



FOR SALE

Holiday Inn Express & Suites

1116 HIGHWAY 68 SWEETWATER, TN 37874

Radley Hendrixson

Senior Vice President

615 850 2745

radley.hendrixson@colliers.com



Sohaila Willis

Senior Associate

615 850 2757

sohaila.willis@colliers.com



Holiday Inn Express & Suites

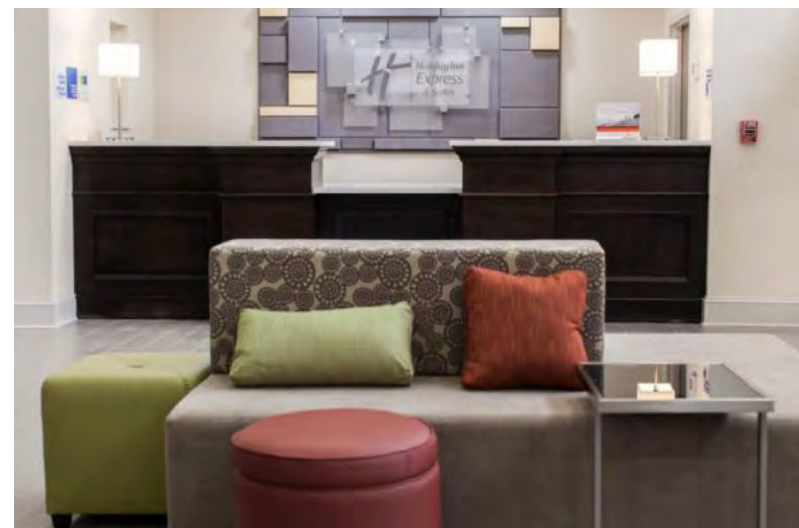
Sweetwater, Tennessee

Colliers International | Nashville is pleased to exclusively offer the opportunity to acquire the Holiday Inn Express Hotel & Suites in Sweetwater, Tennessee. The 71-room Hotel has 41,154 SF that sits on 2.34 acres along Interstate 75, within minutes from the largest underground lake, The Lost Sea. The Holiday Inn Express & Suites is located just 33 minutes from McGhee Tyson Airport.

Holiday Inn Express Hotel & Suites | Sweetwater, provides the modern lifestyle experience with amenities for business and leisure. The breakfast bar, fitness center, business center, indoor pool, meeting space and high-speed wireless Internet provides the guests with warm hospitality and exceptional service to make everyone feel right at home.

