



# ROCKY BOTTOM CENTER - 3,656SF AVAILABLE

100 ROCKY BOTTOM DRIVE, UNICOI, TN 37692



## PROPERTY DESCRIPTION

FOR LEASE | 3,656 SF Retail Opportunity  
Walmart Shadow Center  
100 Rocky Bottom Dr | Unicoi, TN 37692

Position your business alongside Walmart at the dominant retail destination in Unicoi County. This 3,656 square foot inline space is located within the Walmart Shadow Center just off Interstate 26 (Exit 32), offering outstanding visibility, easy access, and consistent daily traffic from both local residents and regional commuters.

### Property Highlights:

3,656 SF vacant inline retail space

Strong co-tenancy with high-volume Walmart Supercenter

Excellent interstate visibility from I-26

Convenient access with ample parking

Established retail corridor with consistent customer draw

Ideal for retail, service, medical, fitness, or specialty users

This is a rare opportunity to secure mid-size space within the primary retail hub of Unicoi County. Benefit from built-in anchor traffic and limited competing retail inventory in the immediate market.

## OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Number of Units:	8
Available SF:	3,656 SF
Lot Size:	1.83 Acres
Building Size:	14,629 SF

## CHASE ROSWALL

Acquisitions, Leasing, Development  
423.612.2576  
chaser@ira-realty.com





# LOCATION

100 ROCKY BOTTOM DRIVE, UNICOI, TN 37692

## LOCATION DESCRIPTION

Walmart Shadow Center – 100 Rocky Bottom Dr, Unicoi, TN 37692

This Walmart Shadow Center is strategically positioned along Interstate 26 in Unicoi, Tennessee, offering exceptional visibility and direct access from Exit 32. The property is anchored by Walmart Supercenter, the dominant retail draw for Unicoi County and the surrounding trade area, generating consistent daily traffic and repeat consumer visits.

### New Hospital Under Construction Nearby

Located just minutes from Johnson City and situated within the greater Tri-Cities region (Johnson City–Kingsport–Bristol), the center benefits from regional traffic as well as strong local demand. The site serves residents of Unicoi, Erwin, and western Washington County, capturing both commuter and destination-oriented shoppers.

### The property offers:

Excellent interstate visibility from I-26

Convenient ingress/egress

Ample on-site parking

Established co-tenancy driving consistent foot traffic

Proximity to residential neighborhoods and outdoor tourism destinations

Unicoi's position near the Cherokee National Forest and major travel corridors supports year-round consumer activity, including both local households and pass-through traffic.



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# SITE PLAN

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# DRONE AERIAL

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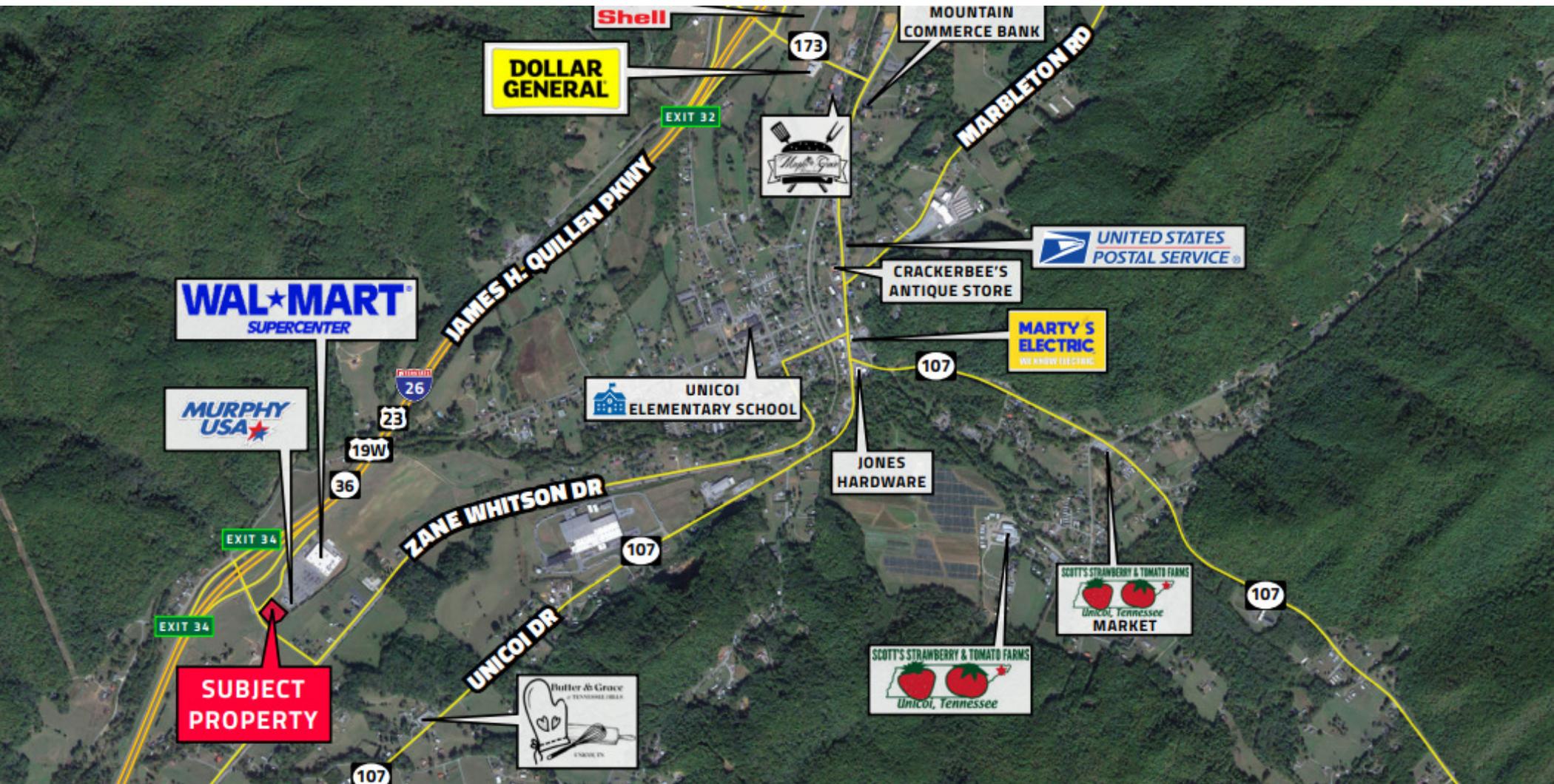
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# MIDRANGE AERIAL

