

# ROAN VALLEY COMMONS - FOOD LION OUT PARCEL

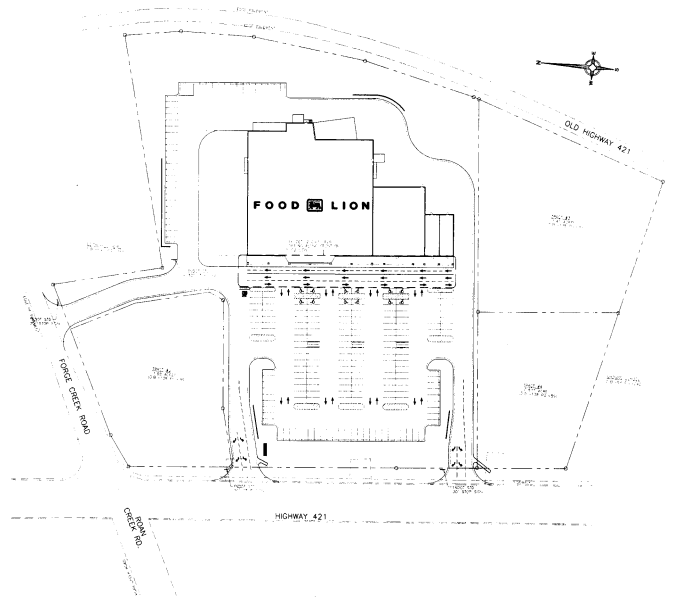


## HWY 421 AND FORGE CREEK ROAD, MOUNTAIN CITY, TN

### FEATURES

- 1.08 and 1.41 +/- acre commercial sites located in Mountain City, Tennessee.
- Sites have great visibility and access.
- NC Highway 421 carries 12,890 ADT and Forge Creek Rd carries 4,500 ADT.
- Sites have water and sewer.
- Located in Johnson County, Mountain City sits just:
  - 35 Miles from Bristol
  - 54 Miles from Johnson City
  - 63 Miles from Kingsport

## SURVEY



**Venture Properties**

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Demographic Summary / Population (2011)			
Town of Mountain City, TN	2,331		
Total Johnson County	18,283		
	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>	1,147	4,222	9,768
Employees (16+) *	508	1,831	3,745
% Employed *	90.0%	90.4%	92.0%
<b>HOUSEHOLDS</b>			
Total Households	524	1,957	3,731
Median Home Value*	\$80,092	\$78,966	\$77,665
Average HH Income	\$43,863	\$42,874	\$39,801



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