

Rocky Bottom Center

100 ROCKY BOTTOM DRIVE, UNICOI TENNESSEE



Your premier space in a high-visibility shopping center
adjacent to Walmart Supercenter



Retail Space Available November 1, 2025
Suite 5 & 6

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Property Overview



15%
POPULATION
GROWTH
WITHIN 3 MILES FROM
2020 TO 2025



\$73K
AVERAGE
HOUSEHOLD
INCOME

76K
CURRENT
POPULATION IN
TRADE AREA

PROPERTY HIGHLIGHTS:

- Located directly in front of **Walmart Supercenter** offering excellent drive-by and walk-in traffic
- Located in front of **Murphy USA gas station** attracting significant drive-by traffic
- Monument Signage available
- NNN: \$3.72 sq/ft
- Ample shared free parking capacity

SPACE AVAILABLE:

- **Suite 5 & 6 (connected):** 3,656 SF
 - Suite 5: 1,853 SF
 - Suite 6: 1,804 SF
- **Date Available:** November 1, 2025

Rocky Bottom Center Layout

Stone Star
C A P I T A L



Aerial View



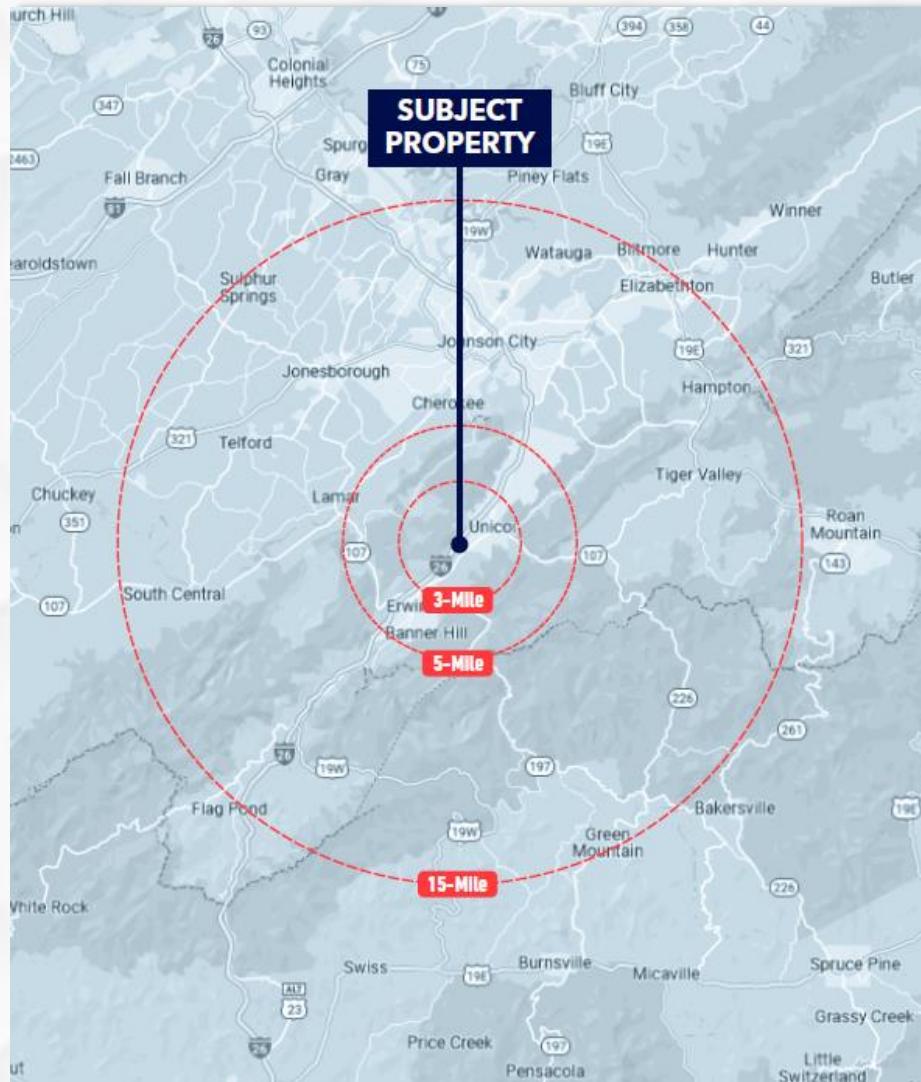
Closeup Aerial View

ROCKY BOTTOM CENTER | UNICOI, TENNESSEE

 Stone Star
C A P I T A L



Regional Demographics



DEMOGRAPHICS

	3 Mile	5 Mile	15 Mile
2020 Population	6,515	15,800	175,000
2025 Population	7,500	18,270	201,250
Households			
2020 Households	2,710	6,755	74,513
2025 Households	2,900	7,100	76,250
Income			
2020 Average Household Income	\$71,900	\$73,116	\$83,282
2020 Median Income	\$46,686	\$50,411	\$55,524



Confidentiality / Disclaimer Statement

This Leasing Brochure contains select information pertaining to the business and affairs of **100 Rocky Bottom, Unicoi TN** (the "Property"). It has been prepared by Stone Star Capital. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Stone Star Capital expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Leasing Package.



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