

ELK CROSSING

601 W ELK AVE, ELIZABETHTON, TN 37643

FOR LEASE

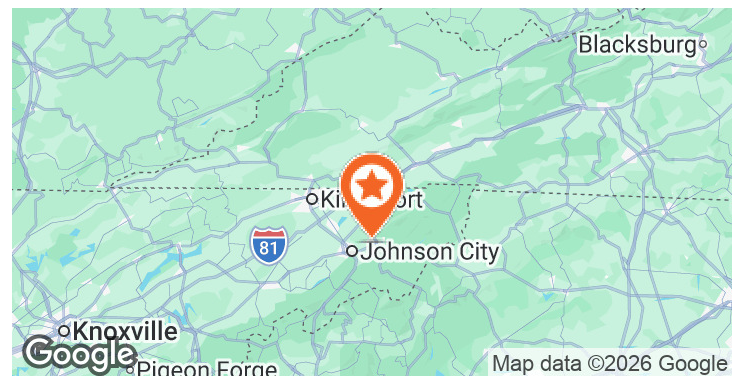


LOCATION DESCRIPTION

Elk Crossing is a high-visibility shopping center located at 753 W Elk Avenue in Elizabethton, TN, positioned in the heart of the city's primary retail corridor. West Elk Avenue is a major commercial thoroughfare with 28,396 vehicles per day, offering excellent exposure and accessibility. The center is strategically surrounded by a strong mix of national retailers and service providers, drawing consistent daily traffic from both local residents and regional shoppers. Elk Crossing features a robust lineup of national co-tenants including Chick-fil-A, Zaxby's, Ross, United Grocery Outlet, AutoZone, Aaron's, and Workout Anytime, making it a go-to retail destination within Carter County. Located just minutes from downtown Elizabethton and less than 10 miles from Johnson City, the center serves a growing trade area with strong demographics.

PROPERTY HIGHLIGHTS

- Great visibility and access onto W Elk Avenue
- The center has gained a 23% increase in foot traffic over the last 3 years and received 1.1 million visits over the most recent year
- Over 125K people within a 10 mile radius



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	4,520	19,388	35,083
2025 Total Households	2,073	8,536	15,281
2025 Average Household Income	\$59,213	\$65,190	\$69,430



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SUITE	TENANT NAME	SPACE SIZE
751	Tobacco Depot	2,400 SF
747	Available	1,200 SF
745	Hunan Chinese Restaurant	2,400 SF
741	Q-Nails	1,200 SF
733	Available	4,200 SF
731	World Finance	1,560 SF
727	Papa John's	1,440 SF
725A	Available	5,158 SF

SUITE	TENANT NAME	SPACE SIZE
723	Available	5,944 SF
701	United Grocery Outlet	20,000 SF
681	Autozone	10,069 SF
651	Ross	18,000 SF
623	Amigo Mexican Restaurant	6,850 SF
619	Workout Anytime	11,700 SF
617	Brown Tae Kwon Do	2,660 SF
611	Aaron's	7,200 SF



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