

# Exceptional Leasing Opportunity

Shoppes at Bemberg Center

791 W. Elk Avenue, Elizabethton, TN

**10,738 Sq Ft at \$12/SF**

**TCI** GROUP

COMMERCIAL REAL ESTATE



# Table of Contents

DISCLAIMER	3
OPPORTUNITY OVERVIEW	4
SUBLEASE DETAILS / DEMOGRAPHICS	5
PROPERTY PHOTOS	6
PROPERTY PHOTOS	7
ELEVATION AND FLOOR PLAN	8
LOCATION MAP	11
COMPANY OVERVIEW	12



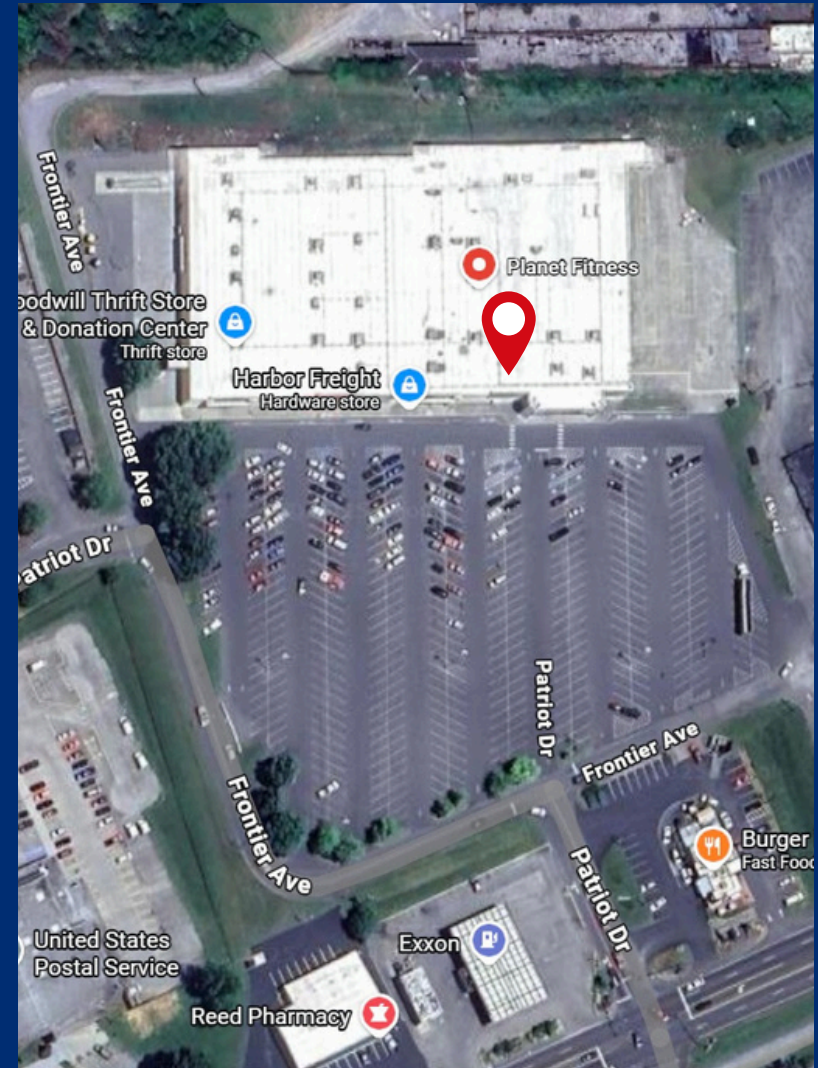
# Disclaimer

© 2025 DISCLAIMER: TCI Group-Jerry Petzoldt Agency, LLC (TCI, TCI Group). The information contained in this 'Offering Memorandum', 'Flyer', or 'Marketing Brochure' has been obtained from various third-party sources and believed to be reliable. TCI Group does not doubt its accuracy; however, TCI Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct a thorough due diligence investigation on any and all information that is provided about the property to determine its accuracy and completeness. Any and all projections, market assumptions and financial summaries are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and financial analysis are current beyond the date of compilation and are subject to change with property and market conditions. Past performance is not a guarantee of future performance and TCI Group encourages and cautions all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

This 'Offering Memorandum', 'Flyer', or 'Marketing Brochure' has been prepared to provide basic and unverified information for prospective purchasers. By accepting this 'Offering Memorandum', 'Flyer', or 'Marketing Brochure' the recipient agrees to release and hold harmless TCI Group, and its Broker(s) from any claim, demand, liability or loss arising out of, or relating in any way, to the information contained in this 'Offering Memorandum', 'Flyer', or 'Marketing Brochure' and from Buyer's investigation of the property. In no event shall TCI Group-Jerry Petzoldt Agency, LLC or Broker(s) be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this 'Offering Memorandum', 'Flyer', or 'Marketing Brochure' or any information contained herein.

