



+/- 1 Acre

LEASE

1-Acre Pad Site

GEORGETOWN RD NW

Cleveland, TN 37311

PRESENTED BY:

HUNTER MYERS

O: 678.787.5019

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TN #359455

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$75,000.00 SF/yr (Ground)
AVAILABLE SF:	1 Acres
LOT SIZE:	1 Acres
ZONING:	CH
TRAFFIC COUNT:	16,562
APN:	033F A 005.00 000

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PROPERTY OVERVIEW

SVN is pleased to present a pad site opportunity for ground lease right off the growing Georgetown Rd/ Highway 60 in Cleveland, TN. This stretch of Georgetown Rd will be 5-laned by 2025. This stretch includes a newer elementary school and a new Food City grocery store coming 2024. Parcel will have access off Georgetown Rd, in addition to access to the shopping center in the rear. Cross access to O'Reilly's per the recorded plat.

PROPERTY HIGHLIGHTS

- .2 miles from Paul Huff Parkway
- 1 mile from I-75
- 33,534 VPD on Hwy 60/Georgetown Rd
- 24,651 VPD on Paul Huff Parkway
- Main Commuter Highway
- Highway Expansion Project Underway

AREA OVERVIEW



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PROPERTY DESCRIPTION

Situated just 30 miles northeast of the Chattanooga metropolitan area, Cleveland is the county seat of and largest city in Bradley County, Tennessee. Cleveland is an explosive trade area, with a current 25-mile population of 180,000+, and forecast to grow nearly 8% in the next 10 years. Cleveland is one of the largest industrial and manufacturing hubs in Tennessee, with thirteen Fortune 500 manufacturers including Whirlpool, Coca-Cola, Mars, Inc., Procter & Gamble, Duracell, and many more. According to the US Bureau of Labor Statistics, Cleveland has the highest job growth percentage in Tennessee with a 5.3% year-over-year increase. Cleveland is also home to Lee University (4,400 students) and Cleveland State Community College (4,500 students).

RETAILER MAP



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1-ACRE PAD SITE | Georgetown Rd NW Cleveland, TN 37311

SVN | SECOND STORY REAL ESTATE MANAGEMENT

DEMOGRAPHICS MAP & REPORT

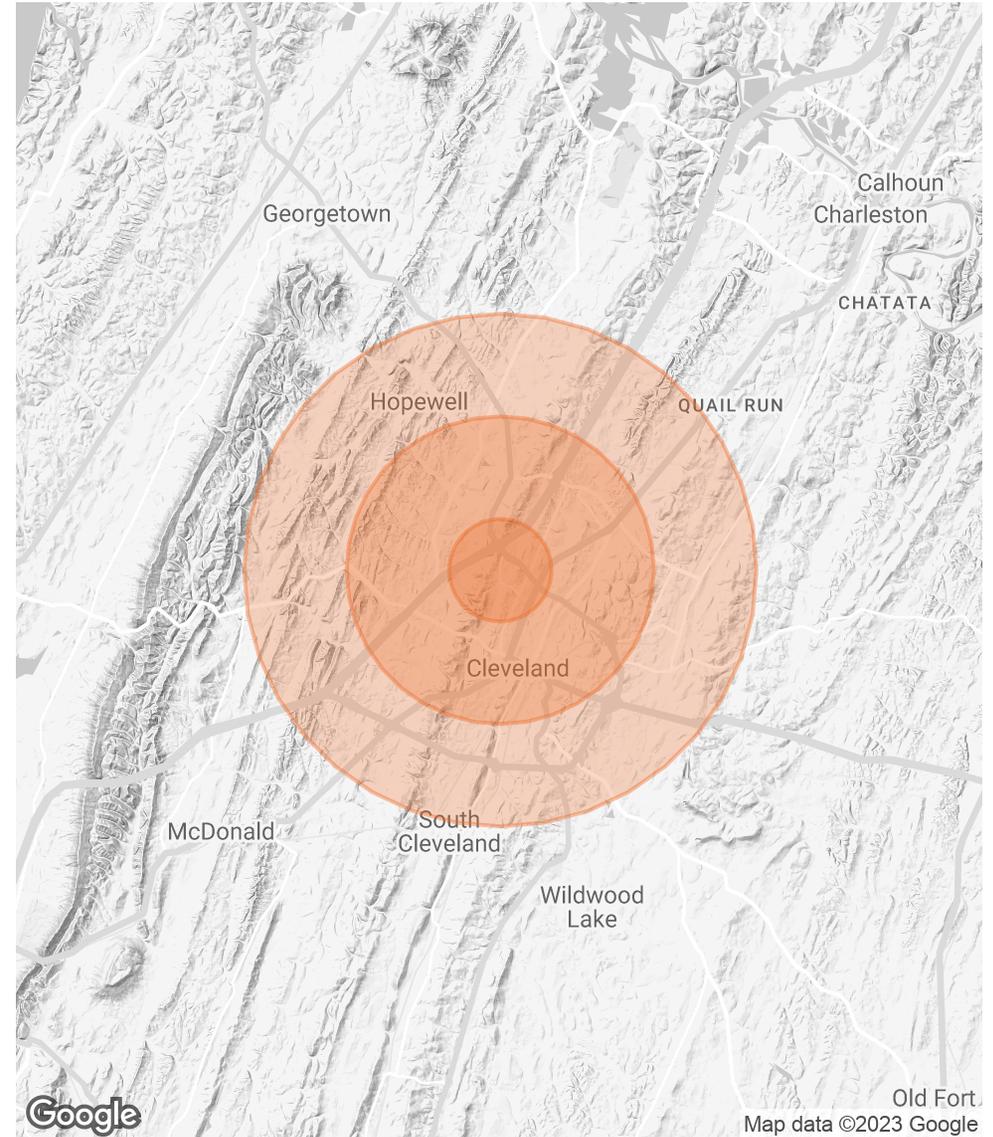
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,256	37,241	65,676
AVERAGE AGE	40.0	36.6	38.2
AVERAGE AGE (MALE)	38.0	34.2	35.7
AVERAGE AGE (FEMALE)	39.2	37.3	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,203	15,193	27,009
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$54,786	\$57,834	\$59,460
AVERAGE HOUSE VALUE	\$185,269	\$184,689	\$172,948

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM



HUNTER MYERS

Advisor

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