

Partnership. Performace.

FOR SALE



Property Highlights

- Highest daytime population in the region
- Dense retail area
- Cedar Bluff Submarket
- Level lot
- Parking lot complete
- 7.5 million sq.ft. GLA

Property Description

Lot 7 has a 70' x 140' buildable area and has 27 parking spots already built. Lot 7 is located behind the Maple Street Biscuit and is in front of Academy Sports.

Property Details

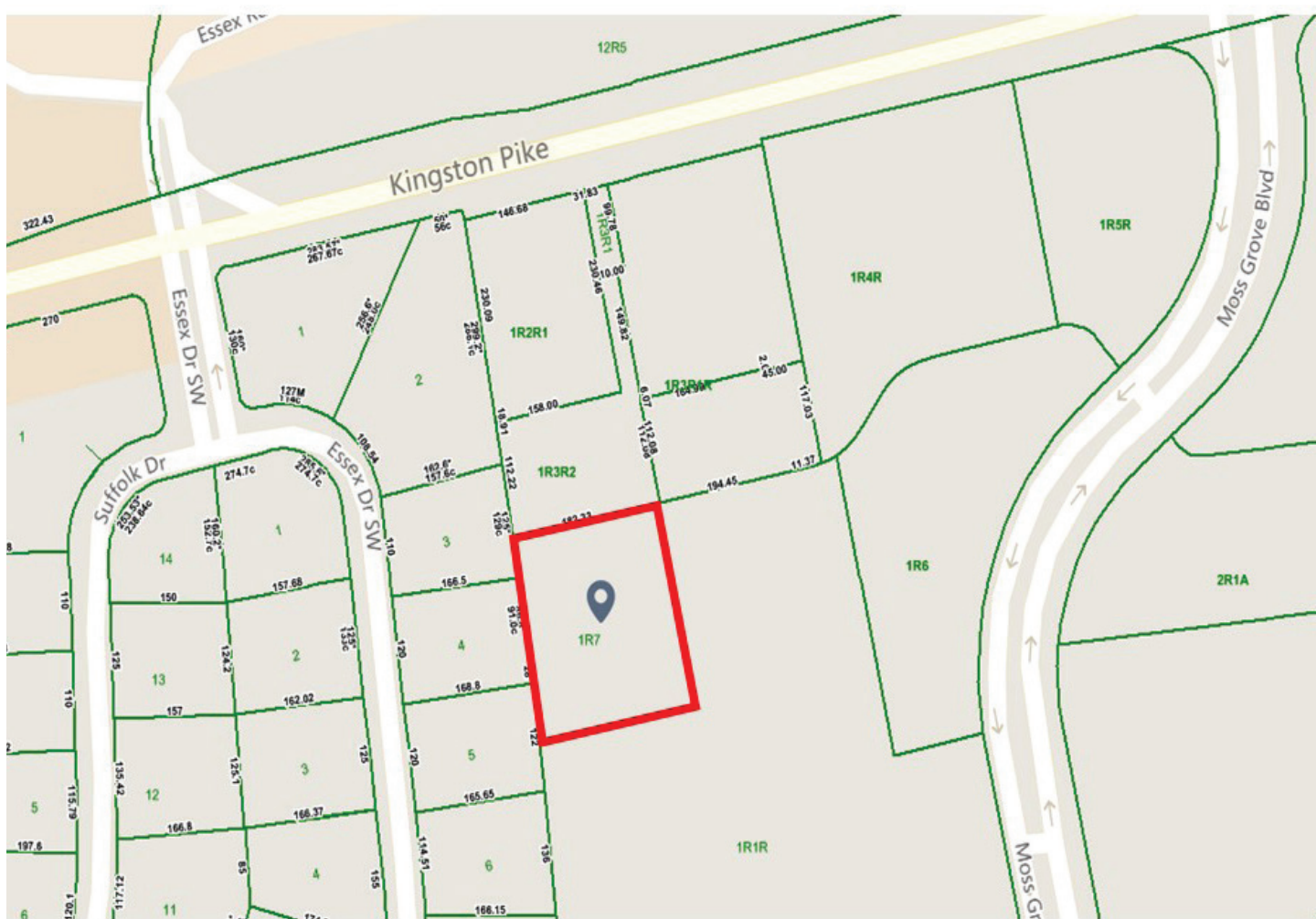
Available	1 Acre
Location	Kingston Pike Moss Grove Blvd.
Major Tenants Nearby	Academy Sports, Floor & Decor, Aldi, Starbucks, Kroger Marketplace
Traffic Counts	189,189 VPD (I-40/75) 23,010 VPD (N. Peters Rd.) 19,969 VPD (Cedar Bluff) 29,058 (Kingston Pike)

Demographics	1 Mile	3 Mile	5 Mile
Total Employees	13,113	48,896	91,415
2023 Population	3,579	56,828	134,343
2018-2023 Annual Rate	1.84%	.86%	1.09%
2023 Total Households	1,491	24,400	56,458
2023 Average HHI	\$111,956	\$105,428	\$107,452



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Survey