

1.26 AC - Development

FOR SALE, Ground Lease, or BTS



Morristown, TN Retail Pad

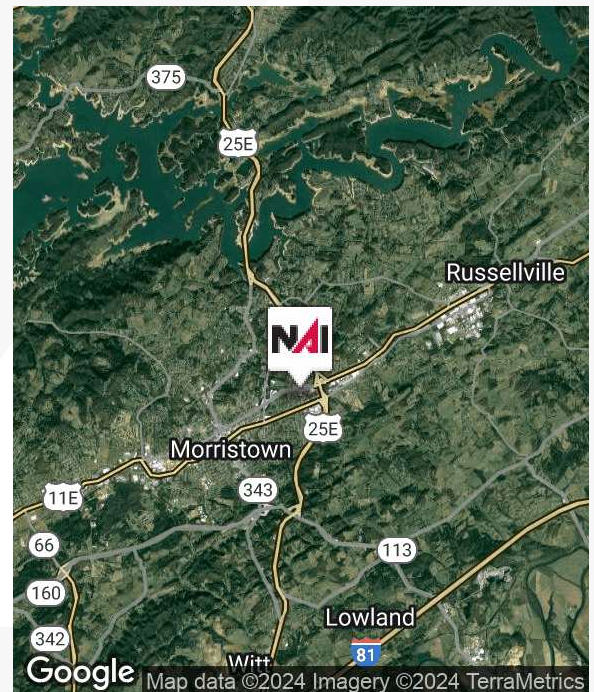
2323 E. Morris Blvd
Morristown , Tennessee 37813

Property Highlights

- 17K CPD
- 330' Frontage on Major Arterial
- Conveniently to rooftops, College Square Mall and Davy Crockett Parkway

Property Description

This parcel is home to a brand new Arby's and is ideally suited for a carwash, bank, oil change, automotive, or QSR. The site can be subdivided, or built to suit.



For more information

Justin Sterling

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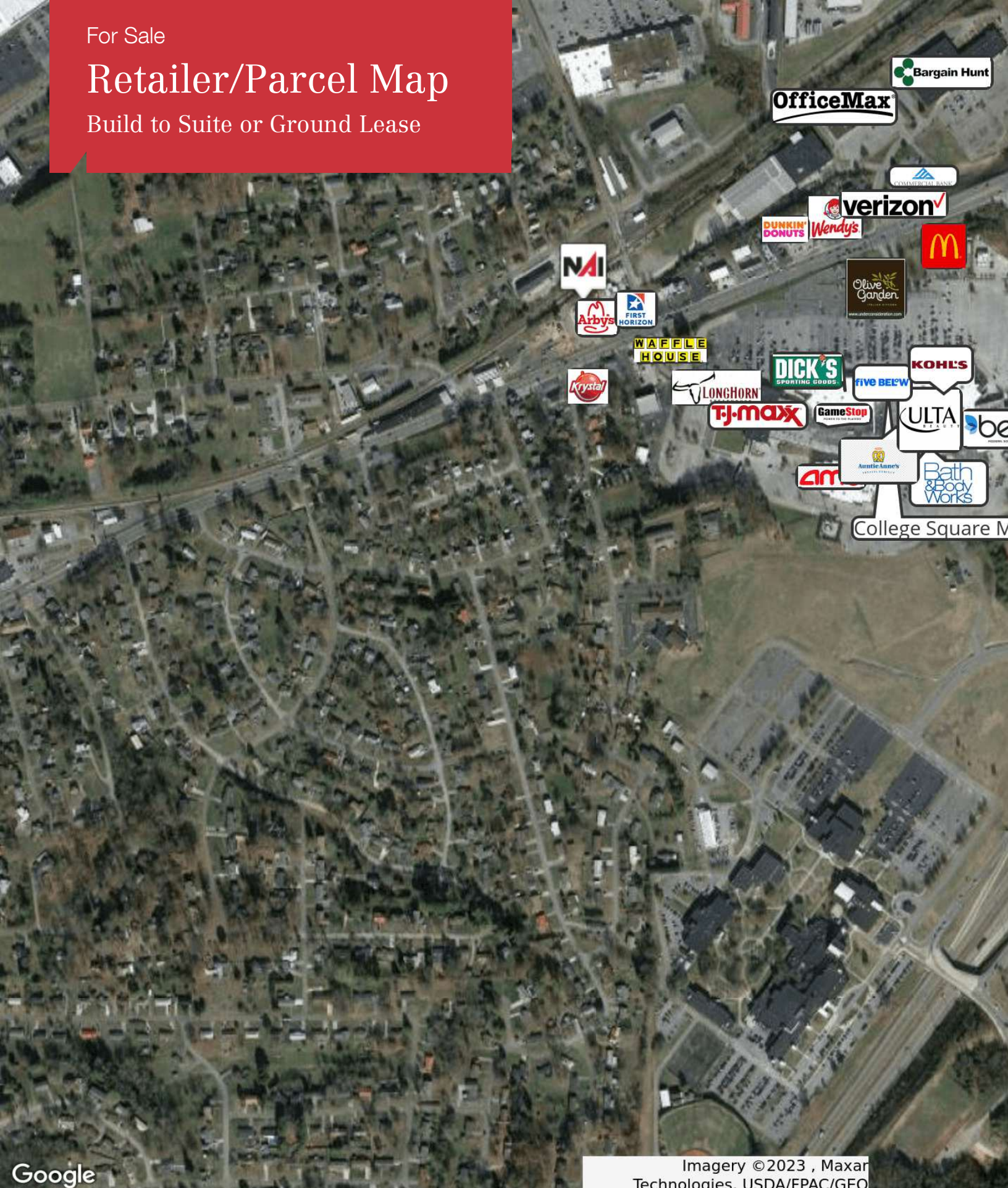
Lauren Gabel