# Opportunity Overview

An exceptional 10,738 Sq Ft space is now available for lease next to the new Aldi's coming to Elizabethton, TN. Located in the Bemberg Shopping Center, this is an opportunity to join the new Aldi's (former Big Lots) store along with Planet Fitness, Harbor Freight, and Goodwill Industries. According to landandhome.com, the West Elk Avenue area is considered the third busiest area in the Quad City area with some counts exceeding 34,000 vehicles daily along this route. Situated next to Lowe's and the Super Walmart, exposure to potential traffic and customers is exceptional. The space offers signage on the building, high visibility, and abundant parking. This busy shopping center draws customers from a 10-mile radius.



**791 W. Elk Avenue  
Elizabethton, TN**

**Sublease Details**

Rental Rate	\$12.00/SF/Yr
Total Space Avail	10,738 SF
Property Type	Retail/Office
Sub Type	Storefront Retail/Office
Building Class	B
Space Size Available	10,738 SF
GLA -Shopping Center	102,172 SF

**Site Demographics**

2024 Traffic Count	31,885 VDT (Vehicle Daily Traffic)
3 Mile Site Radius -	
Population	19,389
Average Household Income	\$60,990
Households	8,432
Daytime Population	20,327
Elizabethton Population (2024)	14,400
Carter County Population (2024)	56,002



