PRIME RETAIL OUTPARCEL

AVAILABLE FOR LEASE

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



3507 E. ANDREW JOHNSON HIGHWAY GREENVILLE, TN

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PRIME RETAIL OUTPARCEL

3507 E. Andrew Johnson Hwy | Greenville, TN | 37745

PROPERTY DETAILS

Annual Rent:	$85,000/year NNN
Acreage:	1.11
Zoning:	B-4 (Arterial Business)
Frontage:	165’
Delivery Condition:	Rough graded with stormwater detention and shared driveway in place.

PROPERTY HIGHLIGHTS

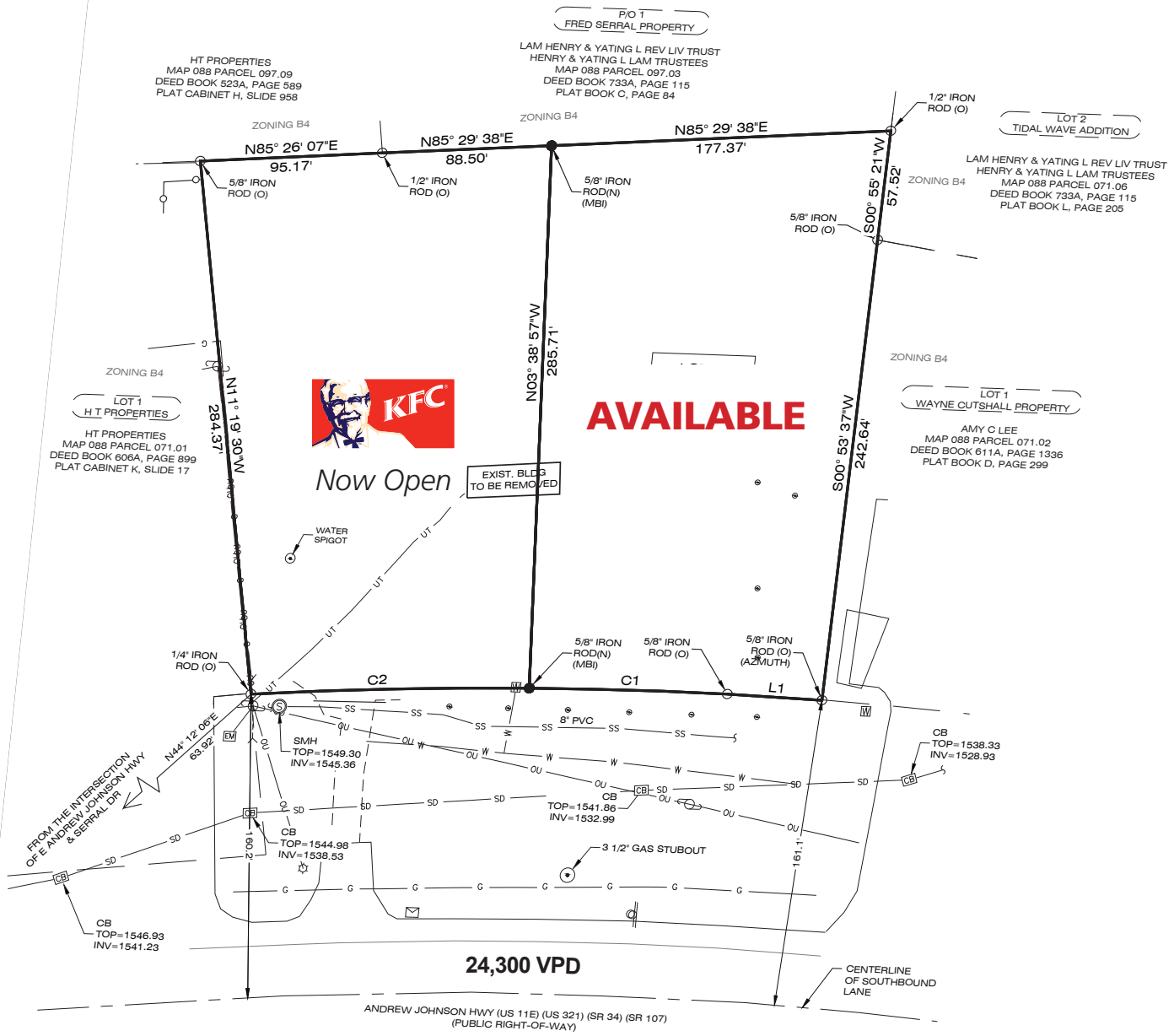
- This is one of the last undeveloped parcels on the corridor.
- Located on E Andrew Johnson Hwy 1000’ west of Wal-Mart Supercenter.
- Recent area openings include: Panda Express, Texas Roadhouse & 7Brew.

