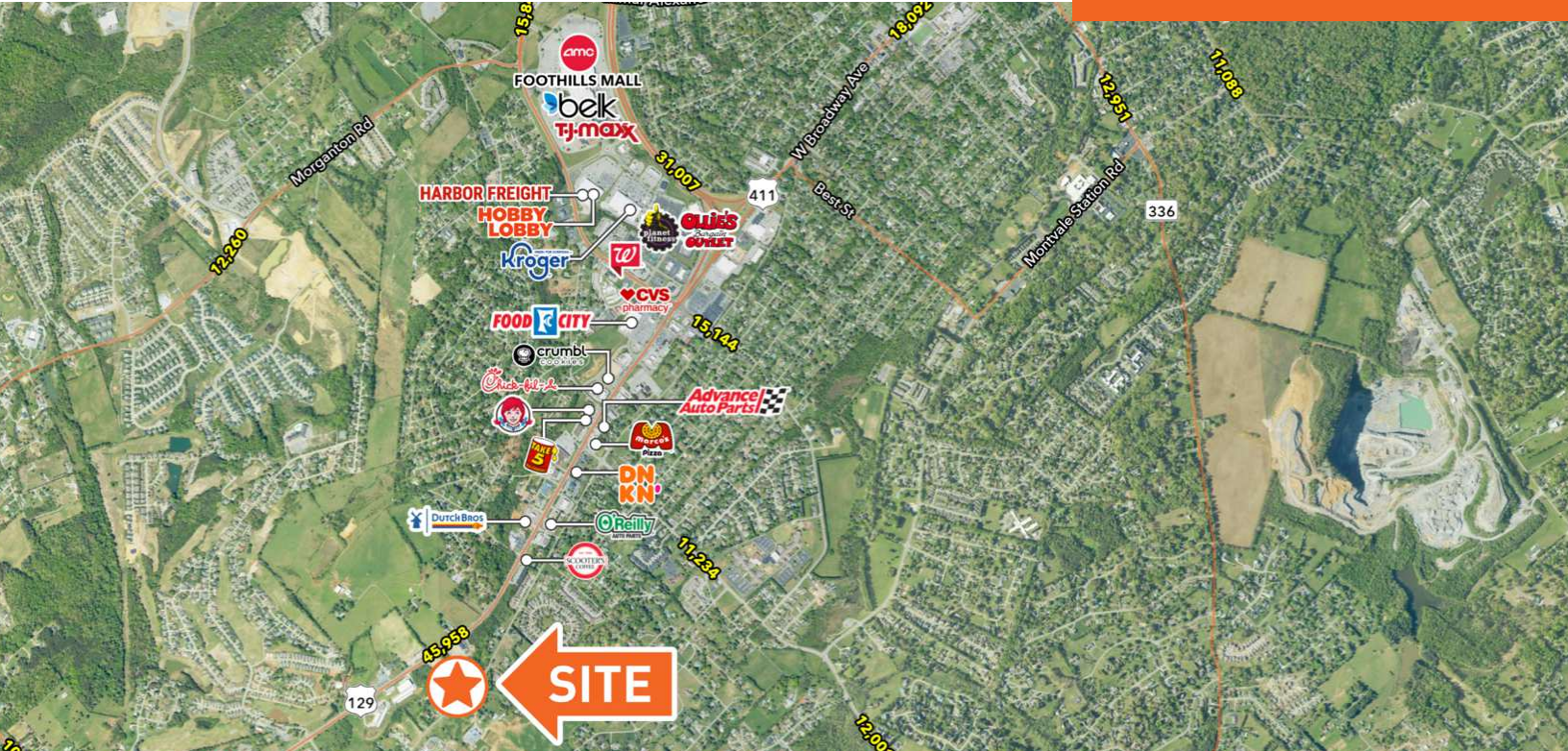


LAND OPPORTUNITY

106 GARWOOD LN 104 , MARYVILLE, TN 37803

FOR LEASE



LOCATION DESCRIPTION

Maryville, located in Blount County, is part of the Knoxville MSA and one of East Tennessee’s fastest-growing cities. With a strong residential base, top-performing schools, and proximity to the Great Smoky Mountains National Park, Maryville benefits from both local stability and consistent tourist activity. The city is also home to major employers such as DENSO Manufacturing, Clayton Homes, and Blount Memorial Hospital. The subject site at 106 Garwood Lane offers convenient access to U.S. Hwy 321 and is positioned less than 20 minutes from McGhee Tyson Airport, drawing consistent regional traffic. The surrounding corridor has seen increased residential development and commercial interest in recent years, making this site well-suited for retail, medical, or mixed-use development.



