cleveland State Community College, and Chattanooga State Technical Community College, which will provide students with dual credit, dual enrollment, industry certification, and a seamless transition into programming.

Tourism

- Bradley County ranks 17th in visitor spending among Tennessee Counties. In 2023, \$178.5 million in revenue was generated from visitor spending, which included a 5.8% growth in local tourism
- The Ocoee River attracts an average of over 250,000 visitors each year, drawn to its world-class whitewater rafting, kayaking, and scenic hiking trails. This steady influx of adventure tourists significantly boosts the economy in Cleveland/Bradley area, as visitors spend on local businesses, restaurants, and accommodations. The tourism generated by the Ocoee River contributes millions of dollars annually, supports local job creation, and solidifies Cleveland's reputation as a premier destination for outdoor adventure in Tennessee

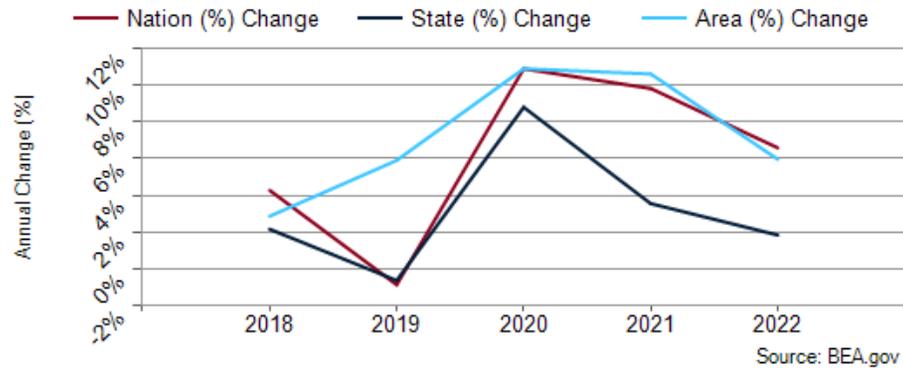
Major Industries by Employee Count



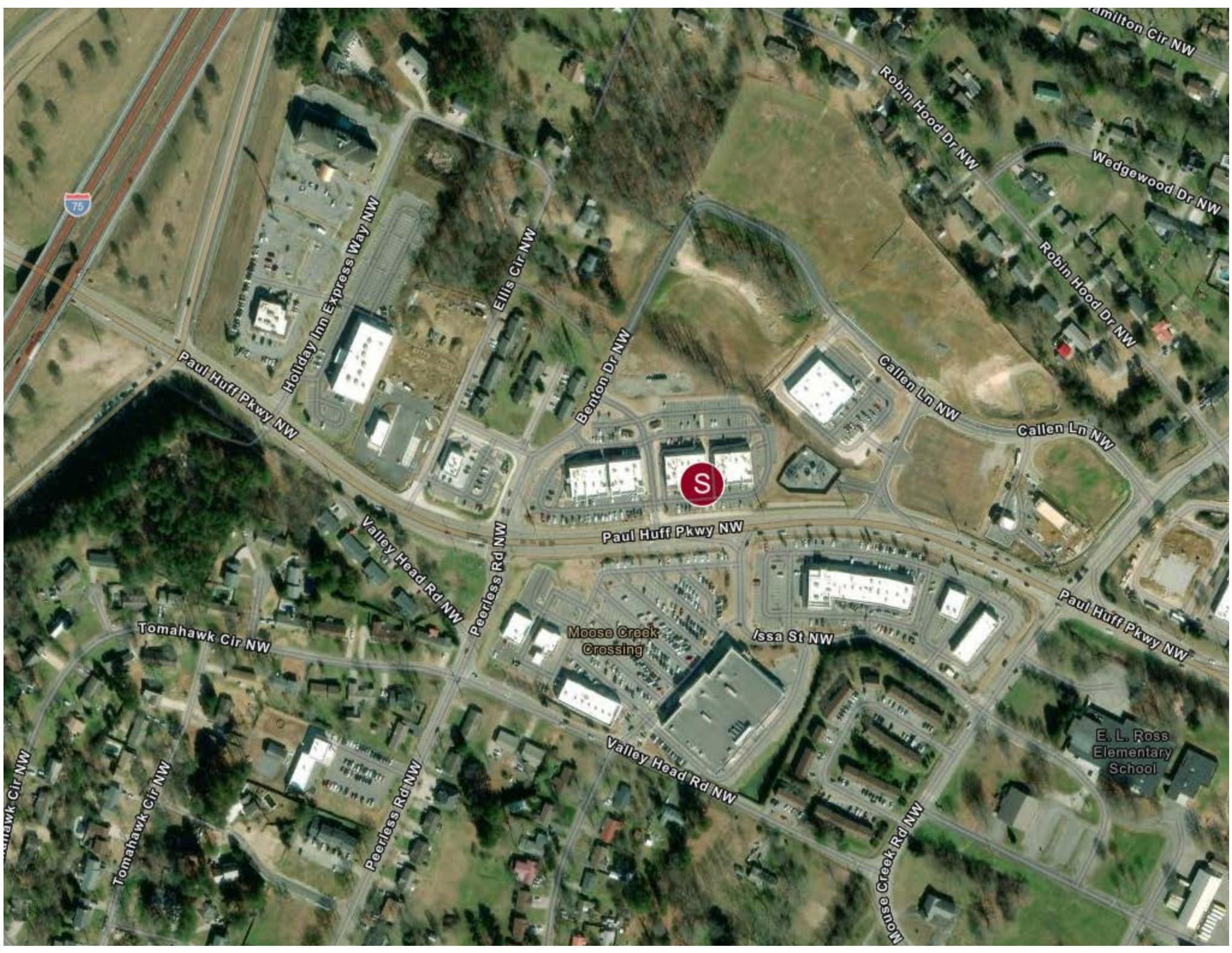
Largest Employers

Whirlpool Corporation, Cleveland Division	1,600
Bradley County Schools (includes cafeteria)	1,160
Peyton's Southeastern	1,157
Tennova Healthcare Cleveland Medical Center	1,100
Jackson Furniture Industries	894
Amazon	790
WACKER Polysilicon North America	772
Cleveland City Schools	745