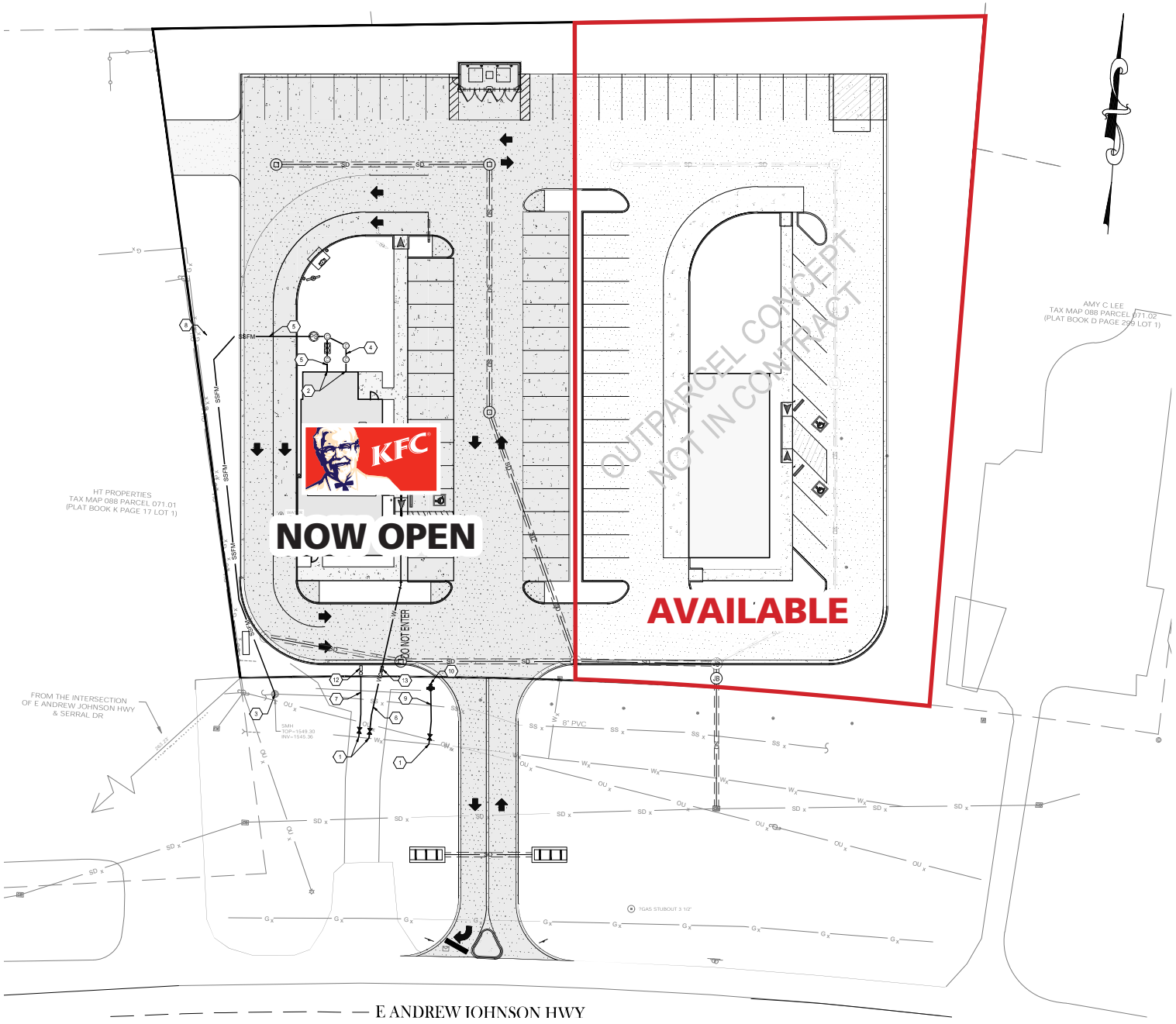


(2026) DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,626	12,688	27,868
AVERAGE HH INCOME	$74,893	$95,823	$89,324
DAYTIME EMPLOYMENT	1,569	8,223	15,084

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P/O 1
FRED SERRAL PROPERTY
LAM HENRY & YATING L REV LIV TRUST
HENRY & YATING L LAM TRUSTEES
MAP 088 PARCEL 097.03
DEED BOOK 733A, PAGE 115
PLAT BOOK C, PAGE 84
HT PROPERTIES
MAP 088 PARCEL 097.09
DEED BOOK 523A, PAGE 589
PLAT CABINET H, SLIDE 958
ZONING B4
N85° 26' 07"E
95.17'
N85° 29' 38"E
88.50'
N85° 29' 38"E
177.37'
5/8" IRON ROD (O)
1/2" IRON ROD (O)
5/8" IRON ROD(N) (MBI)
1/2" IRON ROD (O)
LOT 2
TIDAL WAVE ADDITION
LAM HENRY & YATING L REV LIV TRUST
HENRY & YATING L LAM TRUSTEES
MAP 088 PARCEL 071.06
DEED BOOK 733A, PAGE 115
PLAT BOOK L, PAGE 205
S00° 55' 21"W
57.52'
5/8" IRON ROD (O)
N03° 38' 57"W
285.71'
N11° 19' 30"W
284.37'
S00° 53' 37"W
242.64'
LOT 1
H T PROPERTIES
HT PROPERTIES
MAP 088 PARCEL 071.01
DEED BOOK 606A, PAGE 899
PLAT CABINET K, SLIDE 17
LOT 1
WAYNE CUTSHALL PROPERTY
