

# CHEROKEE CROSSING DEVELOPMENT

4424 & 4320 W Andrew Johnson Hwy, Morristown, TN

1,600 SF Small Shop  
Space Remaining

1 - 2.289 Acre Lot  
For Sale / Lease



## Property Features

- Land parcels directly across from Walmart
- Parcels available from 1-2.289 Acres
- Great visibility on the "going home" side of Andrew Johnson Highway
- Merchant's Greene Blvd to open to I-81 in Spring 2018
- Traffic light installed with all parcels gaining access to the light

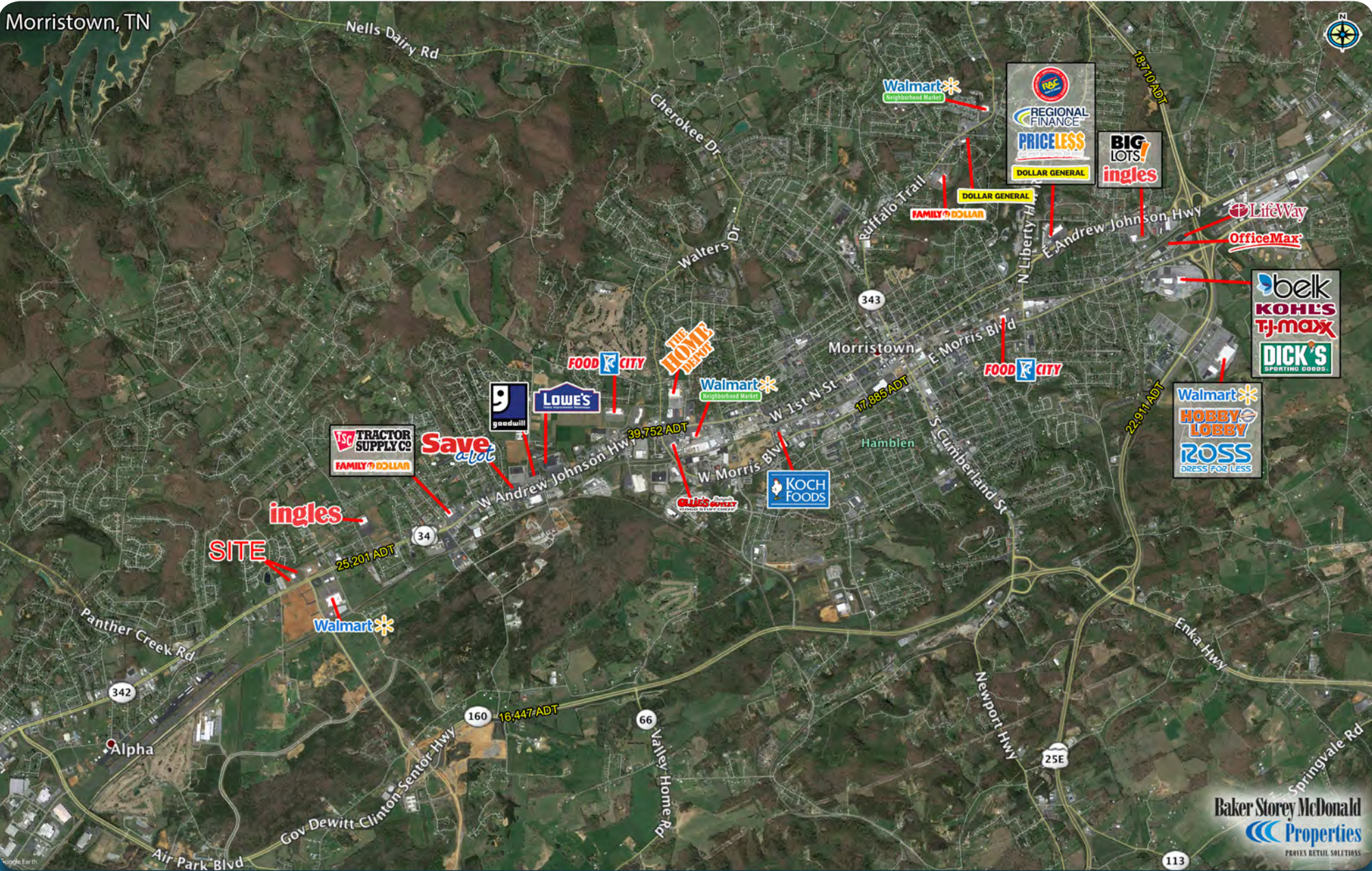
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**Baker Storey McDonald Properties**  
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.

Morristown, TN



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**Properties**  
 PROVEN RETAIL SOLUTIONS