Bradley County GDP Trend







75

Paul Huff Pkwy NW

Holiday Inn Express Way NW

Ellis Cir NW

Benton Dr NW

Robin Hood Dr NW

Wedgewood Dr NW

Robin Hood Dr NW

Callen Ln NW

Callen Ln NW

Paul Huff Pkwy NW

Valley Head Rd NW

Peerless Rd NW

Tomahawk Cir NW

Moose Creek Crossing

Issa St NW

Paul Huff Pkwy NW

Tomahawk Cir NW

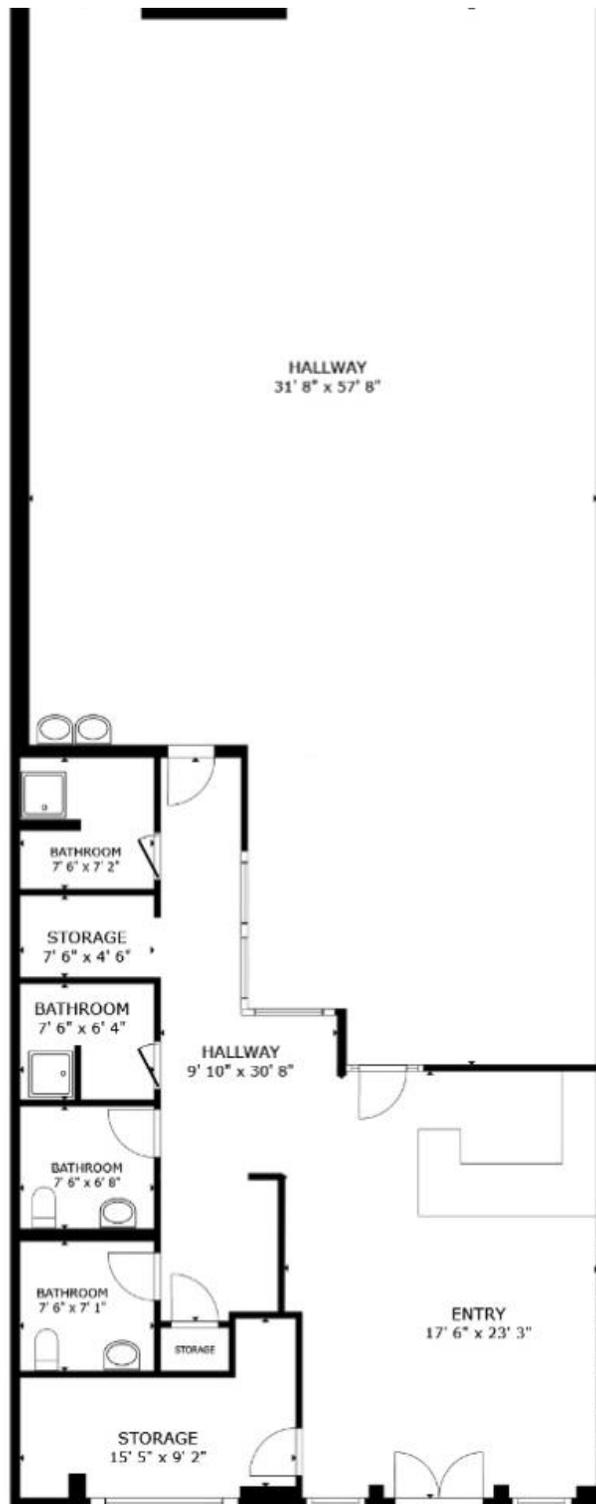
Tomahawk Cir NW

Peerless Rd NW

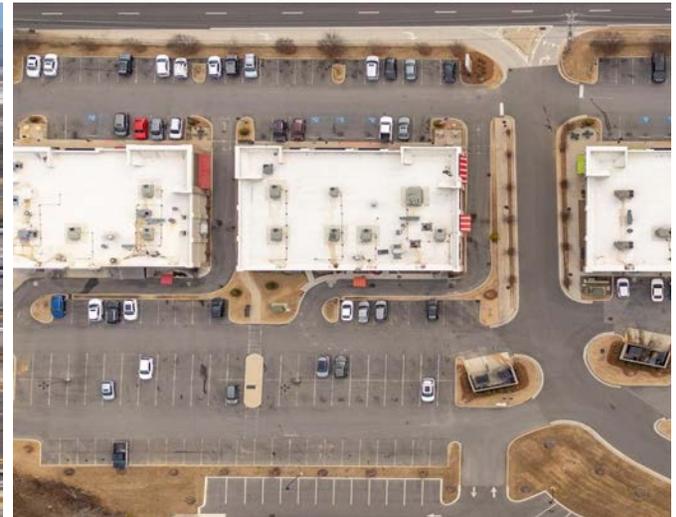
