

# VACANT RESTAURANT

120 Interchange Park Ln | Lenoir City, TN 37771

Retail  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

# EXCLUSIVELY LISTED BY



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# INVESTMENT HIGHLIGHTS

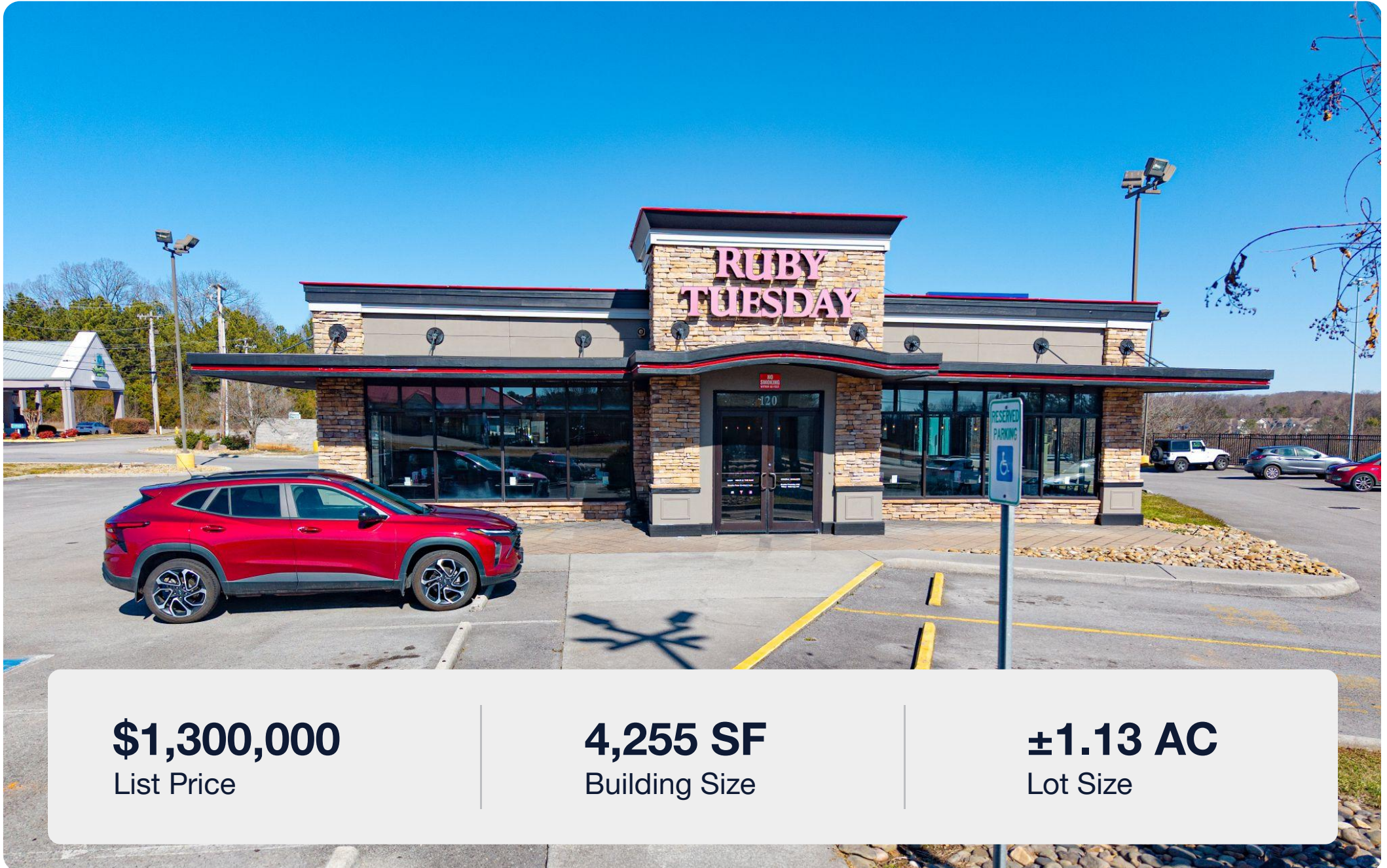
## Property Highlights

- **Prime Destination for Relocation within U.S. | #2 Fastest Growing County in TN**
  - **Exponential Pop. Growth + Proximity to Knoxville** – located minutes from Knoxville city limits with easy access to the primary social + economic drivers: University of Tennessee, West Town Mall (#1 visited mall in TN), Turkey Creek Shopping Center, Watts Bar Lake, Little Tennessee River, Downtown Knoxville, etc.
    - **Population Growth:** 22.8% (2014)
    - **Annual Growth Rate:** 2.6%
    - **Median Household Income:** \$84,185 (approx.)
- **Bite-Sized \$1.3M | Attractive Land Basis** – Investors have ability to increase value significantly through renovation and lease up.
- **Highly-Desired Corridor | Consumer Demand Driving Nearby Developments** – located within the most sought-after retail corridor (Hwy 321) in Lenoir City, where interest from national retailers remains unbelievably consistent & vacancy rates are at a minimum.
  - **Nearby Retail Projects** – minutes from one of East TN's largest proposed retail developments with grocery-anchored shopping centers + outparcels to be delivered over the next few years.
  - **Nearby Multifamily + Residential Projects** – over 2,000 units of new multifamily within a 5-mile radius – close in proximity to \$40M Lakeshore Mixed-Use project with 210 multifamily units & 60 new houses.
- **Oversized Parcel (±1.13 AC) | Various Redevelopment + Backfill Options**
  - Existing ±4,255 SF building on ±1.13 acres.
  - The residual value of land along Hwy 321 is astronomically higher versus nearby Knoxville submarkets due to the uncharted growth & the consumer demand that follows.