Property Features

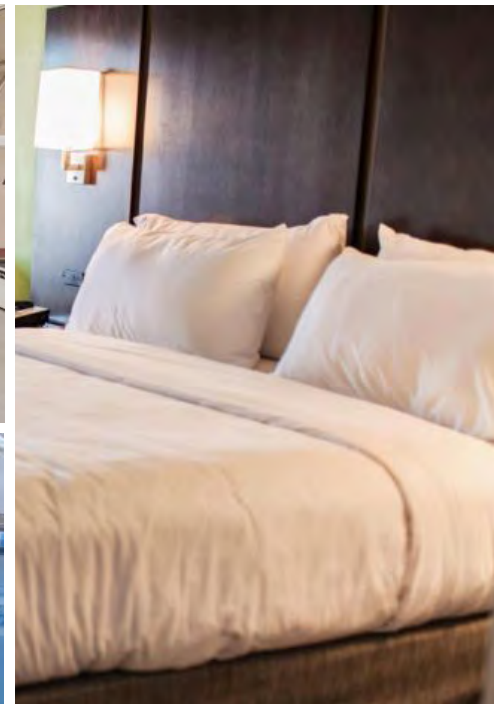
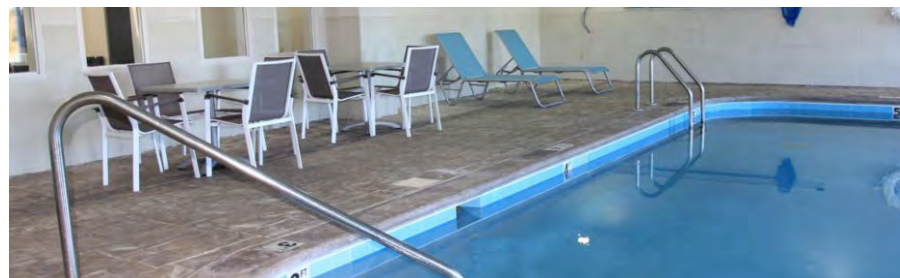
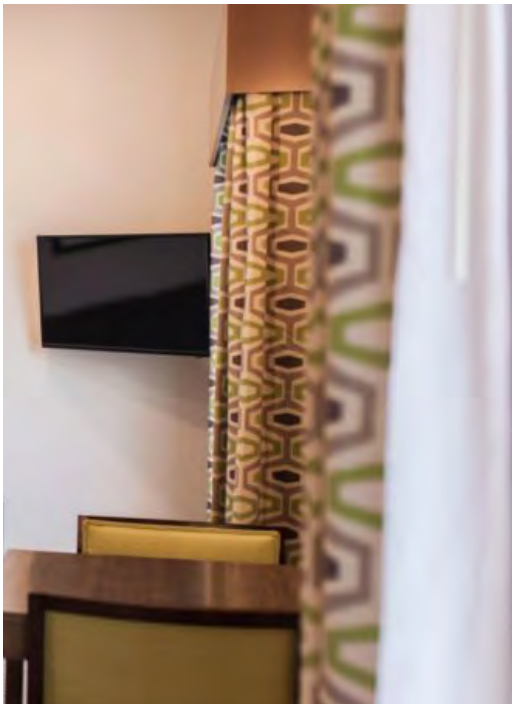
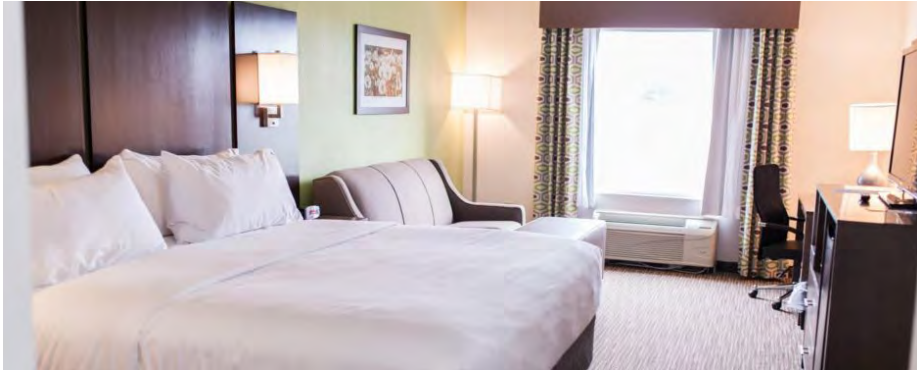
- › Built in 2003
- › 41,154 SF on 2.34 acres
- › 3 floors
- › 71 rooms
- › Indoor swimming pool
- › Located right off I-75
- › Located approximately 1 hour southwest from Knoxville, Tennessee
- › Approximately 3.9 miles to downtown Sweetwater
- › 10.5 miles to Rock Springs Golf Course
- › 456 SF of meeting space
- › No significant PIP until 2025
- › STAR Reports exceed competitive set