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# ADDITIONAL PHOTOS

100 ROCKY BOTTOM DRIVE, UNICOI, TN 37692



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# DEMOGRAPHICS

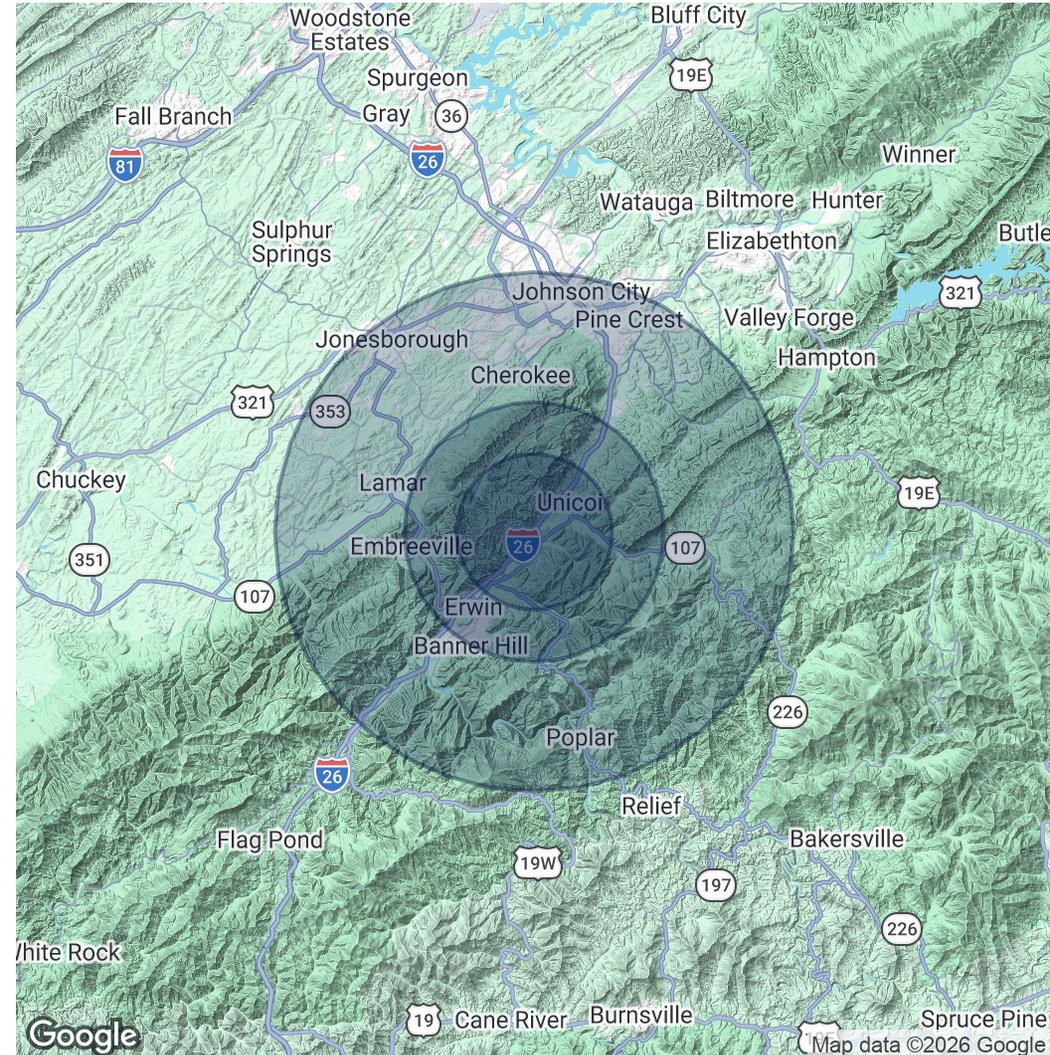
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,316	14,833	78,921
Average Age	46	46	42
Average Age (Male)	44	45	41
Average Age (Female)	47	47	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,668	6,322	32,668
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$68,449	\$72,372	\$74,743
Average House Value	\$187,671	\$203,794	\$244,443

Demographics data derived from AlphaMap



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