

## 816 Middle Creek Road

Sevierville, Tennessee 37862

### Property Features

- Free-standing Office Building For Lease
- Located close to LeConte Medical Center
- Excellent Visibility and Easy Access
- Many Medical and Professional offices in the area.



Waiting Room

AVAILABLE SF:

LEASE RATE: **Negotiable**

LOT SIZE: **0.42 Acres**

BUILDING SIZE: **1,588 SF**

Lease Rate

# Negotiable



# Executive Summary

Office For Lease

## Near LeConte Medical Center



### Property Details

Available SF	
Lease Rate	NEGOTIABLE
Lot Size	0.42 Acres
Building Size	1,588 SF
Building Class	C
Year Built	1976
Zoning	C-2
Market	Sevier County
Sub Market	East Tennessee
Cross Streets	Middle Creek Rd & Millwood Dr.

### Property Overview

Free-standing office building available For Lease, with 101 ft. of road frontage on Middle Creek Road near LeConte Medical Center. The owner would consider a 12-month initial lease term, with renewal options. The lease rate is \$2,000 monthly and is a Modified Gross Lease. Furniture and trade fixtures that are present in property are not included with property offered for lease. Landlord will consider negotiating the Sale or Lease of furniture and fixtures.

### Property Highlights

- Free-standing Office Building For Lease
- Located close to LeConte Medical Center
- Excellent Visibility and Easy Access
- Many Medical and Professional offices in the area.