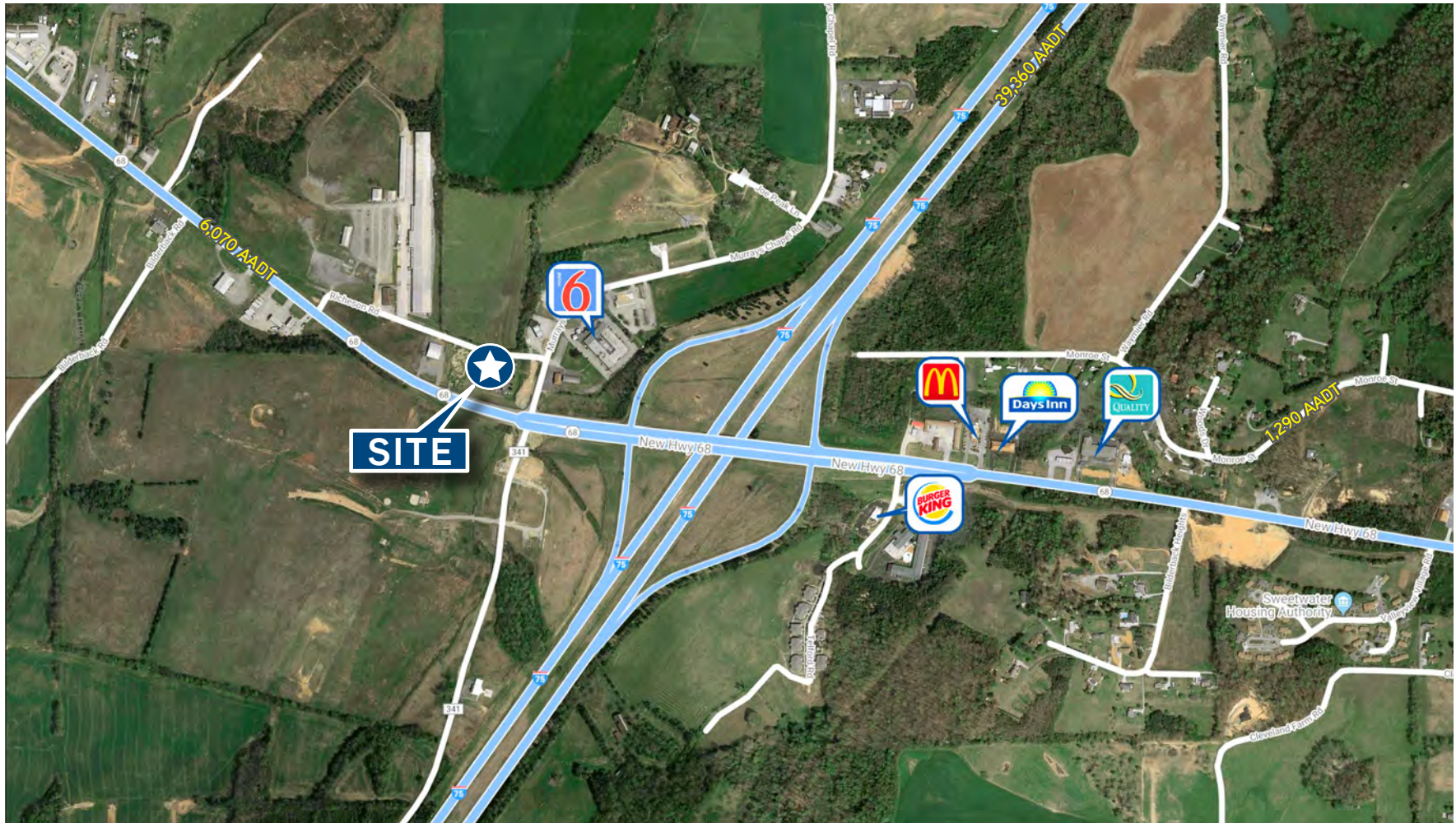
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
2018 Est. Population	4,115	12,143	18,501
2018 Est. Households	1,706	4,922	7,464
2018 Avg. Household Income	\$57,611	\$56,651	\$56,841

