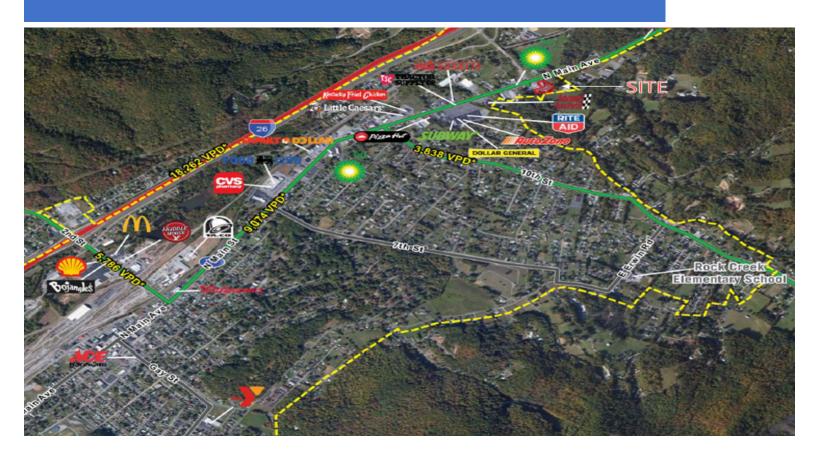
1502 N Main St.

1502 N Main St., Erwin, TN 37650 Unicoi County | Main St. / Main Ave.





HIGHLIGHTS

For Sale/Lease County: Unicoi Type: Commercial Total SF: 2,500 Parking Spaces: 45 Year Built: 1996

CONTACT

Glenn Rosenoff 423-743-8997 grosenoff@erwintn.org

- 2,500 SF QSR building located off of Interstate 26 on N. Main Ave. in Erwin, TN
 - VPD: 7,938
 - Listing Price: \$275,000
 - FF&E have been removed
- This site features drive-thru and 45 parking spaces
- The lot is positioned next to Exxon gas station across from BP
- Major Employers include: Impact Plastics, Dure Line, Nuclear Fuel Services, BlueLinx
 - Number of Employees: 1,000+
- Erwin, TN is located 85 miles Northeast of Knoxville and 12 miles Southwest of Johnson City, TN

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MIN |
|------------------------------|--------|--------|--------|
| Population | 10,231 | 13,708 | 11,877 |
| Daytime Population | 10,947 | 14,231 | 13,364 |
| Households | 4,307 | 5,799 | 5,001 |
| Median Household Income (\$) | 34,016 | 35,096 | 34,516 |
| Average Age | 43 | 43 | 43 |

RETAILERS INCLUDE



1502 N Main St.

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Available

Retailer in Area Tractor Supply Co.