Valley Head Rd NW

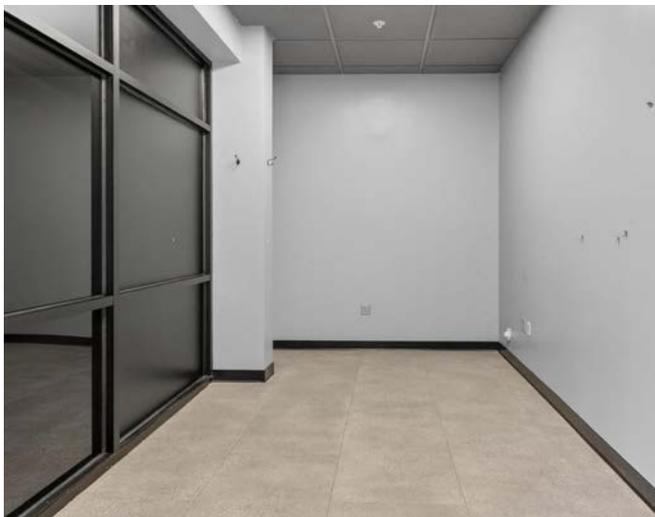
Moose Creek Rd NW

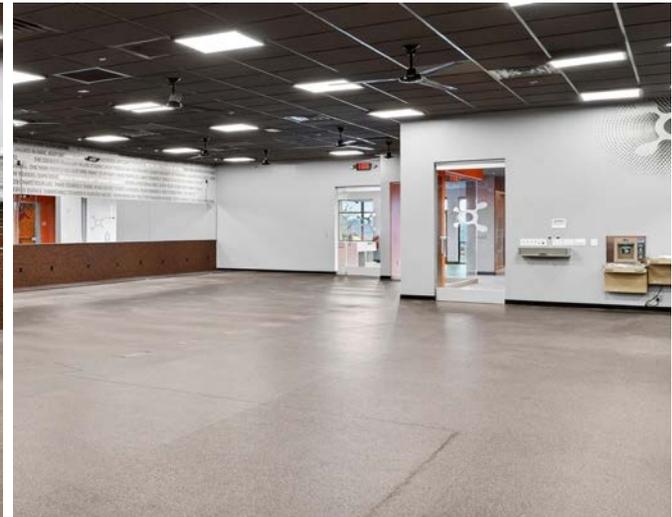
E. L. Ross Elementary School

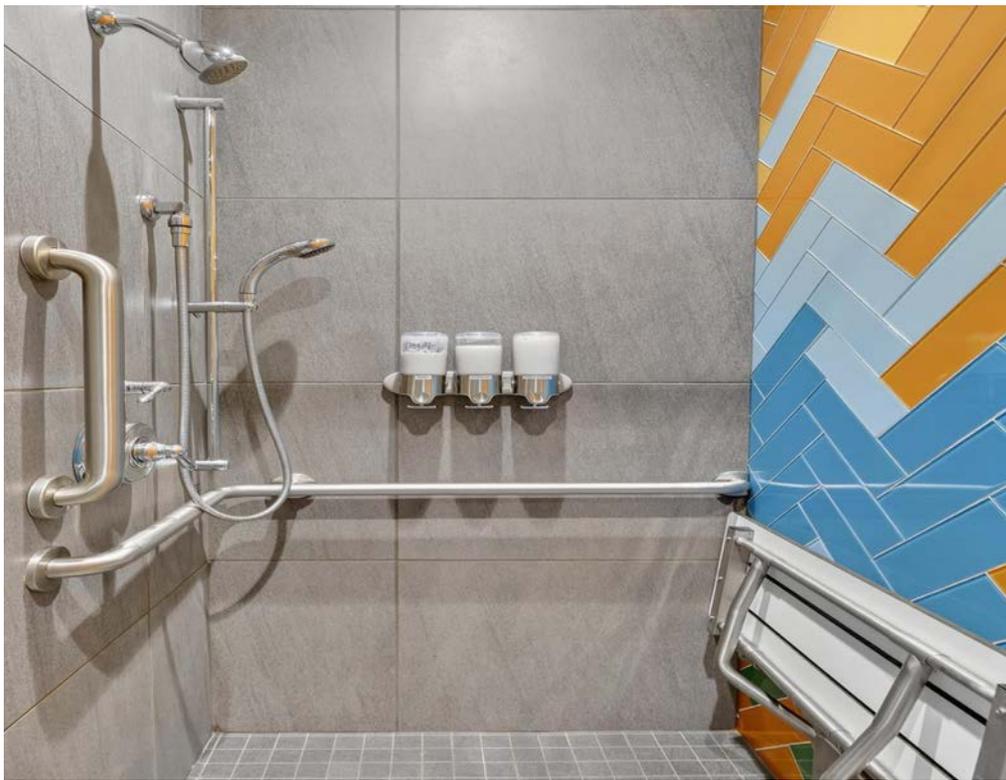
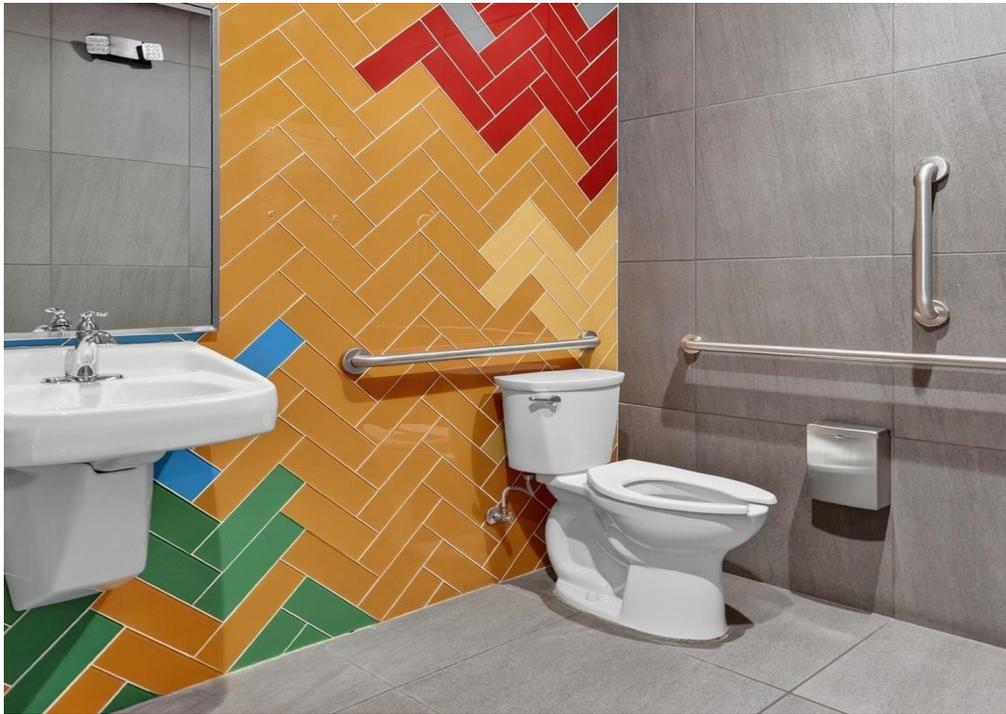