TRAFFIC COUNTS (2017)	
I-75	39,360
New Highway 68	60,070
Monroe Street	1,290

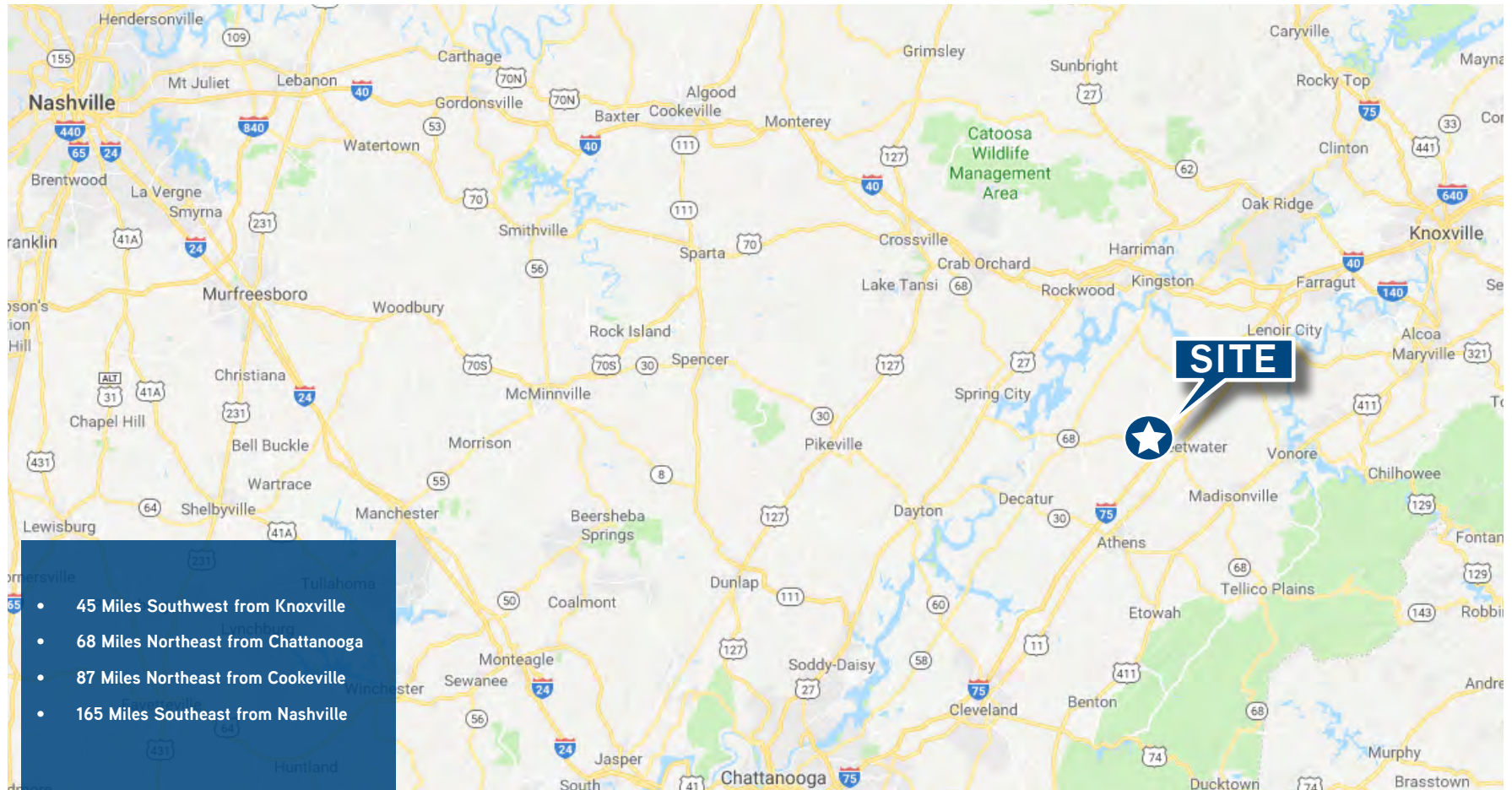
Interior Photos



Property Aerial



Property Location





Sweetwater, Tennessee

HOLIDAY INN EXPRESS HOTEL & SUITES is located along Interstate 75 in Sweetwater, TN. Sweetwater is centered along U.S. Route 11, with State Route 68 to the south and State Route 322 to the north. Located in the counties of Monroe and McMinn, Sweetwater is the most populous city in Monroe County. The city is home to the Craighead Caverns which contains the Lost Sea, the largest underground lake in North America. The Lost Sea attracts more than 150,000 tourists to Sweetwater annually.



COLLIERS INTERNATIONAL

615 3rd Avenue South, Suite 500

Nashville, TN 37210

615 850 2700

colliers.com

