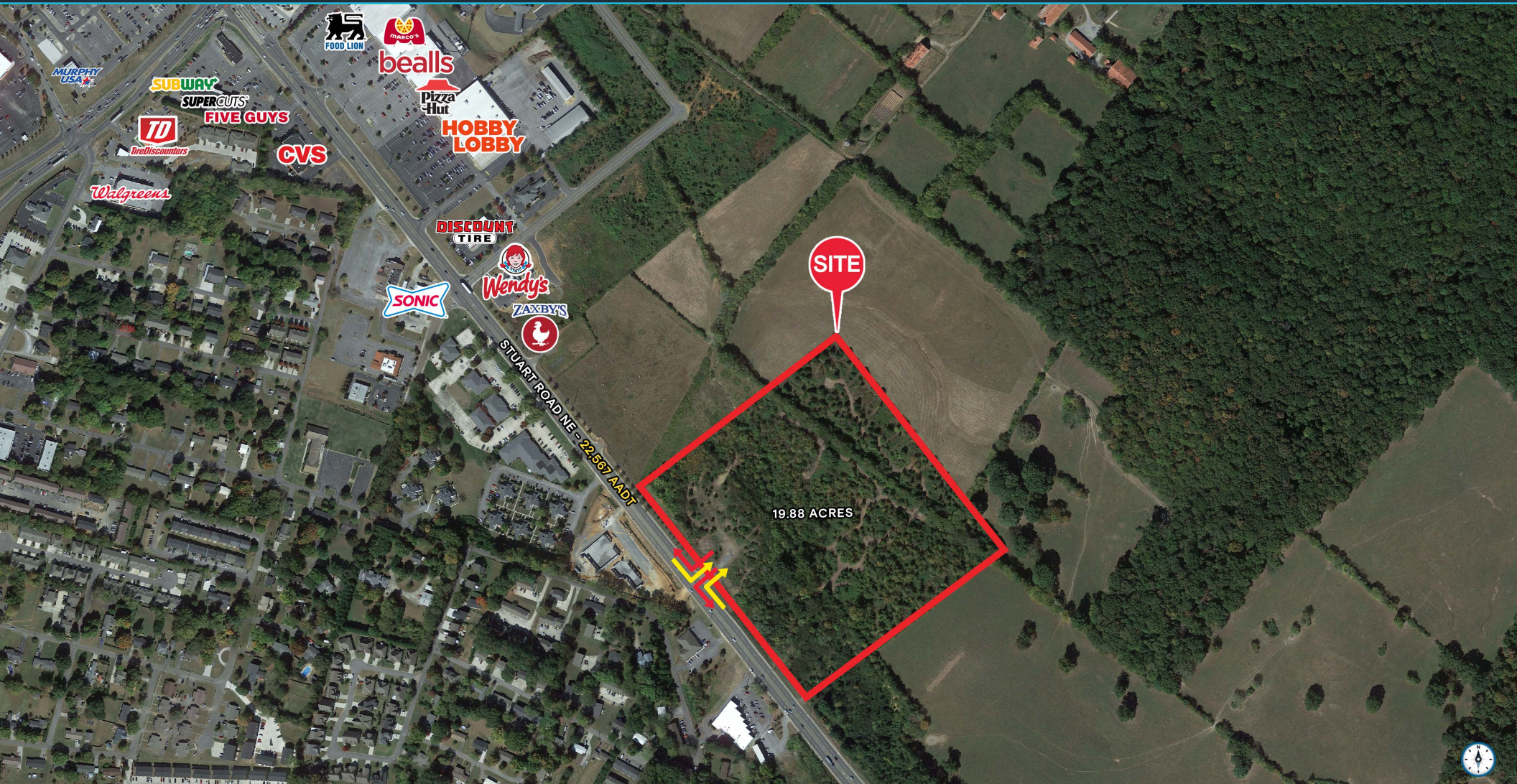


FOR SALE

±19.88 ACRES AVAILABLE

Stuart Road NE, Cleveland, TN



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Ashley Cusker

ASSOCIATE

ashleycusker@katzretail.com

(615) 203-0013

Holly Buchanan, CCIM

VICE PRESIDENT

hollybuchanan@katzretail.com

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Property Overview