FLOOR PLAN



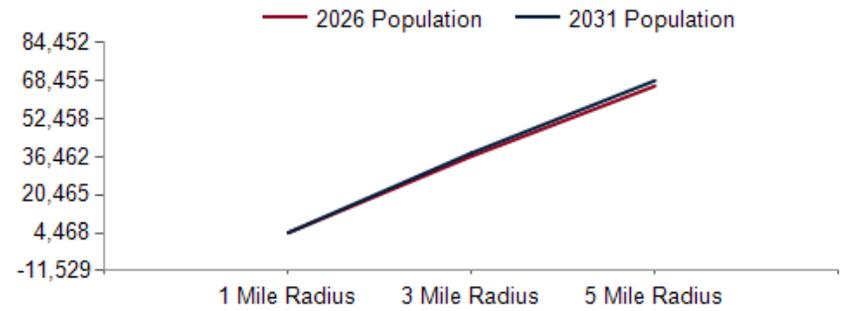




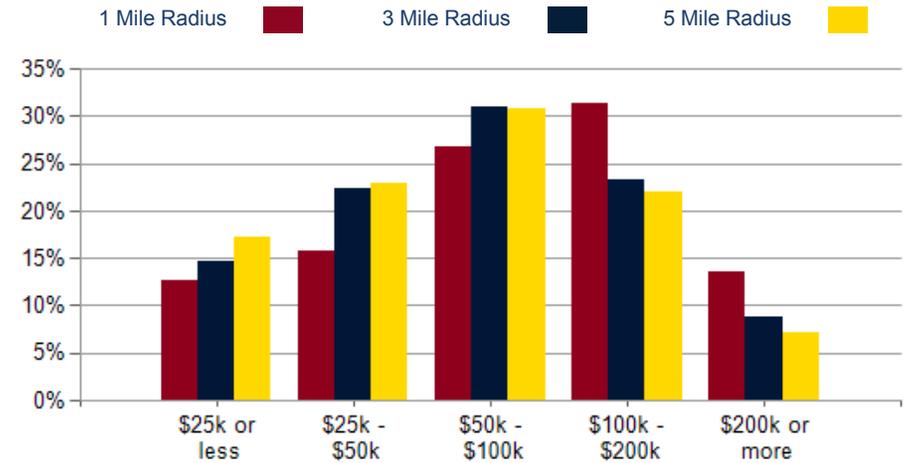


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,665	27,019	50,988
2010 Population	3,827	30,128	56,257
2026 Population	4,468	36,714	66,209
2031 Population	4,581	38,062	68,455
2026 African American	276	2,148	4,241
2026 American Indian	16	188	343
2026 Asian	164	789	1,071
2026 Hispanic	552	3,832	7,294
2026 Other Race	308	2,002	3,625
2026 White	3,304	28,552	51,120
2026 Multiracial	397	2,989	5,709
2026-2031: Population: Growth Rate	2.50%	3.60%	3.35%