Office For Lease

# Middle Creek Office Building



Office For Lease

# Middle Creek Office Building



Office For Lease

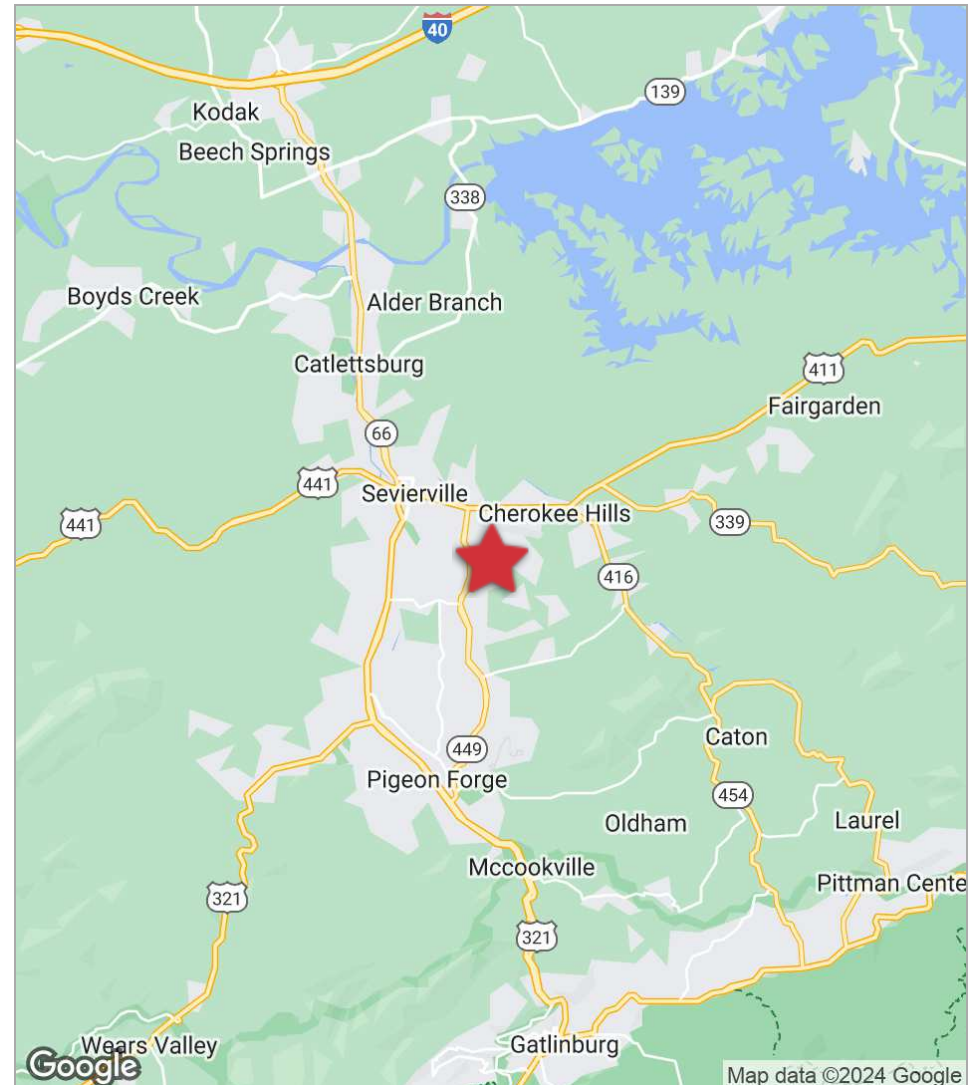
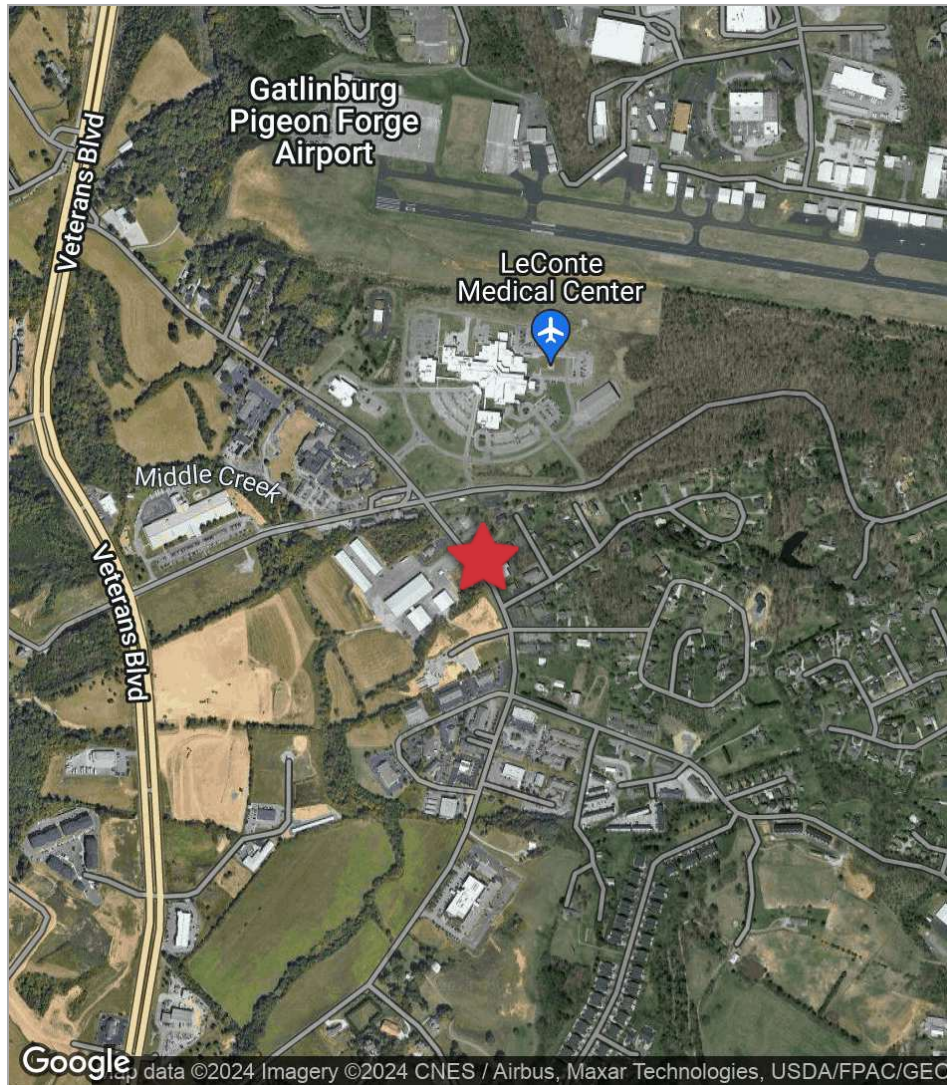
# Middle Creek Office Building



