

# End Cap Retail | Medical Space Available

682 Paul Huff Pkwy. NW Cleveland, TN 37311



## Property Description

Introducing a prime lease opportunity at 682 Paul Huff Pkwy. NW, Cleveland, TN, 37311. This former fitness facility provides street retail space that is highly visible with high traffic counts and growing demographics as well as retail, restaurant and medical development. The spacious floor plan ideal for customization, this property is perfect for retail, office, or showroom use. The ample parking and convenient access ensure seamless customer and employee experiences. Situated in a high-traffic location, this property offers excellent visibility for any business.

## Property Highlights

- Space Available: 2,800 SF
- Lease Rate: \$20.00/SF
- Conveniently Located off Paul Huff Pkwy., Minutes from I-75
- Strong National Co-Tenancy

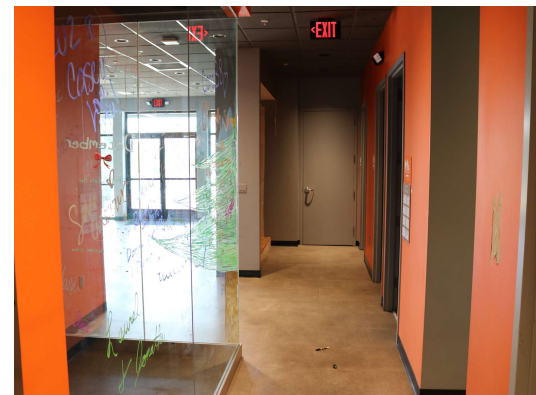
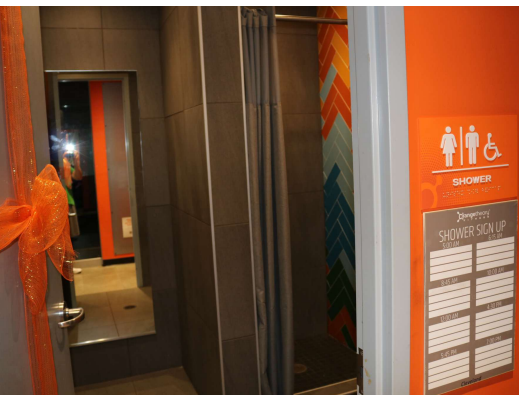
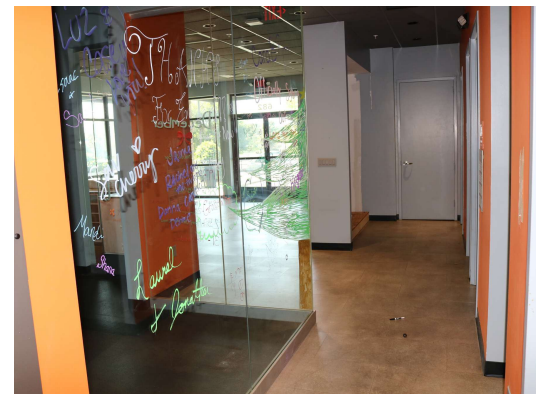
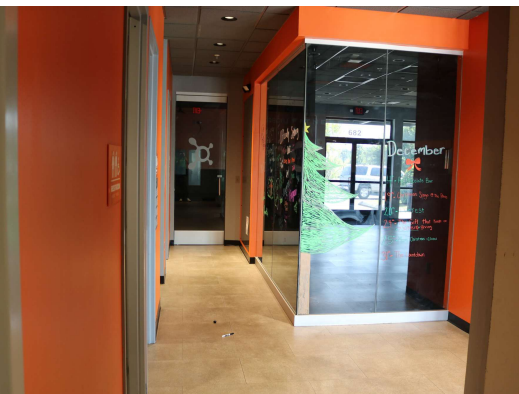
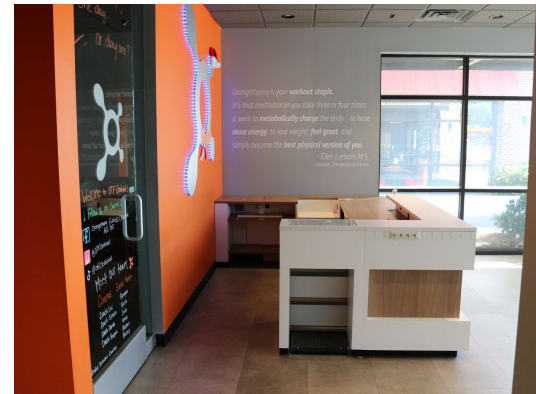
## Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,800 SF
Lot Size:	1.08 Acres
Building Size:	8,938 SF



