



For Sale  
Office/Retail Land  
0.88 Acres | \$284,091 / AC

# .88 Commercial Acreage-75' Frontage Hwy 321

000 Hwy 70  
Lenoir City, Tennessee 37771

## Property Highlights

- Convenient location
- Quick interstate access to I-40/I-75 transportation corridors
- Commercial zoning/county overlay
- Build to suite opportunities considered

## Property Description

This opportunity offers a .88 (Lot 1) acres of commercially zoned (C-2) Loudon County with quick access to I-75 (1 mile) and I-40 (3.5 miles). Traffic counts of approximately 10,000 ADT, two lots removed from signalized access via the hard corner of Hwy 70 and Hwy 321 and established cross access easement with Dollar General further highlight this offering.

This parcel is part of a Dollar General master development, with standard Dollar General exceptions attached per deed restriction. ALTA survey and restrictions attached.

Build to suit options also considered by owners.

## OFFERING SUMMARY

<b>Sale Price</b>	\$250,000
<b>Lot Size</b>	0.88 Acres

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	562	\$62,275
<b>3 Miles</b>	10,638	\$68,292
<b>5 Miles</b>	27,970	\$75,620

For more information

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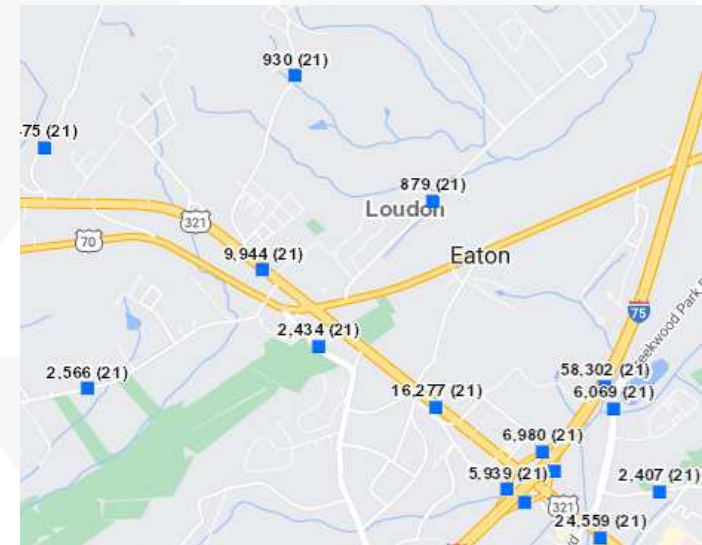
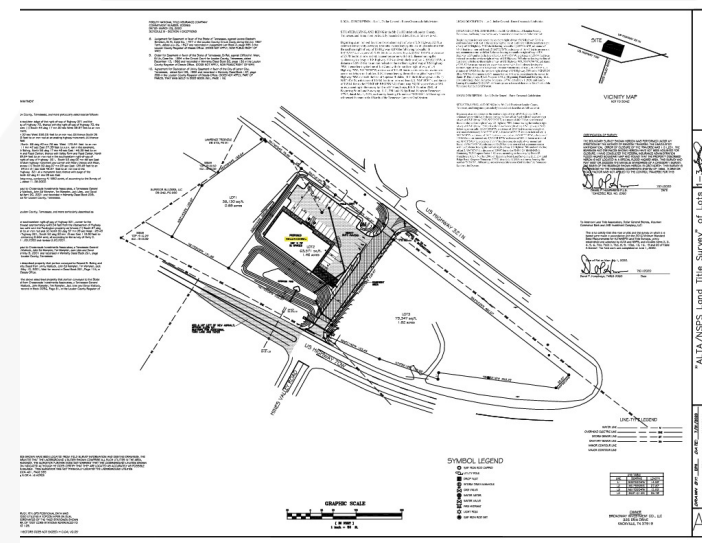