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For Sale

Retailer/Parcel Map

Build to Suite or Ground Lease



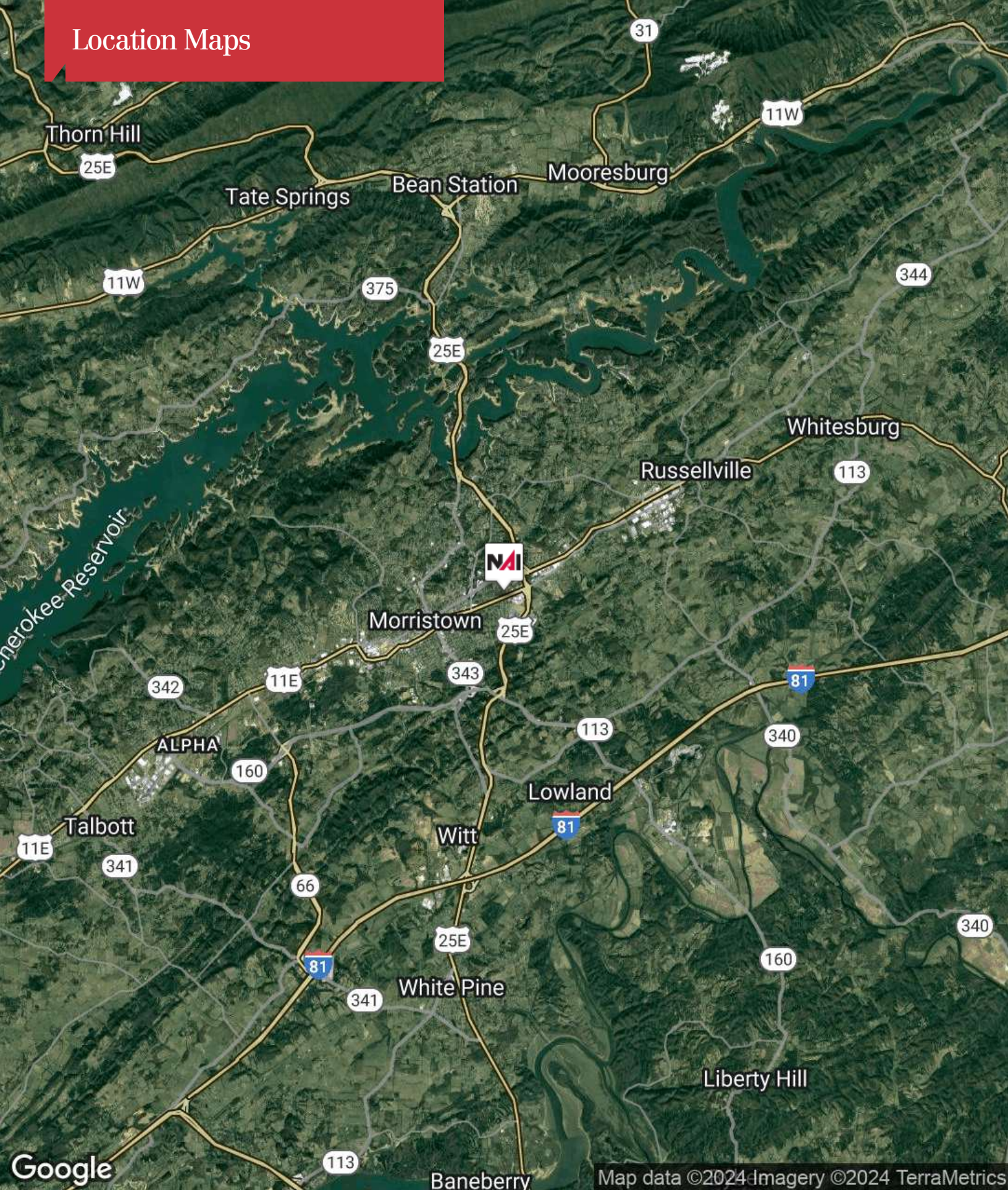
College Square M

Google

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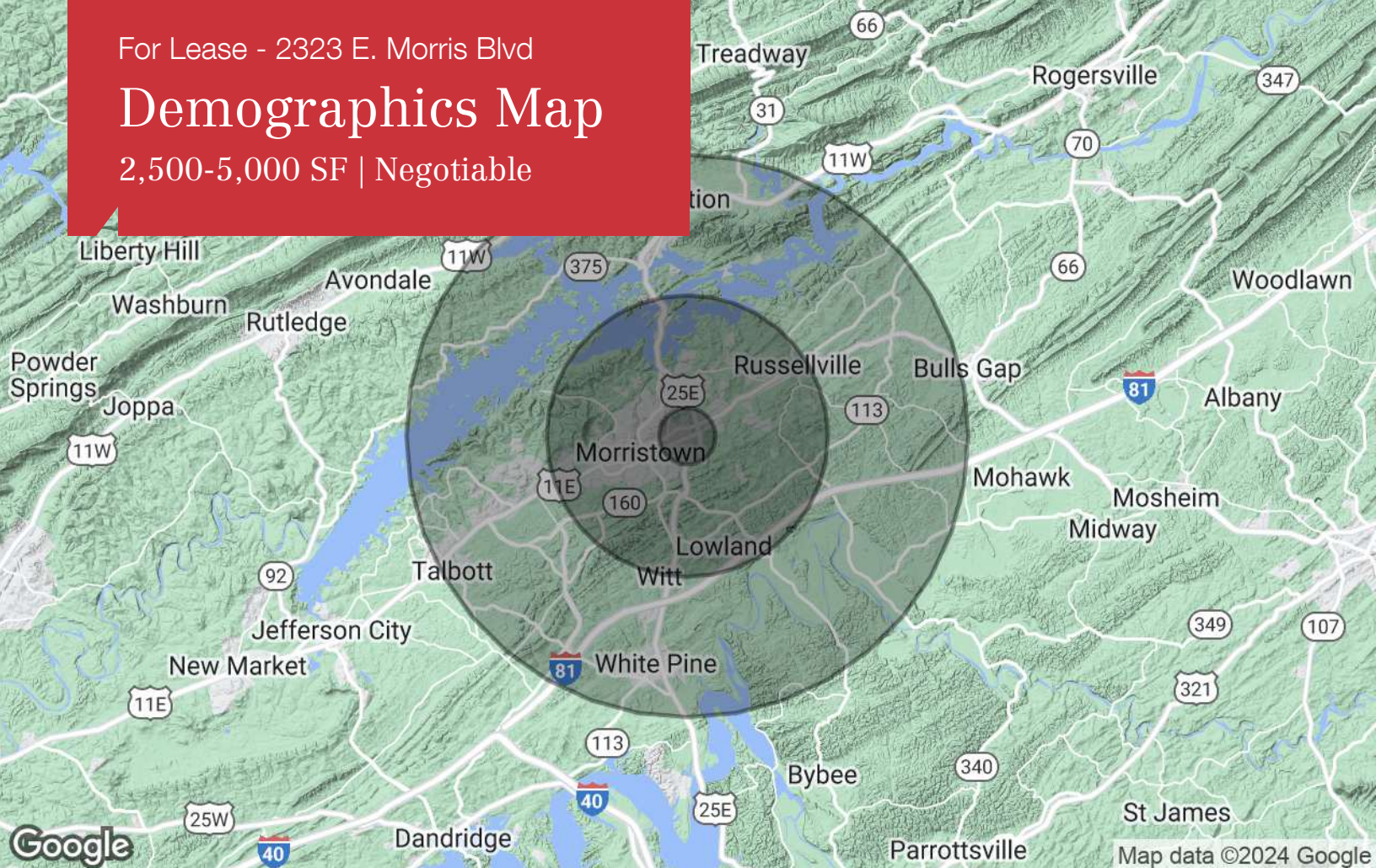
Location Maps



For Lease - 2323 E. Morris Blvd

Demographics Map

2,500-5,000 SF | Negotiable



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	4,287	41,747	80,093
MEDIAN AGE	41.6	39.6	42.2
MEDIAN AGE (MALE)	44.0	39.5	41.2
MEDIAN AGE (FEMALE)	39.8	40.5	43.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,013	17,808	35,248
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$38,220	\$47,021	\$51,926
AVERAGE HOUSE VALUE	\$108,888	\$123,316	\$146,345

Race

	1 Mile	5 Miles	10 Miles
% WHITE	94.9%	89.6%	93.4%
% BLACK	2.6%	5.6%	3.4%
% ASIAN	1.0%	1.0%	0.7%
% HAWAIIAN	0.0%	0.6%	0.3%
% INDIAN	1.2%	0.2%	0.3%

* Demographic data derived from 2020 ACS - US Census