

# 2301 South Shady St.

2301 South Shady Street, Mountain City, TN 37863  
Johnson County | S. Shady St. / Forge Creek Rd.



## HIGHLIGHTS

For Sale  
County: Johnson  
Type: Commercial  
Market: Mountain City

## CONTACT

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1.66 acres of vacant land for sale on signalized hard corner in Mountain City, TN

Positioned on the corner of South Shady St. and Forge Creek Rd., this site has excellent visibility with easy roadway access. The site is located across from Food Lion and is less than one mile from additional retailers in the market.

- VPD: 11,674

- Retailers in the area include: Food Lion, Dollar General, O'Reilly Auto Parts & Save-A-Lot  
Johnson County Community Hospital is Mt. City's 24-hour emergency hospital that serves the upper Northeast tip of Tennessee and parts of North Carolina and Southwest Virginia and is approximately half a mile from site.

## RETAILERS INCLUDE



## DEMOGRAPHICS

|                              | 3 MILE | 5 MILE | 10 MIN |
|------------------------------|--------|--------|--------|
| Population                   | 4,497  | 9,821  | 5,153  |
| Daytime Population           | 6,453  | 9,008  | 7,266  |
| Households                   | 1,945  | 3,614  | 2,269  |
| Median Household Income (\$) | 29,342 | 29,716 | 29,796 |
| Average Age                  | 43     | 42     | 43     |

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## 2 Food Lion