# Shoppes at Bemberg Center



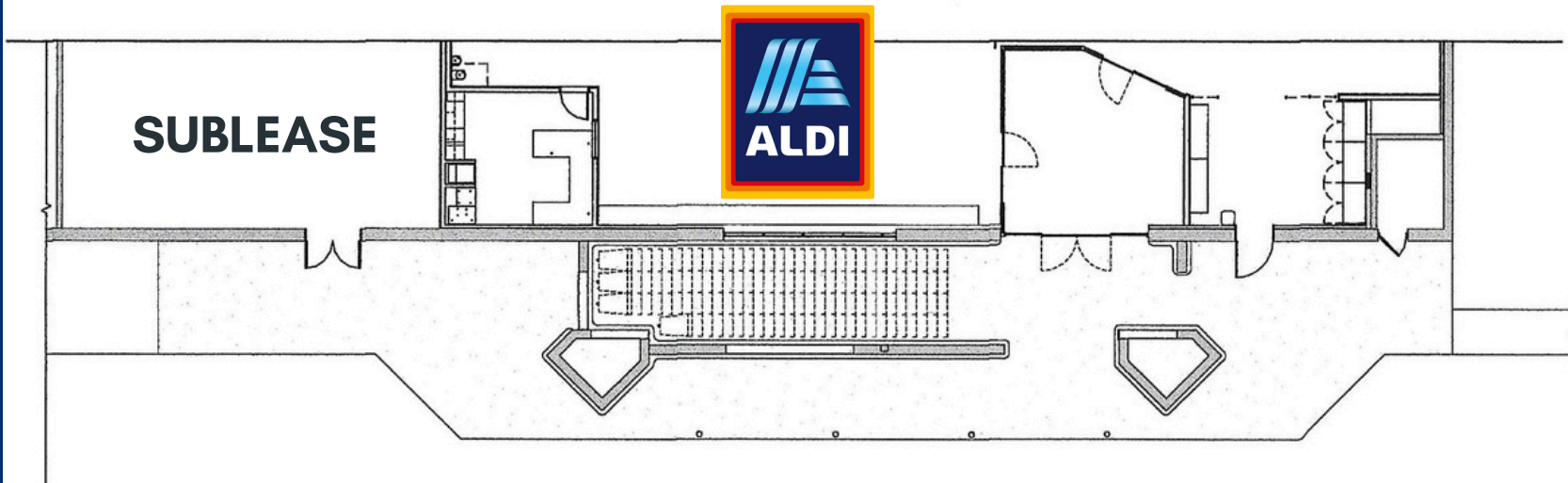




# Building Elevation and Floor Plan



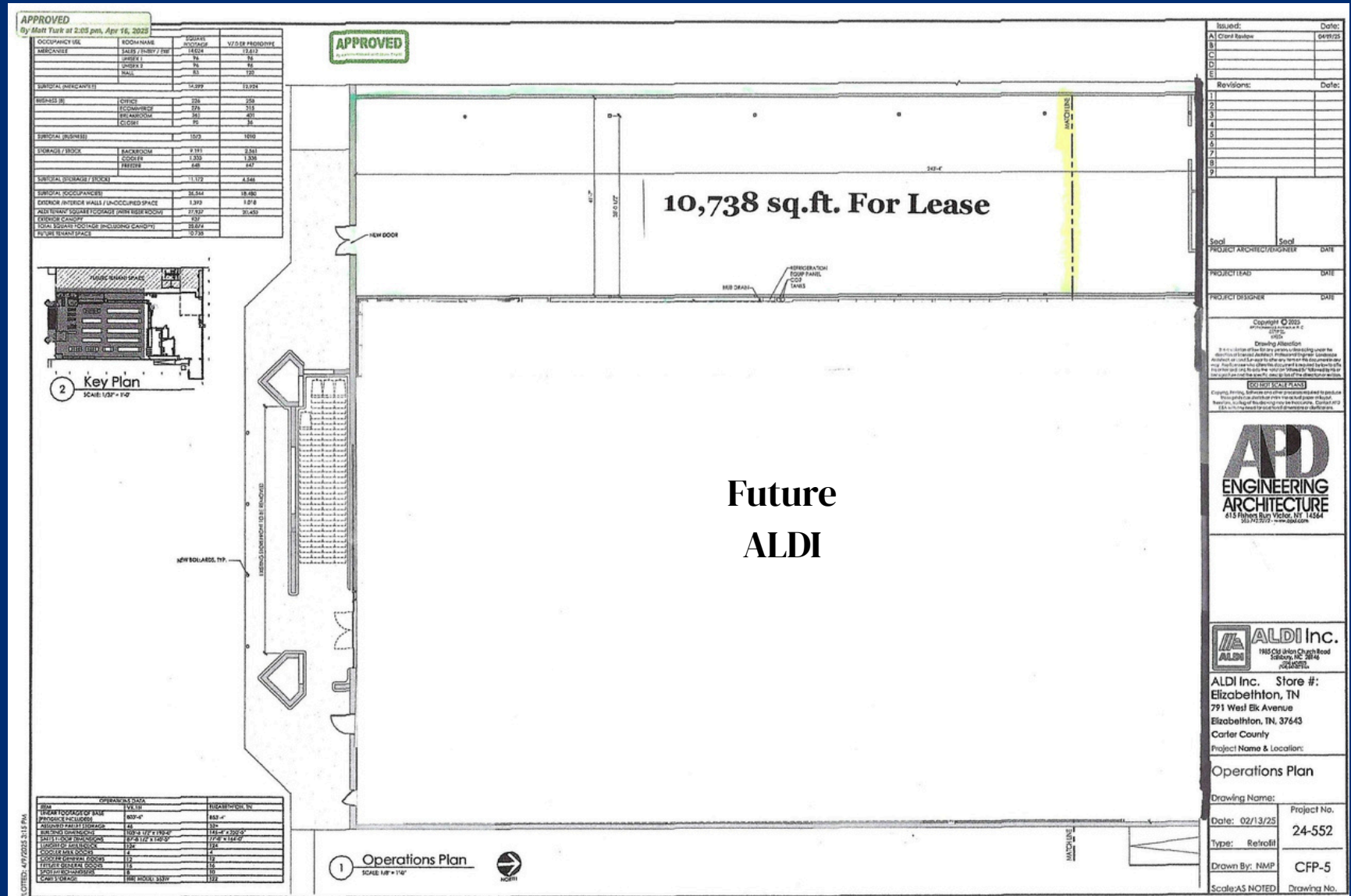
○ Proposed ALDI Elevation  
SCALE: 1/8" = 1'-0"