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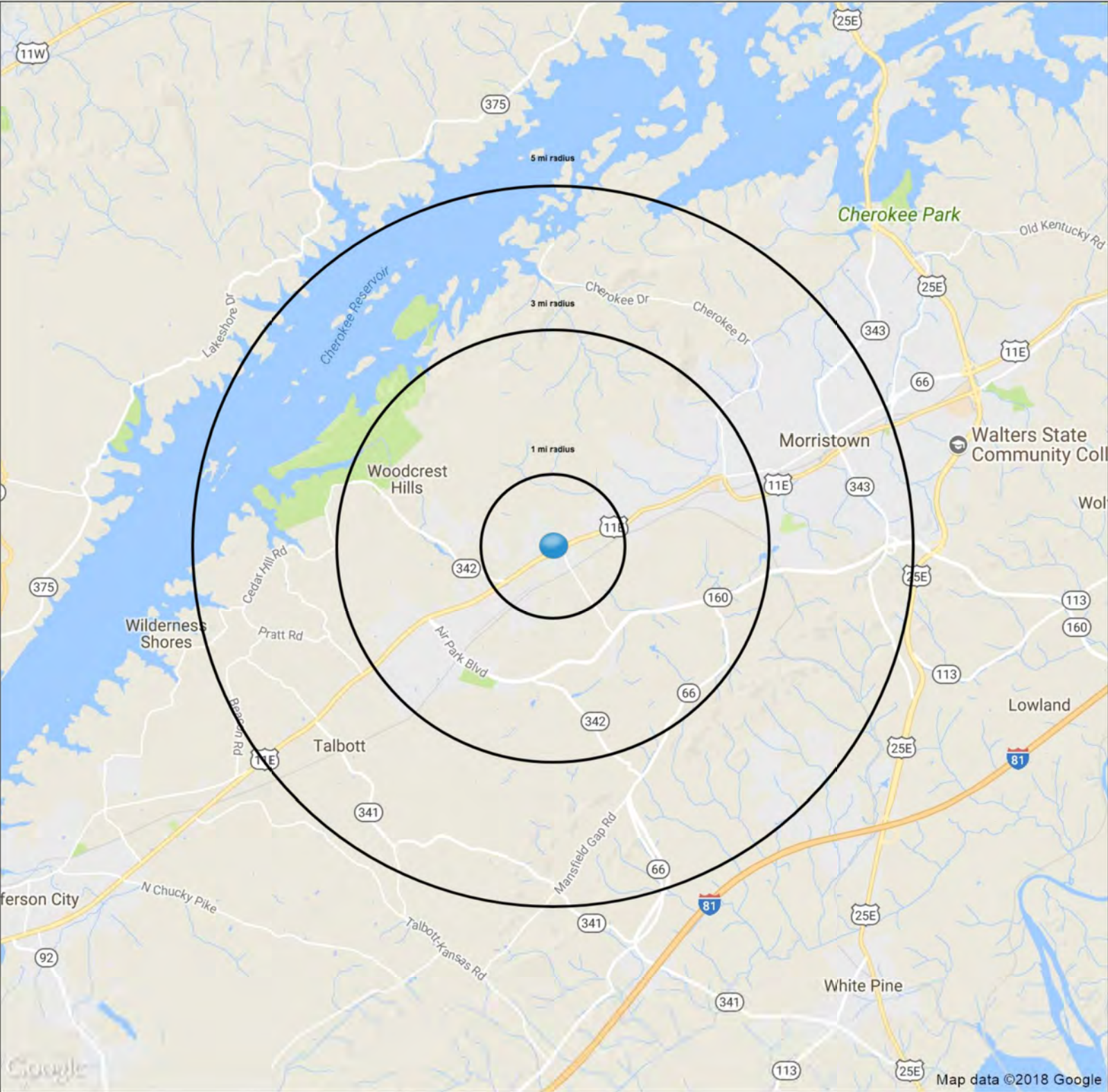
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# W Andrew Johnson Hwy

Morristown, TN 37814



## Demographics

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>	2,459	13,750	39,030
<b>Households</b>	981	5,381	15,265
<b>Population Median Age</b>	39.9	41.1	39.4
<b>5 Yr Pop Growth (Total%)</b>	2.5%	2.5%	2.9%

# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.1927/-83.3620

RS1

W Andrew Johnson Hwy Morristown, TN 37814		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2017 Estimated Population	2,459	13,750	39,030
	2022 Projected Population	2,520	14,097	40,159
	2010 Census Population	2,394	13,263	37,791
	2000 Census Population	2,051	12,672	34,975
	Projected Annual Growth 2017 to 2022	0.5%	0.5%	0.6%
	Historical Annual Growth 2000 to 2017	1.2%	0.5%	0.7%
	2017 Median Age	39.9	41.1	39.4
<b>HOUSEHOLDS</b>	2017 Estimated Households	981	5,381	15,265
	2022 Projected Households	1,000	5,491	15,652
	2010 Census Households	935	5,128	14,717
	2000 Census Households	824	4,874	13,881
	Projected Annual Growth 2017 to 2022	0.4%	0.4%	0.5%
	Historical Annual Growth 2000 to 2017	1.1%	0.6%	0.6%
<b>RACE AND ETHNICITY</b>	2017 Estimated White	86.9%	89.1%	83.7%
	2017 Estimated Black or African American	2.3%	2.4%	5.2%
	2017 Estimated Asian or Pacific Islander	3.5%	2.3%	1.4%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2017 Estimated Other Races	7.1%	5.8%	9.3%
	2017 Estimated Hispanic	8.9%	9.1%	12.3%
<b>INCOME</b>	2017 Estimated Average Household Income	\$64,703	\$71,272	\$59,063
	2017 Estimated Median Household Income	\$50,701	\$51,439	\$43,259
	2017 Estimated Per Capita Income	\$25,808	\$28,004	\$23,475
<b>EDUCATION (AGE 25+)</b>	2017 Estimated Elementary (Grade Level 0 to 8)	6.0%	6.1%	8.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	8.2%	8.5%	9.5%
	2017 Estimated High School Graduate	36.0%	40.6%	40.9%
	2017 Estimated Some College	21.0%	15.8%	17.1%
	2017 Estimated Associates Degree Only	4.4%	6.1%	5.6%
	2017 Estimated Bachelors Degree Only	11.9%	14.3%	11.5%
	2017 Estimated Graduate Degree	12.5%	8.5%	6.5%
<b>BUSINESS</b>	2017 Estimated Total Businesses	92	837	1,922
	2017 Estimated Total Employees	808	10,529	20,767
	2017 Estimated Employee Population per Business	8.8	12.6	10.8
	2017 Estimated Residential Population per Business	26.7	16.4	20.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.