



### PROPERTY DESCRIPTION

Perfect 5,560sf end cap now available for lease. The end cap is part of a fully occupied 18,470sf Walmart outparcel. Great co-tenants include Bed Store, The UPS Store, Town Creek Family Dentistry, CATO and Game Stop.

The building sits with incredible visibility and pylon signage to US 321 with a daily traffic count above 25,000. The building is a Walmart outparcel in the heart of the main retail corridor of Lenoir City.

### OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	
Lot Size:	1.71 Acres
Building Size:	5,560 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	990	11,353	35,334
Total Population	2,465	28,712	90,647
Average HH Income	\$50,584	\$70,114	\$85,448

#### Troy Zawadzki

Senior Associate

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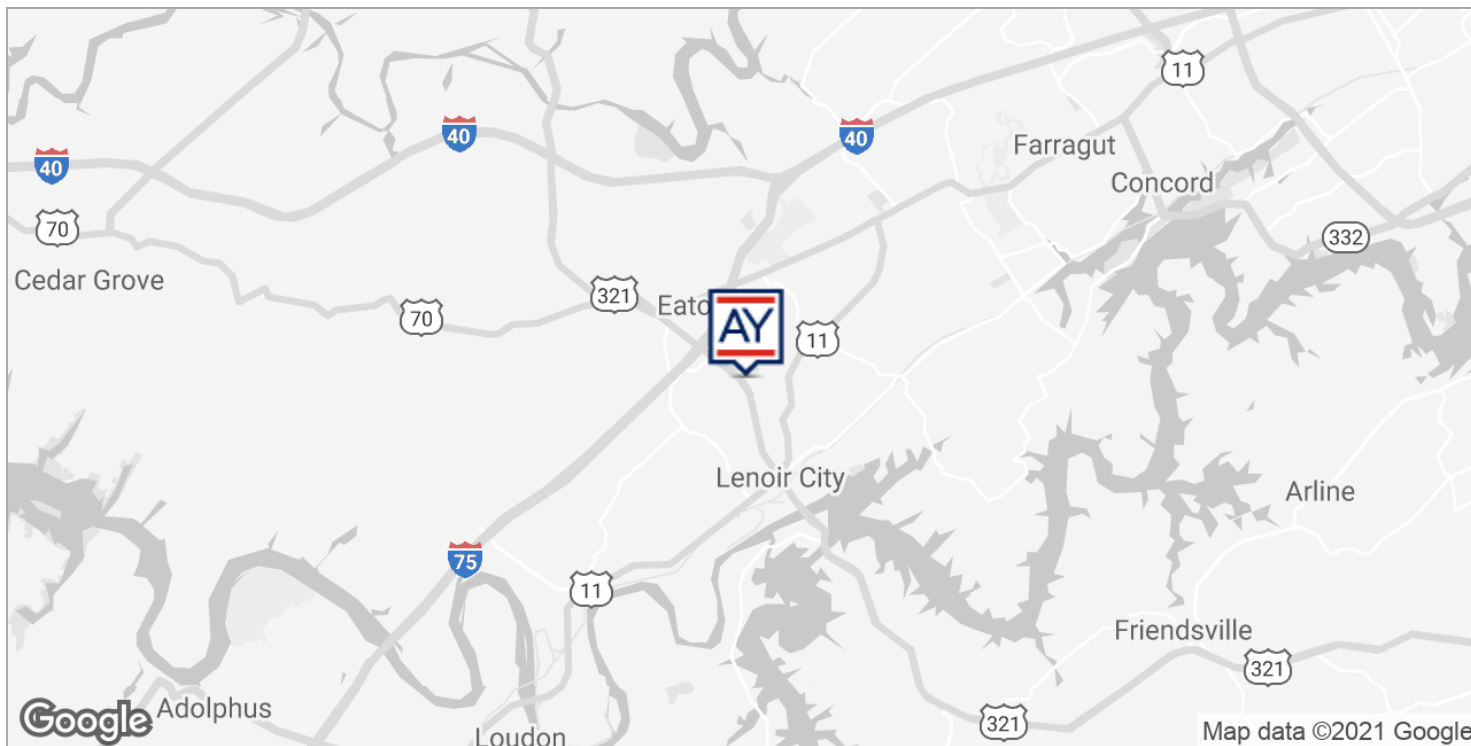
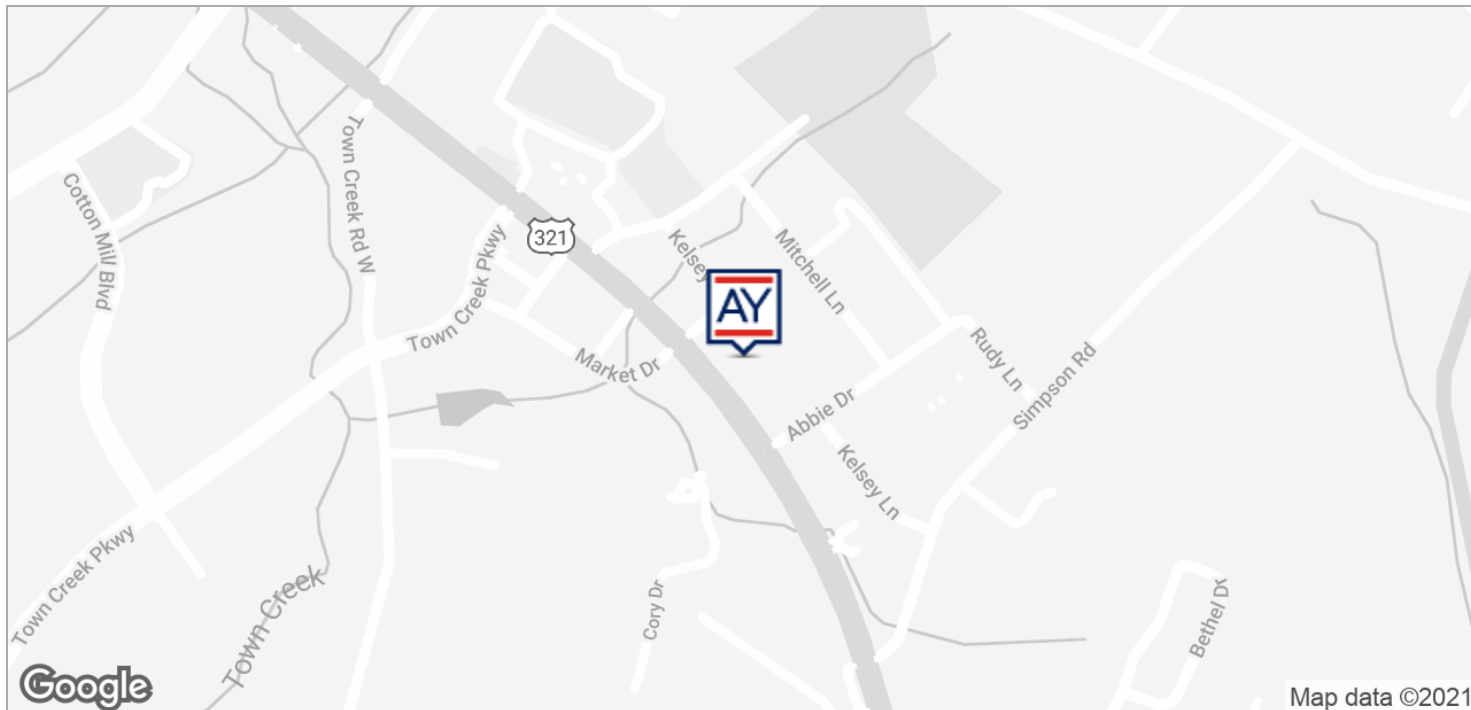
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,465	28,712	90,647
Median age	36.3	40.6	43.4
Median age (Male)	35.9	39.8	42.6
Median age (Female)	39.6	42.8	44.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	990	11,353	35,334
# of persons per HH	2.5	2.5	2.6
Average HH income	\$50,584	\$70,114	\$85,448
Average house value	\$173,046	\$228,377	\$302,497

\* Demographic data derived from 2010 US Census

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