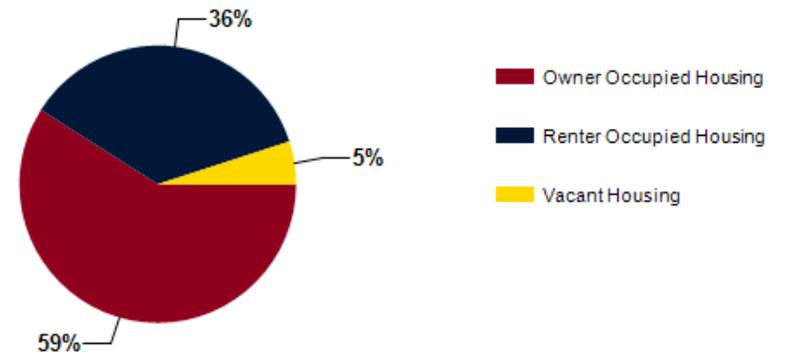
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	94	1,132	2,243
\$15,000-\$24,999	128	1,023	2,265
\$25,000-\$34,999	48	1,103	2,166
\$35,000-\$49,999	227	2,191	3,838
\$50,000-\$74,999	346	2,680	4,600
\$75,000-\$99,999	121	1,892	3,494
\$100,000-\$149,999	431	2,731	4,510
\$150,000-\$199,999	117	707	1,251
\$200,000 or greater	236	1,287	1,868
Median HH Income	\$80,520	\$67,569	\$64,089
Average HH Income	\$105,599	\$90,432	\$84,806