# Additional Photos

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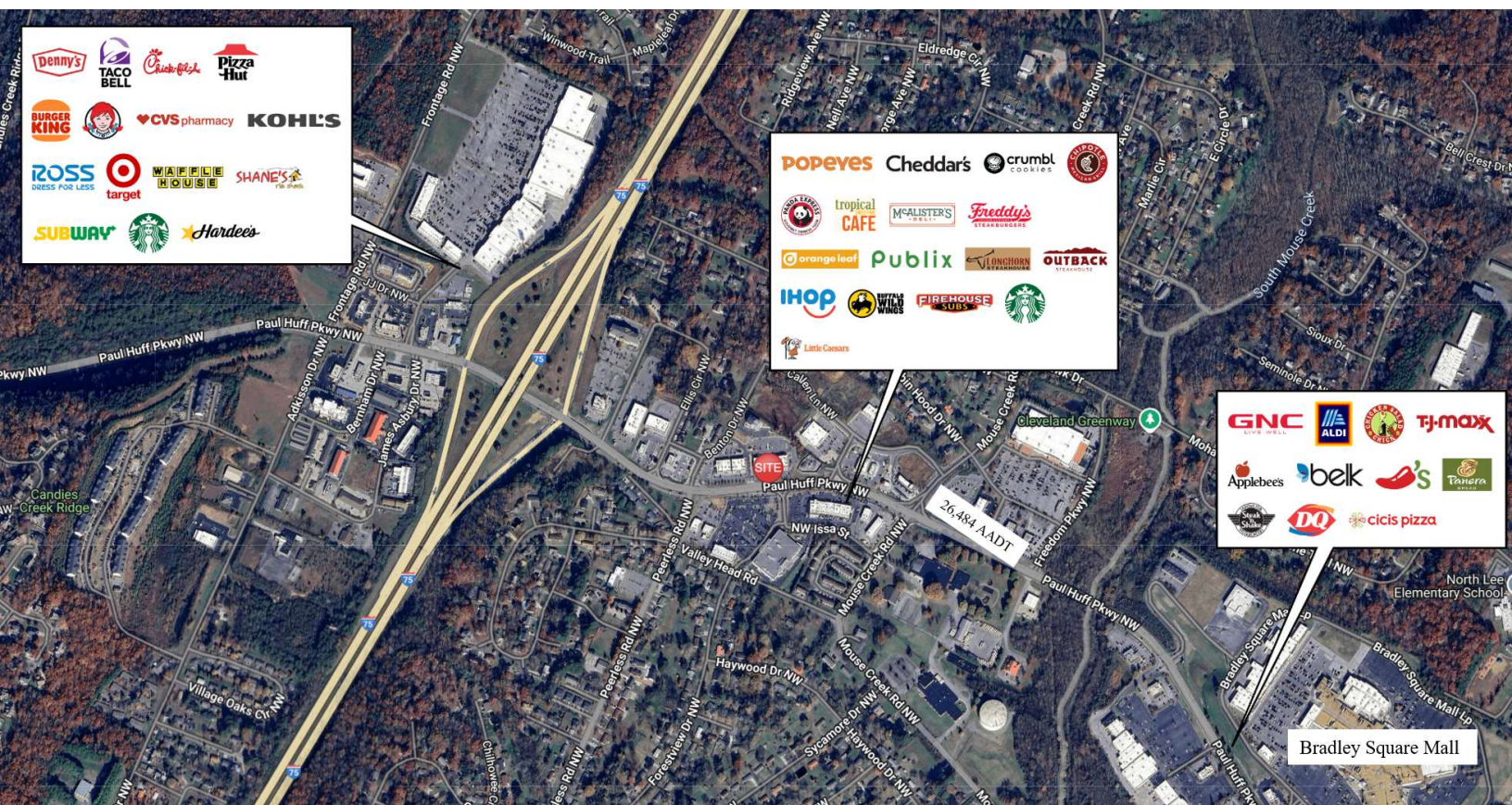
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# 682 Paul Huff Pkwy. Retailer Map