PROPERTY HIGHLIGHTS

- Direct frontage and access to U.S. Hwy 411 (36,860 VPD)
- Zoned Residential
- Acreage adjustable based on use and needs



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2024 Total Population	4,843	35,713	70,968
2024 Total Households	1,886	14,851	28,557
2024 Average Household Income	\$97,359	\$97,539	\$97,440

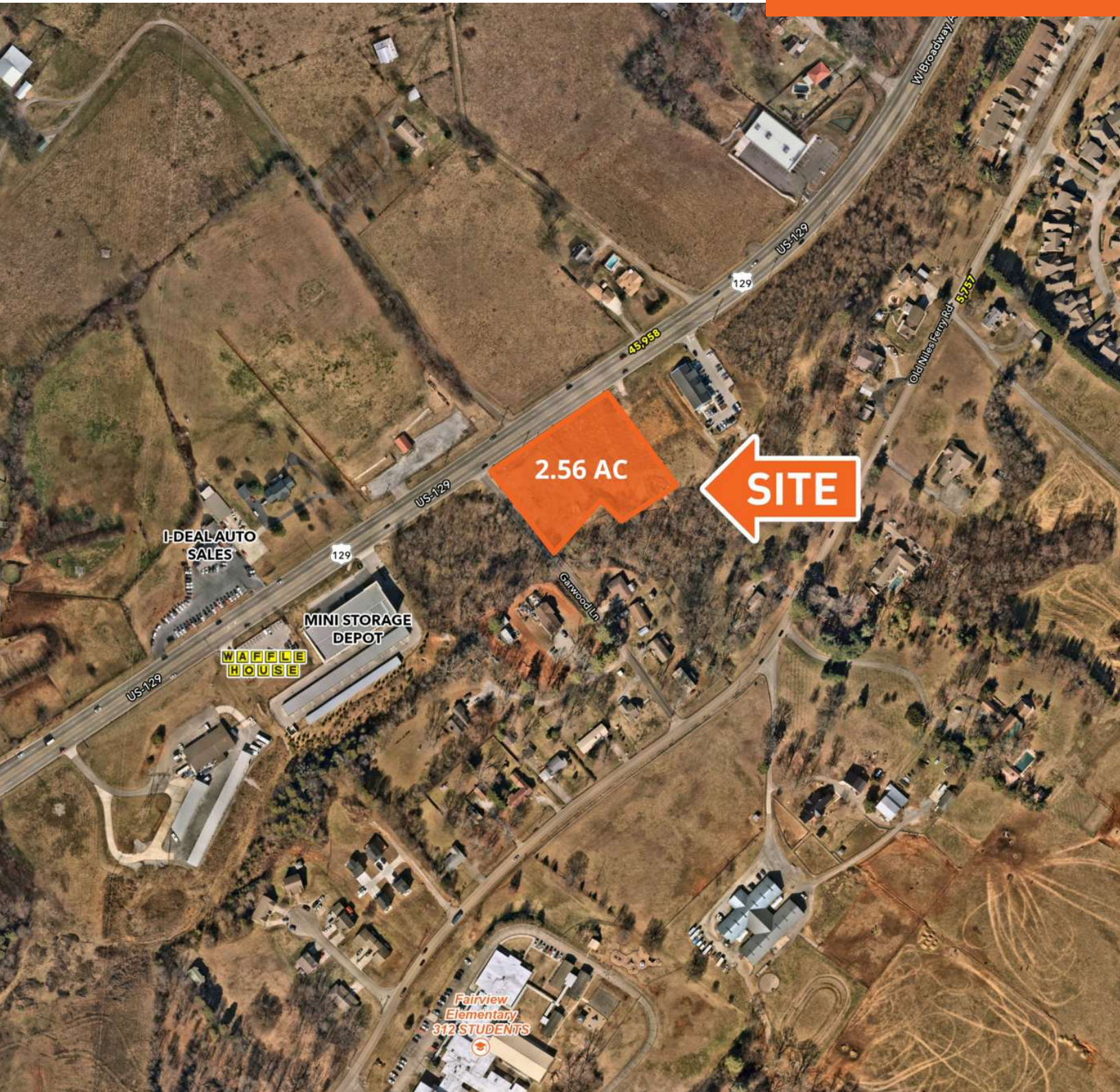


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