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

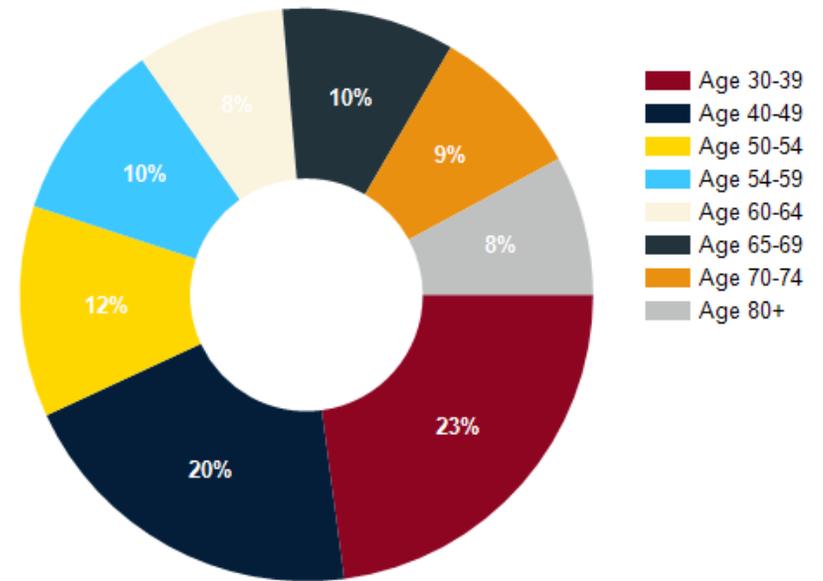


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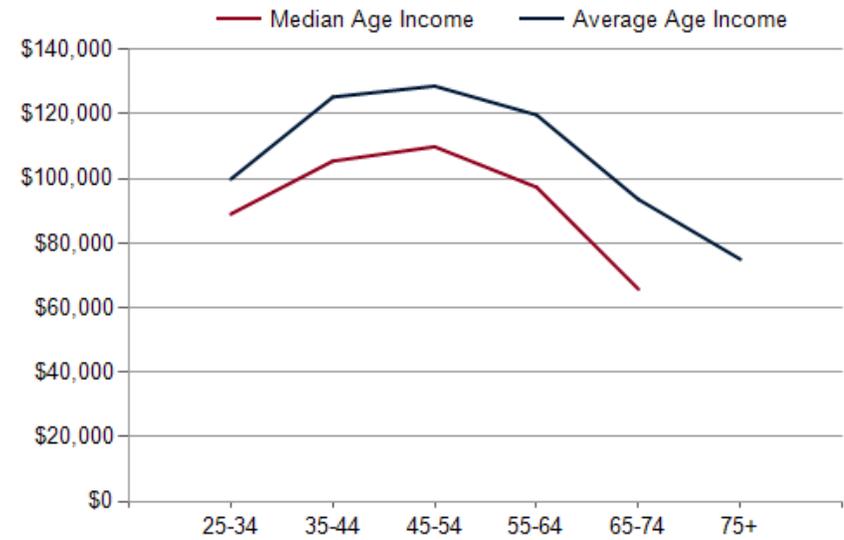


2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	307	2,328	4,298
2026 Population Age 35-39	286	2,200	3,976
2026 Population Age 40-44	266	2,144	3,904
2026 Population Age 45-49	257	2,009	3,830
2026 Population Age 50-54	309	2,269	4,061
2026 Population Age 55-59	266	2,234	4,030
2026 Population Age 60-64	217	2,013	3,702
2026 Population Age 65-69	252	2,014	3,681
2026 Population Age 70-74	226	1,822	3,170
2026 Population Age 75-79	204	1,661	2,703
2026 Population Age 80-84	147	1,146	1,789
2026 Population Age 85+	108	1,044	1,487
2026 Population Age 18+	3,604	29,361	52,619
2026 Median Age	40	40	39
2031 Median Age	41	41	40

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,033	\$64,917	\$63,638
Average Household Income 25-34	\$99,836	\$85,871	\$82,331
Median Household Income 35-44	\$105,430	\$79,442	\$75,000
Average Household Income 35-44	\$125,272	\$105,214	\$98,033
Median Household Income 45-54	\$109,888	\$87,693	\$80,235
Average Household Income 45-54	\$128,667	\$109,816	\$101,407
Median Household Income 55-64	\$97,353	\$78,767	\$70,617
Average Household Income 55-64	\$119,735	\$104,174	\$95,394
Median Household Income 65-74	\$65,746	\$56,694	\$51,998
Average Household Income 65-74	\$93,569	\$81,662	\$75,375
Average Household Income 75+	\$75,007	\$67,742	\$63,971





Brian Workman
Broker/Owner

Born in Cleveland, Brian is a Second Generation Realtor. I have been working at Bender Realty since graduating from Lee University's Business Department in 1999. I like to work with both Commercial and Residential Buyers and Sellers.

I have obtained the top Designation in Commercial Real Estate, CCIM, Residential Real Estate, CRS, and Property Management, CPM. I have also obtained my GRI, and later my Master GRI, and my ABR designations. I have also completed and kept my C2EX and Fairhaven training up to date.

I have served on several Boards and Board of Directors, including organizations such as: Cleveland Chamber of Commerce BOD, City Fields BOD and Chair of the Property Development Committee, Habitat of Humanity of Cleveland and it's Property Development Committee, Arts in Business and Education Council BOD, and Cleveland Bradley County Public Education Fund Board. Also I have served on several real estate related boards: RCAR MLS Board, RCAR Professional Standards as Committee Chair, RCAR Grievance as Committee Chair, RCAR Education Committee, RCAR MLS Advisory Committee, RCAR Technology Committee, Southeast Tennessee CCIM President, Vice President, and Secretary, as well as the East Tennessee CCIM President and Vice President.

I am not a sales person, I am a client service Realtor. I give you all of the information and let you make your most informed decision. I love that real estate as it gives me the flexibility to be with my family because my family is my life

Paul Huff Retail

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Bender Realty, LLC has not verified, and will not verify, any of the information contained herein, nor has Bender Realty, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Brian Workman

Bender Realty, LLC

Broker/Owner

(423) 618-0900

bworkman@bender-realty.com

271193 TN



www.bender-realty.com

425 25th Street NW, Cleveland, TN 37311