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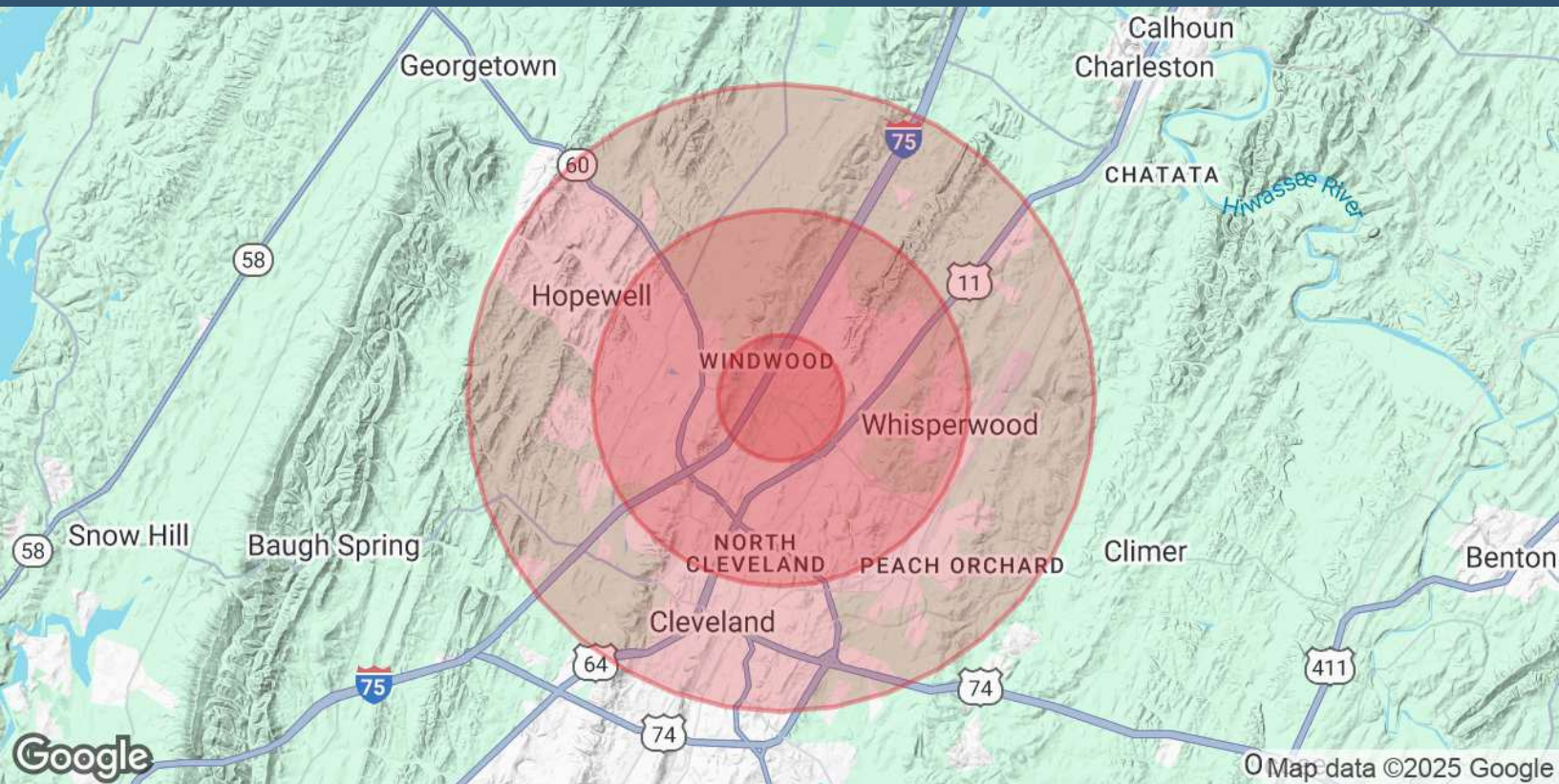
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,018	35,270	67,671
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,945	13,840	26,455
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$97,462	\$85,330	\$80,780
Average House Value	\$276,581	\$320,775	\$313,576

Traffic Counts	
Paul Huff Pkwy.	26,484/day

Demographics data derived from AlphaMap

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