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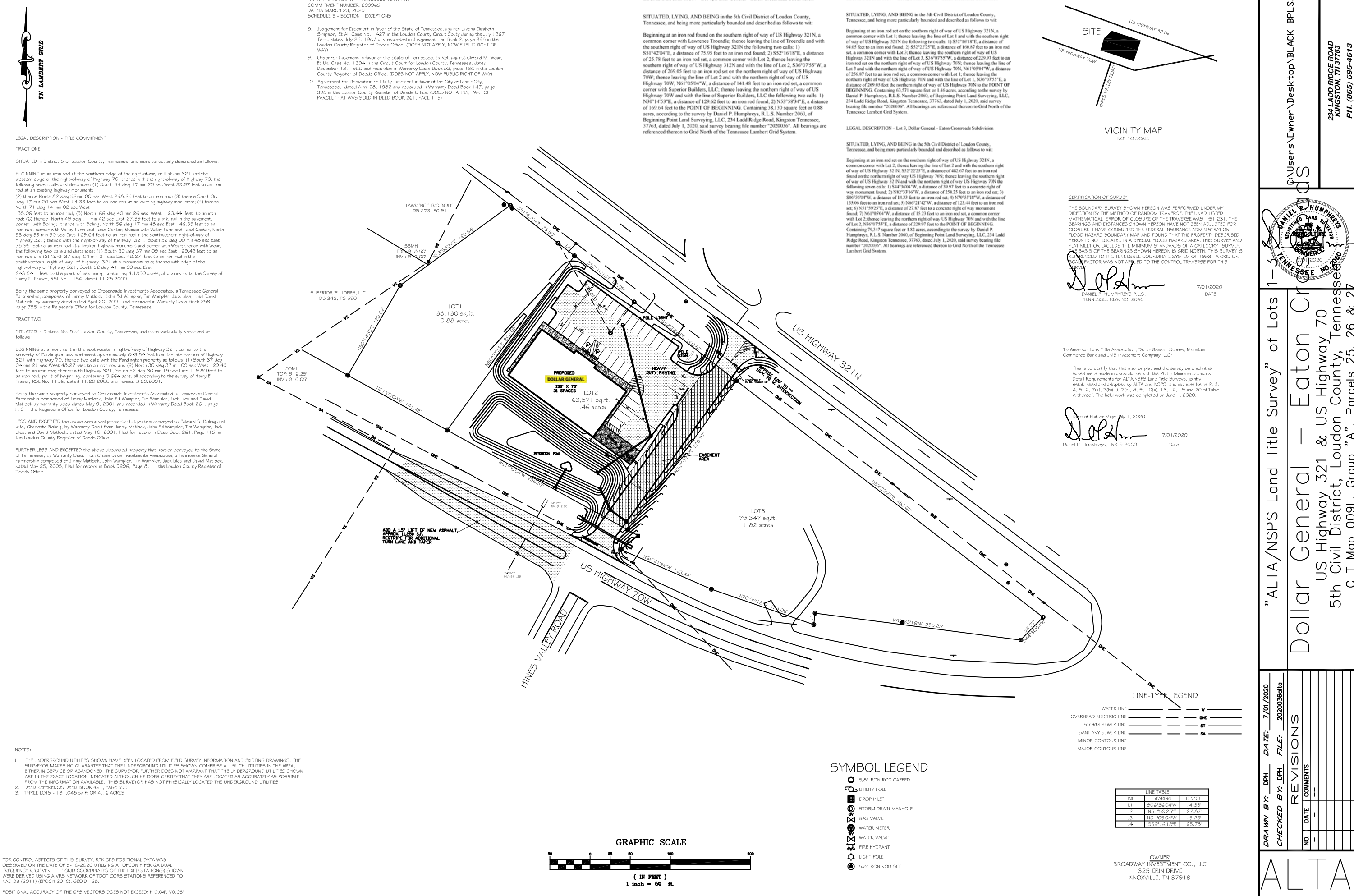
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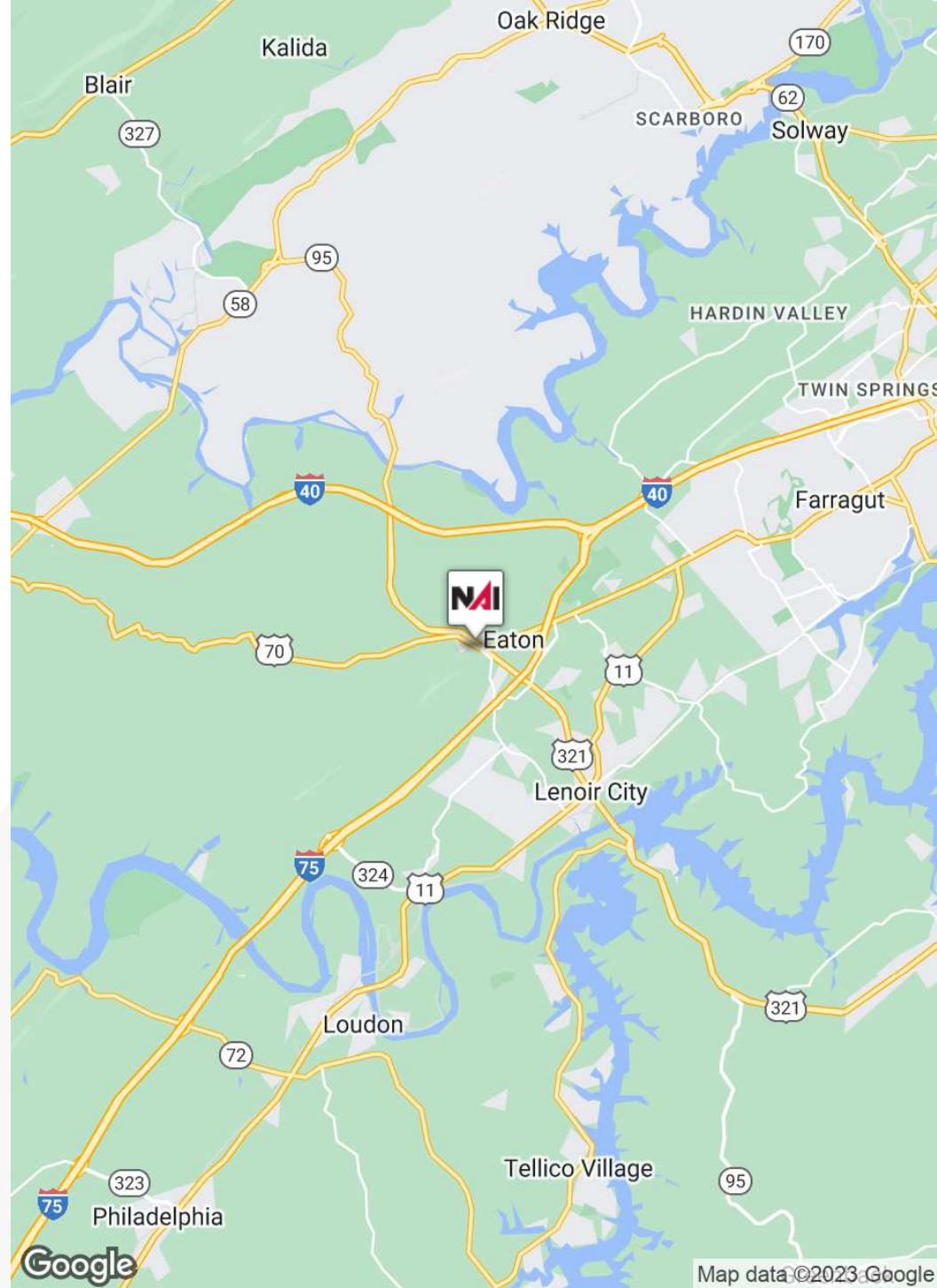
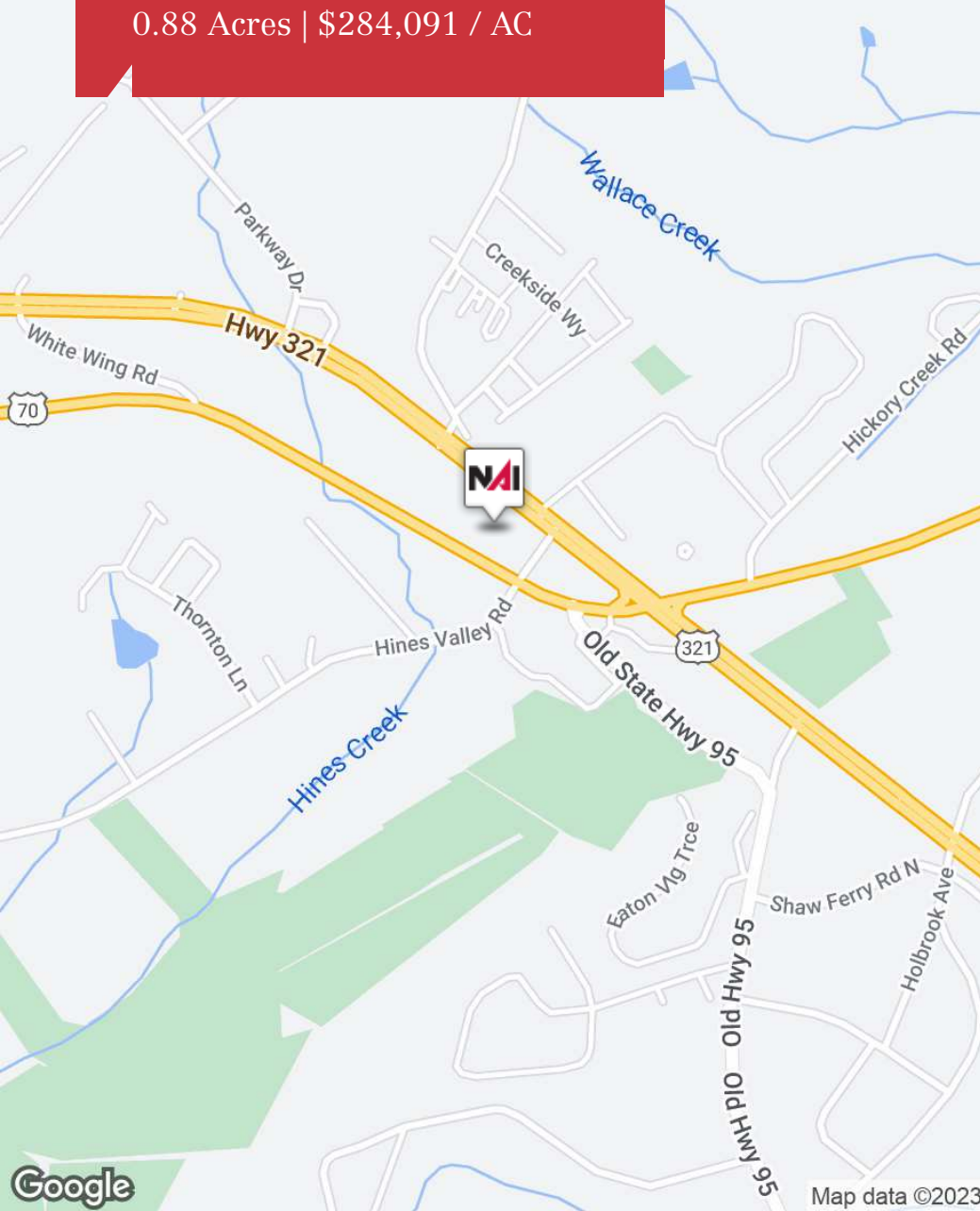




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	1 Mile	3 Miles	5 Miles
<strong>Population</strong>			
Total Population	562	10,638	27,970
Median Age	46.2	40.2	43.4
Median Age (Male)	42.2	40.0	43.6
Median Age (Female)	51.7	40.5	43.3
<strong>Households &amp; Income</strong>	<strong>1 Mile</strong>	<strong>3 Miles</strong>	<strong>5 Miles</strong>
Total Households	231	4,338	11,574
# of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$62,275	\$68,292	\$75,620
Average House Value	\$188,489	\$214,543	\$233,506
<strong>Race</strong>	<strong>1 Mile</strong>	<strong>3 Miles</strong>	<strong>5 Miles</strong>
% White	98.8%	89.9%	89.0%
% Black	0.4%	0.8%	0.8%
% Asian	0.0%	1.0%	1.2%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.0%	0.3%
% Other	0.0%	4.6%	3.0%
<strong>Ethnicity</strong>	<strong>1 Mile</strong>	<strong>3 Miles</strong>	<strong>5 Miles</strong>
% Hispanic	2.5%	10.0%	10.5%

\* Demographic data derived from 2020 ACS - US Census