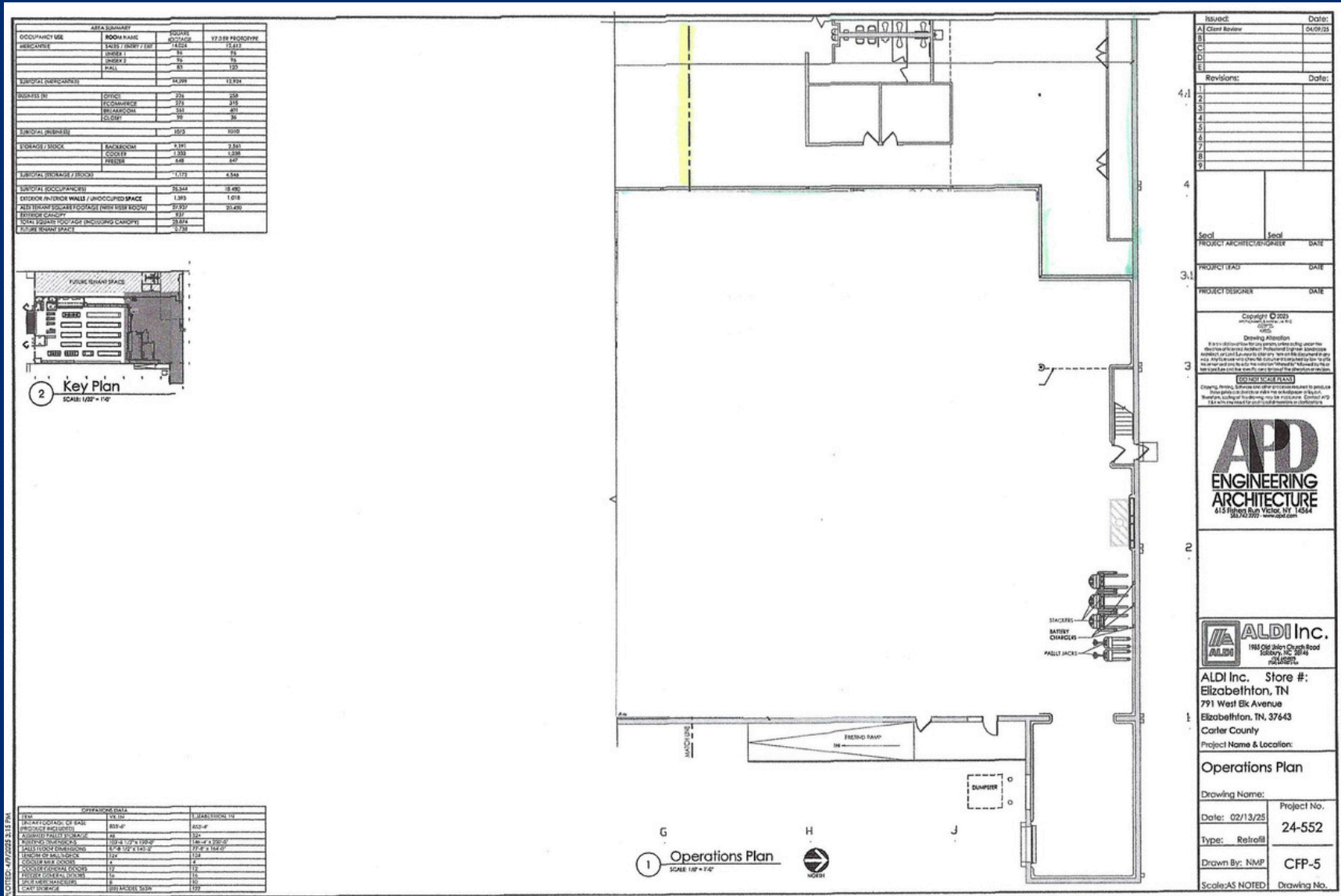
○ Proposed ALDI Floor Plan  
SCALE: 1/8" = 1'-0"