# Location Maps

Office For Lease

## Middle Creek Office Building





# Demographics Map

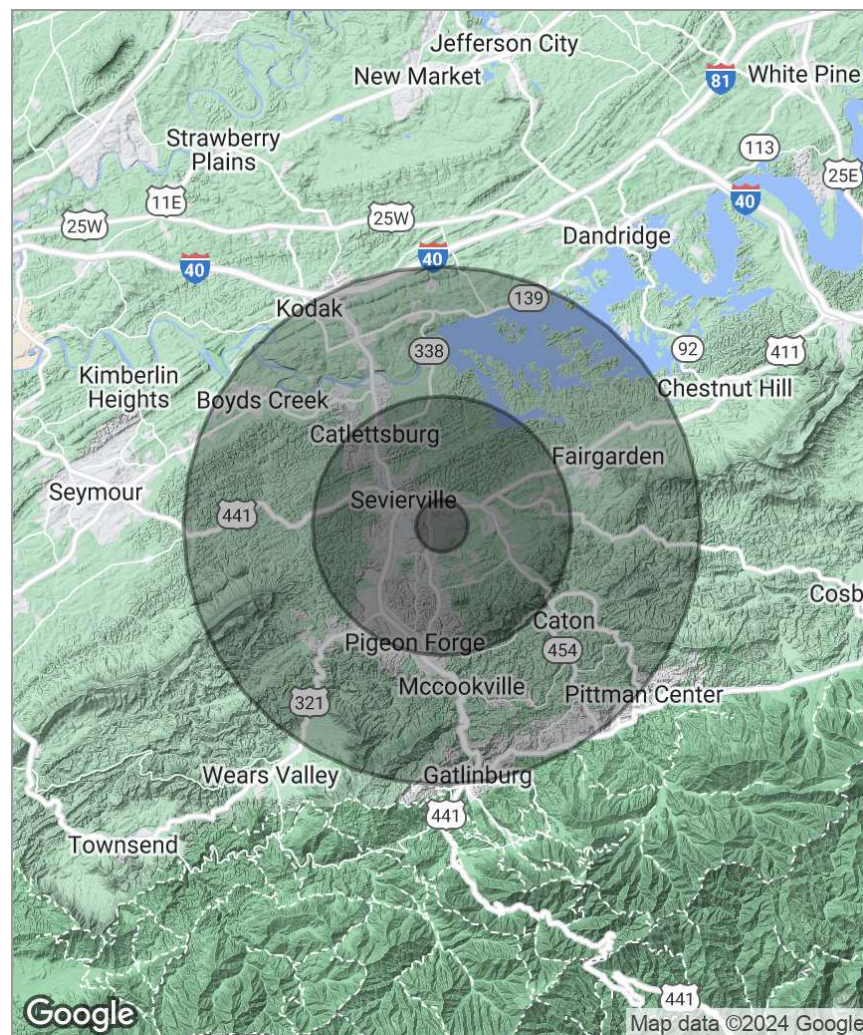
Office For Lease

## Middle Creek Office Building

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,094	28,484	67,233
MEDIAN AGE	37.5	37.6	40.2
MEDIAN AGE (MALE)	33.4	35.3	39.1
MEDIAN AGE (FEMALE)	43.0	41.1	42.0