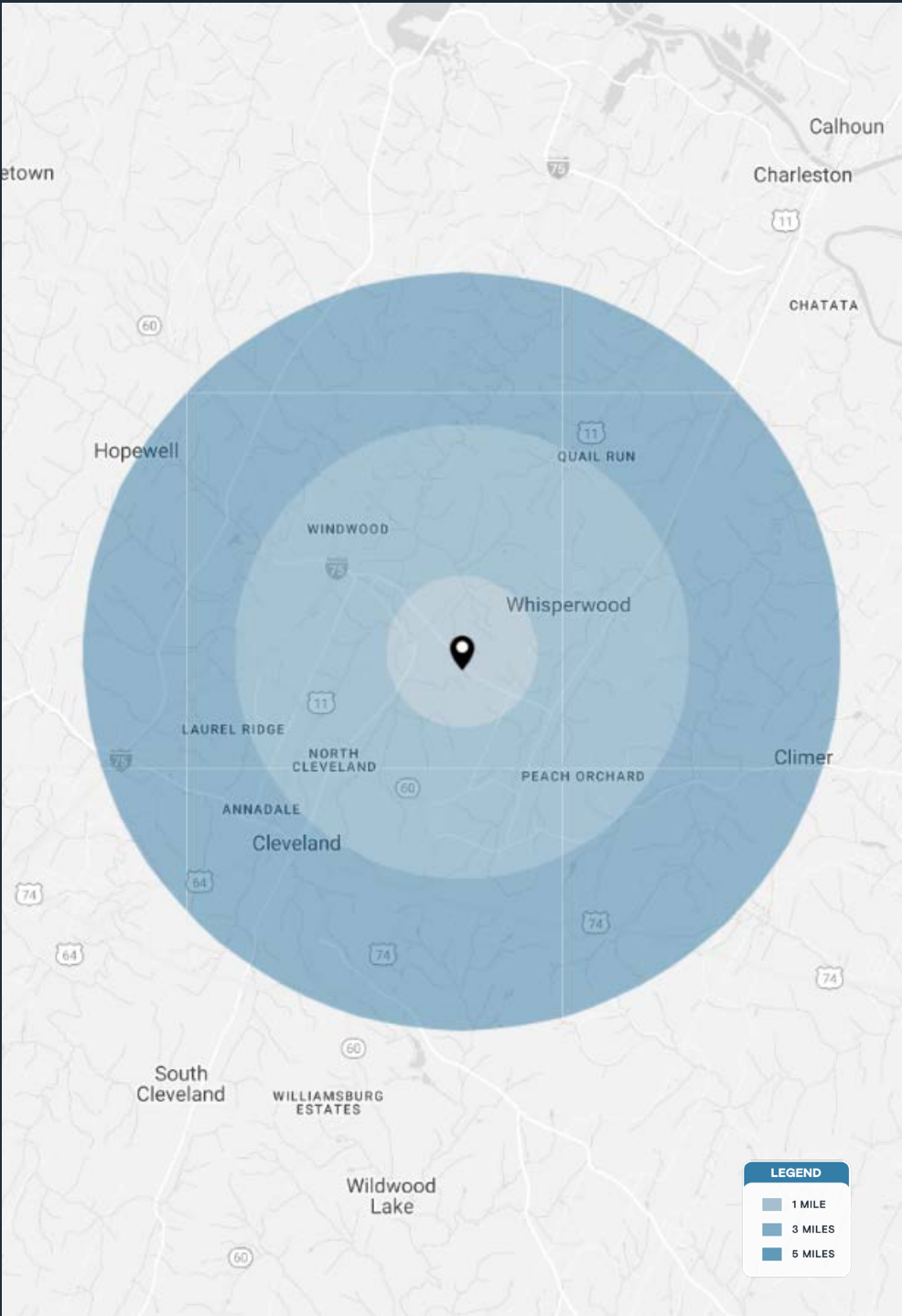
HIGHLIGHTS

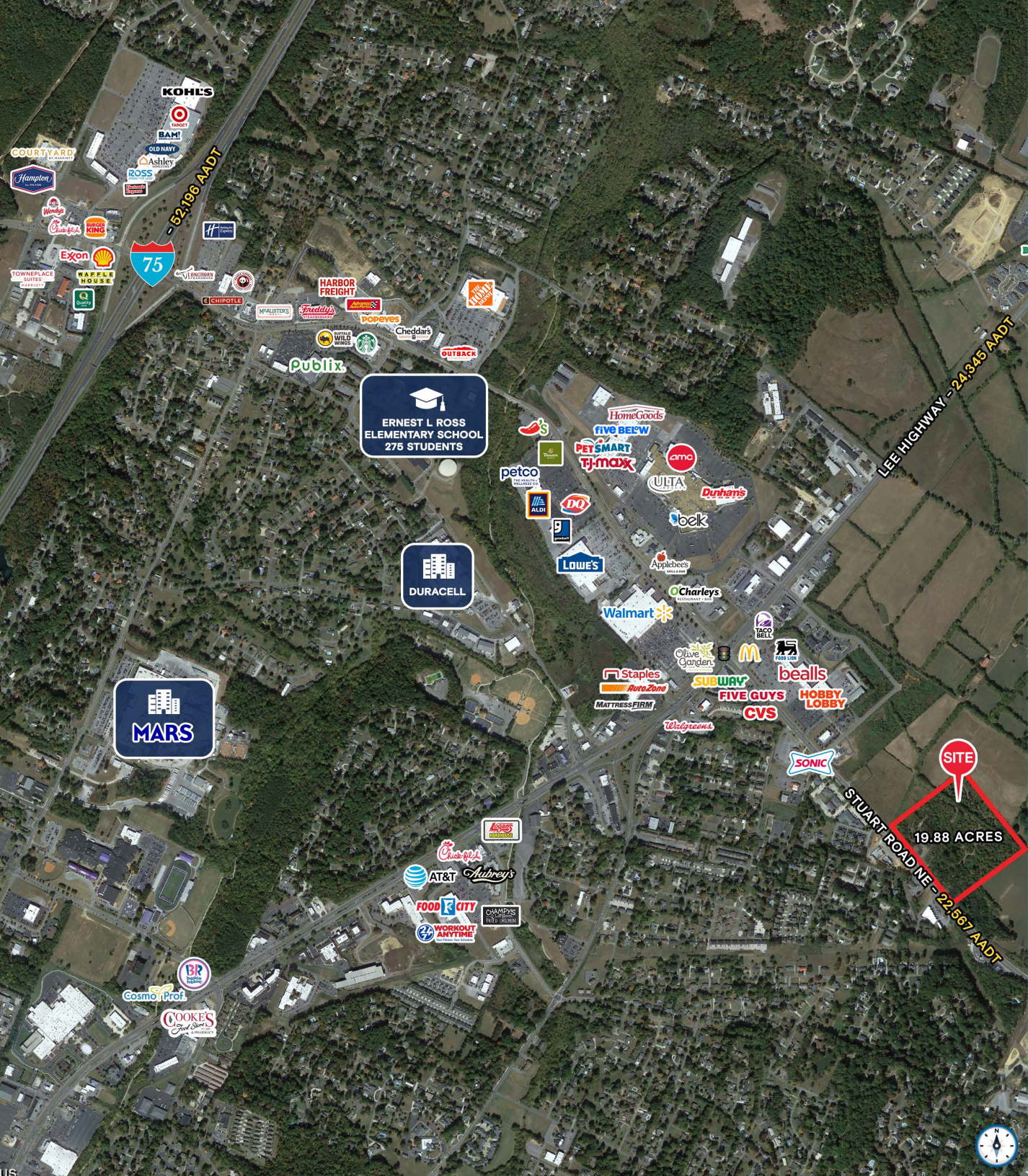
- Parcel location: CLT Map 34 part of parcel 57 & CLT Map 42 part of parcels 41.00 & 41.02
- Easy access along Stuart Road NE with over 22,000 cars daily
- Neighboring retailers include: Target, Walmart, TJ Maxx, HomeGoods, Ulta Beauty, Aldi, Home Depot, Lowe's and Publix

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,018	37,659	72,263
HOUSEHOLDS	1,622	14,585	27,972
EMPLOYEES	3,173	30,589	58,589
AVERAGE HH INCOME	\$77,589	\$85,638	\$83,892

TRAFFIC COUNTS

LEE HIGHWAY	24,345 AADT
STUART ROAD NE	22,567 AADT





Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.11.25