- **Population Growth: 22.8% (since 2014)**
- **Annual Growth Rate: 2.6%**
- **Median Household Income: \$84,185 (approx.)**

# FINANCIAL SUMMARY



**\$1,300,000**

List Price

**4,255 SF**

Building Size

**±1.13 AC**

Lot Size

# PROPERTY OVERVIEW

**Ruby Tuesday**

120 Interchange Park Ln, Lenoir City, TN 37771





**Fort Loudon Medical Center**  
±50 Beds

**Walmart Supercenter**  
**KFC**  
**ZAXBY'S**  
**DOLLAR TREE**

**TRACTOR SUPPLY CO**  
**BURGER KING**  
**Auto Zone**  
**DOLLAR GENERAL**  
**market**

**Cracker Barrel**  
**Red Lobster**

**Freddy's**  
**Starbucks**  
**FOOD CITY**  
**TRUIST**  
**Bojangles**  
**Wendys**

**Hampton**

**Chick-fil-e**  
**DUNKIN'**

**7-Eleven**

**Shell**

**Days Inn**  
**Waffle House**

**SUBWAY**  
**Exxon**

**321**

**±27,600 VPD**

**75** ±50,700 VPD

**75**

**Comfort Inn & Suites**

**Subject Property**

**SureStay by BEST WESTERN**

**Interchange Park Ln**

**bp**

**Krystal**

**321**



**DOLLAR GENERAL**  
**Weigel's**

**North Middle School**  
2775 Students



**The Station at Lenoir City**  
272 Units

**New Development**  
4 Story, 111 Room, 113 Parking  
Space Hotel.

321



**Volunteer Storage**  
Lenoir City



**FRESENIUS MEDICAL CARE**



**Krystal**

**SureStay**  
by BEST WESTERN

27,800 VPD

Interchange Park Ln

Subject Property

**Comfort INN & SUITES**

321

# MARKET OVERVIEW

**Ruby Tuesday**

120 Interchange Park Ln, Lenoir City, TN 37771



# Lenoir City, TN

## Market Demographics



**10,681**  
Total Population

**\$60,480**  
Median HH Income

**2.6%**  
Annual Growth Rate

**38.4**  
Median Age

## Local Market Overview

Lenoir City is a growing community in East Tennessee located along the Tennessee River in Loudon County and part of the greater Knoxville metropolitan area. Often referred to as the “Lakeway to the Smokies,” the city offers convenient access to Knoxville while maintaining a welcoming small-town atmosphere. Its scenic setting near Fort Loudoun and Tellico lakes provides residents with beautiful waterfront views and abundant opportunities for boating, fishing, and outdoor recreation.

The city continues to experience steady growth, reflecting its appeal as a desirable place to live within the region. With convenient access to Interstate 75 and nearby commercial centers, residents enjoy easy connectivity to employment, shopping, and dining. Lenoir City offers a strong sense of community, attractive neighborhoods, and close proximity to the Great Smoky Mountains, combining natural beauty with modern convenience.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,907	24,162	39,479
Current Year Estimate	2,600	21,482	35,626
2020 Census	2,453	18,849	31,542
Growth Current Year-Five-Year	11.79%	12.47%	10.82%
Growth 2020-Current Year	6.00%	13.97%	12.95%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,222	9,562	15,343
Current Year Estimate	1,118	8,704	14,101
2020 Census	1,012	7,514	12,231
Growth Current Year-Five-Year	9.33%	9.86%	8.81%
Growth 2020-Current Year	10.52%	15.82%	15.29%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$113,116	\$106,859	\$128,232

# KNOXVILLE, TN MSA

Knoxville is a major city in the state of Tennessee and the county seat of Knox County. It is the third-largest city in Tennessee after Nashville and Memphis, with a population of just under ±200,000 residents. Nestled in the Tennessee Valley and surrounded by the Great Smoky Mountains, Knoxville serves as a gateway to one of the most visited national parks in the United States. It is a key economic and cultural hub for East Tennessee, with a blend of historical significance, natural beauty, and modern development.

Knoxville holds a unique place in the region's history and identity. The city is home to the University of Tennessee's flagship campus, which contributes to a vibrant academic and sports culture, especially around the beloved Tennessee Volunteers. Downtown Knoxville is known for its revitalized urban core, filled with live music venues, art galleries, and award-winning restaurants. Attractions like Market Square, the Sunsphere from the 1982 World's Fair, and the Knoxville Museum of Art draw both residents and tourists year-round.

Knoxville plays an important role in energy research and technology. It is located near Oak Ridge National Laboratory, one of the largest science and energy national laboratories in the U.S., which has helped position the region as a center for innovation. Manufacturing, logistics, and healthcare are also major industries in the area. With its affordable cost of living, proximity to outdoor recreation, and growing economic opportunities, Knoxville continues to draw new residents and businesses. Here are more facts and highlights about Knoxville, its community, and its growing regional importance.

***Knoxville Receives Approximately 7.4 Million Annual Visitors***



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 120 Interchange Park Ln, Lenoir City, TN 37771, Lenoir City, TN, 37771 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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