

Former Long John Silvers

2315 N Charles Seivers Blvd, Clinton, TN 37716



Listing ID: 30273680
 Status: Active
 Property Type: Retail-Commercial For Lease
 Retail-Commercial Type: Free-Standing Building, Restaurant
 Contiguous Space: 1,750 SF
 Total Available: 1,750 SF
 Lease Rate: \$75,000 (Annual)
 Unit Price: \$42.86 PSF (Annual)
 Base Monthly Rent: \$6,250
 Lease Type: NNN



Overview/Comments

Interstate exit freestanding QSR with drive-thru available June 2018. Located as the first property directly off of I-75 at the heavily traveled Clinton Exit, the property sits in front of Walmart and contains excellent pylon signage with great interstate visibility. Direct access to traffic signal via easement with adjacent property, over 30,000 VPD on Charles Seivers Blvd, over 2,500 daytime employees directly across the street in addition to schools, retail, and hotels within immediate proximity.

More Information Online

<http://www.kaarcie.com//listing/30273680>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	043 112.23043 112.23	Building/Unit Size (RSF):	1,750 SF
Retail-Commercial Type:	Free-Standing Building, Restaurant	Land Area:	0.84 Acres

Available Space

Suite/Unit Number:	1	Space Type:	Relet
Space Available:	1,750 SF	Date Available:	06/01/2018
Minimum Divisible:	1,750 SF	Lease Rate:	\$75,000 (Annual)
Maximum Contiguous:	1,750 SF	Lease Type:	NNN

Area & Location

Largest Nearby Street: I-75
 Highway Access: Right off I-75 Clinton Exit

Building Related

Tenancy:	Single Tenant	Year Built:	2007
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0

Location

Address: 2315 N Charles Seivers Blvd, Clinton, TN 37716
 County: Anderson
 MSA: Knoxville



Property Contacts



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