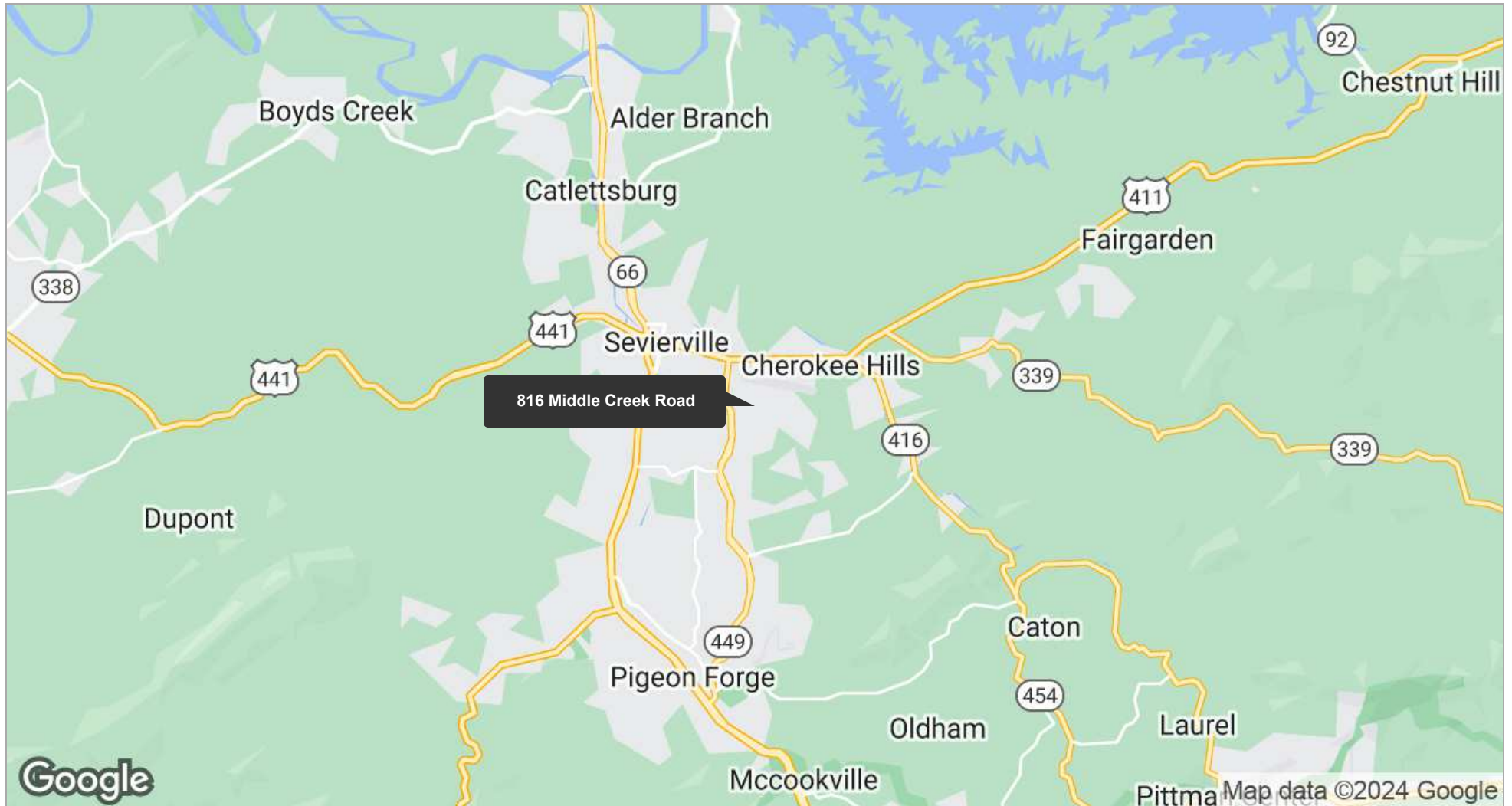
Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	971	12,808	29,334
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$56,767	\$49,978	\$53,111
AVERAGE HOUSE VALUE		\$200,563	\$212,669



# Regional Map

Office For Lease

## Middle Creek Office Building





Office For Lease

# Middle Creek Office Building



## AUGUST TIMISELA

Hotel & Investment Advisor

atimisela@koellamoore.com

**Direct:** 865.453.8111 | **Cell:** 865.243.1055

### PROFESSIONAL BACKGROUND

August is an all-round real estate professional, focusing on Hospitality and Investment Properties, but offering a full-range service of Acquisition, Disposition, Sale/Lease-back and Lease transactions for all types of commercial real estate. August has almost 30 years of international real estate and investment experience in various positions in the industry.

August's career in the real estate industry started with Real Estate Asset Management for institutional investors in Europe. From 1993 to 2000 he was involved in fund management of over \$5 billion as an investment analyst (office, retail, hospitality) with Dutch pension fund PGGM and with German bank Sal. Oppenheim (OIK). From 2000 to 2007 August worked in several senior advisory positions (BCI and AOS-Studley) providing management, real estate and economic consultancy services to corporations, investors and developers in regions across Europe. From 2007 to 2012 he was course manager and lecturer Corporate Real Estate Management at Breda University's Academy of Hotel & Facility Management. After moving from the Netherlands to Knoxville, TN he started working with NAI Koella | R.M.Moore in 2015. Since 2019 he's operating from the Sevierville office.

### EDUCATION

Radboud University, M.Sc. Urban Planning, 1993

Cornell University, certification, Hotel Real Estate Investment & Asset Management, 2016

### MEMBERSHIPS

NAR National Association of REALTORS

TAR Tennessee Association of REALTORS

KAAR Knoxville Area Association of REALTORS

GSMAR Great Smoky Mountains Association of Realtors

Knoxville Hospitality Association