AMY C LEE
MAP 088 PARCEL 071.02
DEED BOOK 611A, PAGE 1336
PLAT BOOK D, PAGE 299
KFC
Now Open
AVAILABLE
EXIST. BLDG TO BE REMOVED
WATER SPIGOT
1/4" IRON ROD (O)
5/8" IRON ROD(N) (MBI)
5/8" IRON ROD (O)
5/8" IRON ROD (O) (AZIMUTH)
C2
C1
L1
8" PVC
SMH
TOP=1549.30
INV=1545.36
CB
TOP=1538.33
INV=1528.93
CB
TOP=1541.86
INV=1532.99
CB
TOP=1544.98
INV=1538.53
CB
TOP=1546.93
INV=1541.23
N44° 12' 06"E
63.92'
FROM THE INTERSECTION OF E ANDREW JOHNSON HWY & SERRAL DR
160.2'
161.1'
3 1/2" GAS STUBOUT
24,300 VPD
CENTERLINE OF SOUTHBOUND LANE
ANDREW JOHNSON HWY (US 11E) (US 321) (SR 34) (SR 107)
(PUBLIC RIGHT-OF-WAY)


KFC
NOW OPEN
AVAILABLE
OUTPARCEL CONCEPT
NOT IN CONTRACT
HT PROPERTIES
TAX MAP 088 PARCEL 071.01
(PLAT BOOK K PAGE 17 LOT 1)
AMY C LEE
TAX MAP 088 PARCEL 071.02
(PLAT BOOK D PAGE 299 LOT 1)
FROM THE INTERSECTION
OF E ANDREW JOHNSON HWY
& SERRAL DR
DO NOT ENTER
E ANDREW JOHNSON HWY

CLOSE AERIAL



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MARKET AERIAL



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