# Building Elevation and Floor Plan

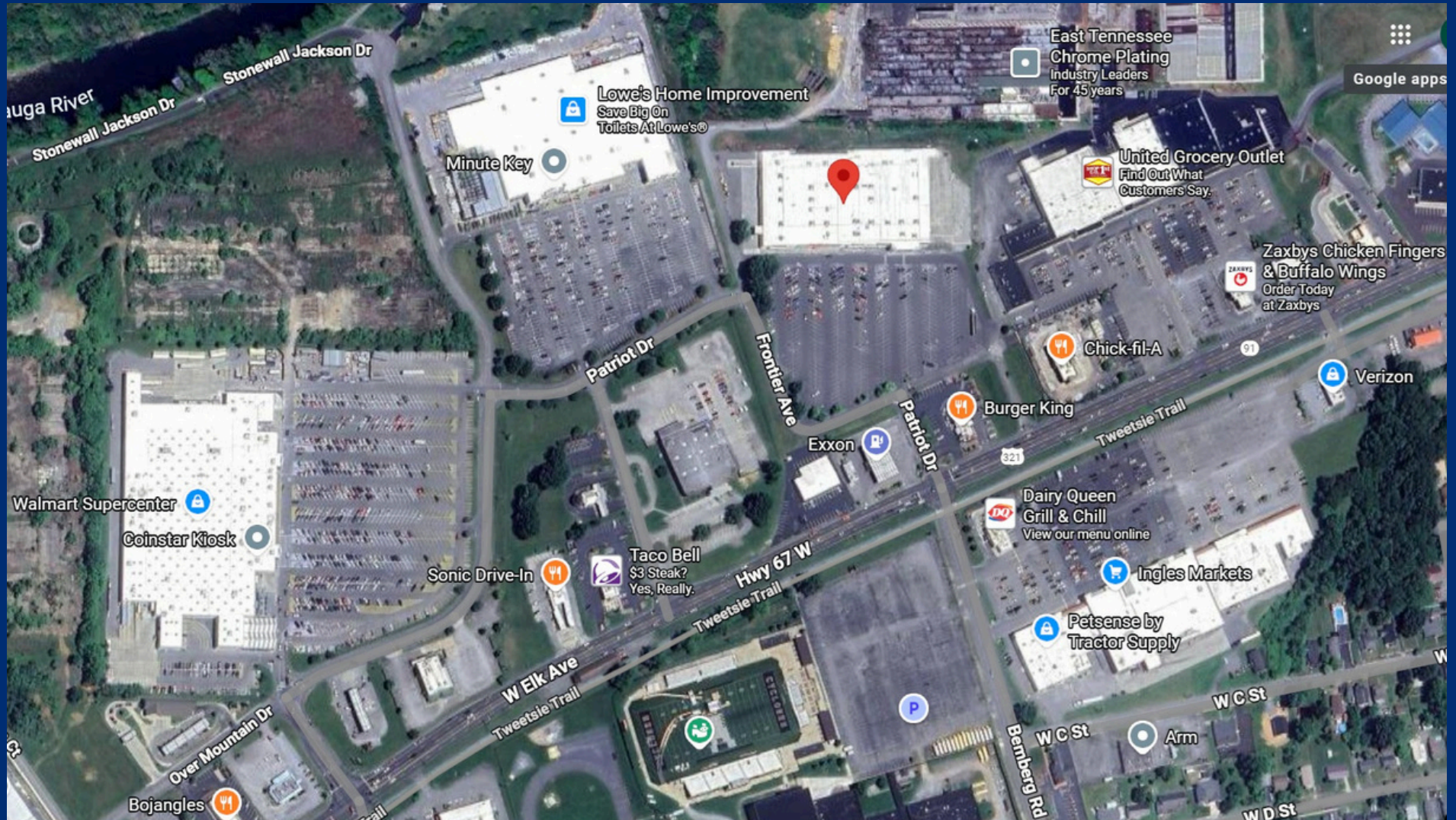


# Building Elevation and Floor Plan





# Location Map





# Company Summary

TCI Group is the first and largest commercial real estate group in the Tri-Cities region of Northeast Tennessee and Southwest Virginia. Our team of expert, knowledgeable brokers is experienced and skilled in every facet of commercial and industrial real estate, drawing on a vast network of affiliations to provide comprehensive real estate services. Specializing exclusively in commercial properties allows us to focus our efforts where it serves our clients best -- office, retail, commercial, financial, medical and industrial properties.

Industry Leader - First and Largest Commercial Real Estate Firm in the Tri-Cities, Established in 1996

Professional Team - Our team includes experts in corporate real estate, banking and finance, medical and industrial facilities management, site selection, professional office and manufacturing specialists

Innovation - Providing creative solutions to often complex issues involving Commercial Real Estate  
Offices in Johnson City and Bristol: Serving the Northeast Tennessee and Southwest Virginia areas

#1 in Listings - We represent the largest inventory of commercial properties in the region



**Ramon Sanchez-Vinas**  
**Vice President of Business Marketing  
and Sales**  
**ramon@tcigroup.com**  
**423-230-0255 Office**  
**423-930-4237 Mobile**





## **TCI Group**

423-230-0255

5 Red Bush Court, Suite 20  
Johnson City, TN 37601

[www.tcigroup.com](http://www.tcigroup.com)