



For Lease

## Papermill Office Building

727 SF | \$12.00 SF/yr

## PAPERMILL COMMONS - SMALL SUITE AVAILABLE

6500 Papermill  
Knoxville, Tennessee 37909

For more information

**Michelle Gibbs**

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### Property Highlights

- Small to mid-sized suites available
- Easy access to I-40 and Kingston Pike
- Convenient West Knoxville Location
- Short commute to Farragut and Downtown Knoxville

### Property Description

The property offers small to mid office suites in West Knoxville directly off of the Papermill Rd. exit of interstate I-40 at the intersection of Papermill Road and Westfield Road. The building is visible to the interstate and provides convenient access going east or west. Priced to lease at \$12 PSF -Modified Gross Additional Rent Estimate: \$3.67 PSF Landlord pays all expenses including utilities and janitorial Covered parking available with approximately 50 parks Suite 207B - 727 SF

### OFFERING SUMMARY

|               |                    |
|---------------|--------------------|
| Available SF  | 727 SF             |
| Lease Rate    | \$12.00 SF/yr (MG) |
| Lot Size      | 0.64 Acres         |
| Building Size | 24,098 SF          |

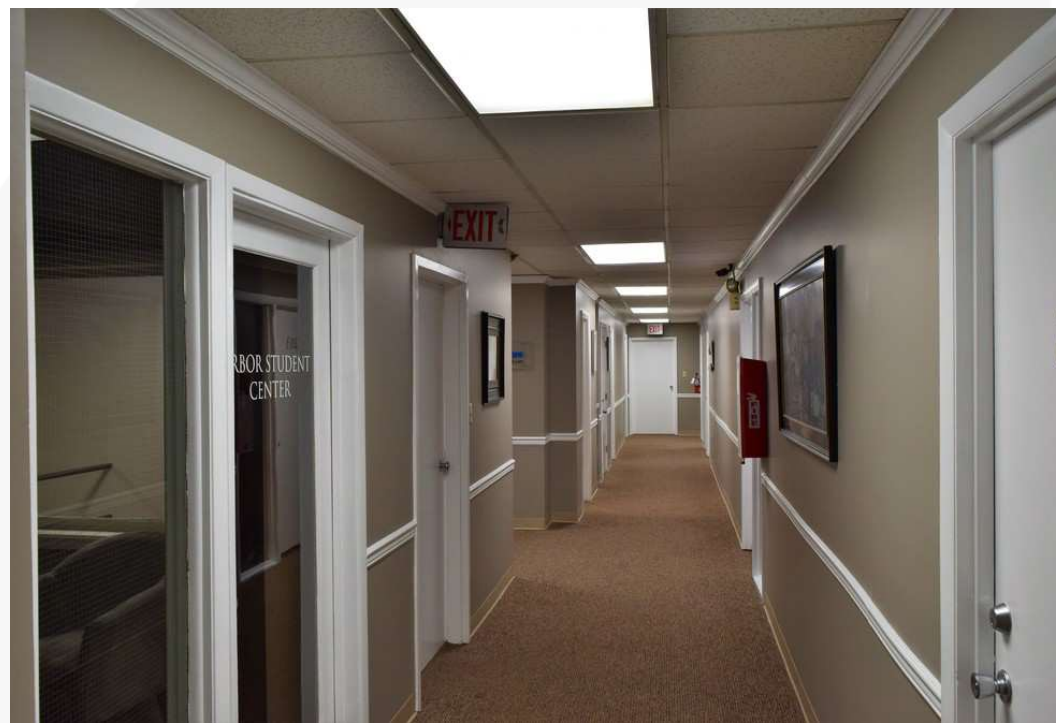
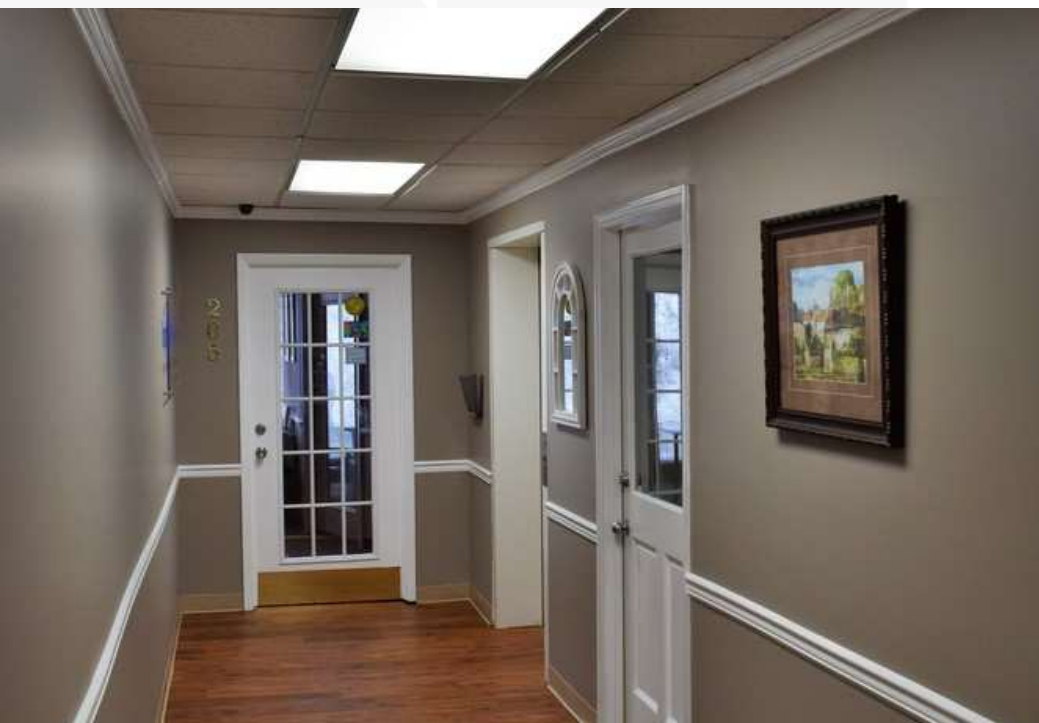
### DEMOGRAPHICS

| Stats   | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile  | 5,882      | \$75,732       |
| 3 Miles | 49,695     | \$71,709       |
| 5 Miles | 126,954    | \$70,991       |

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Google

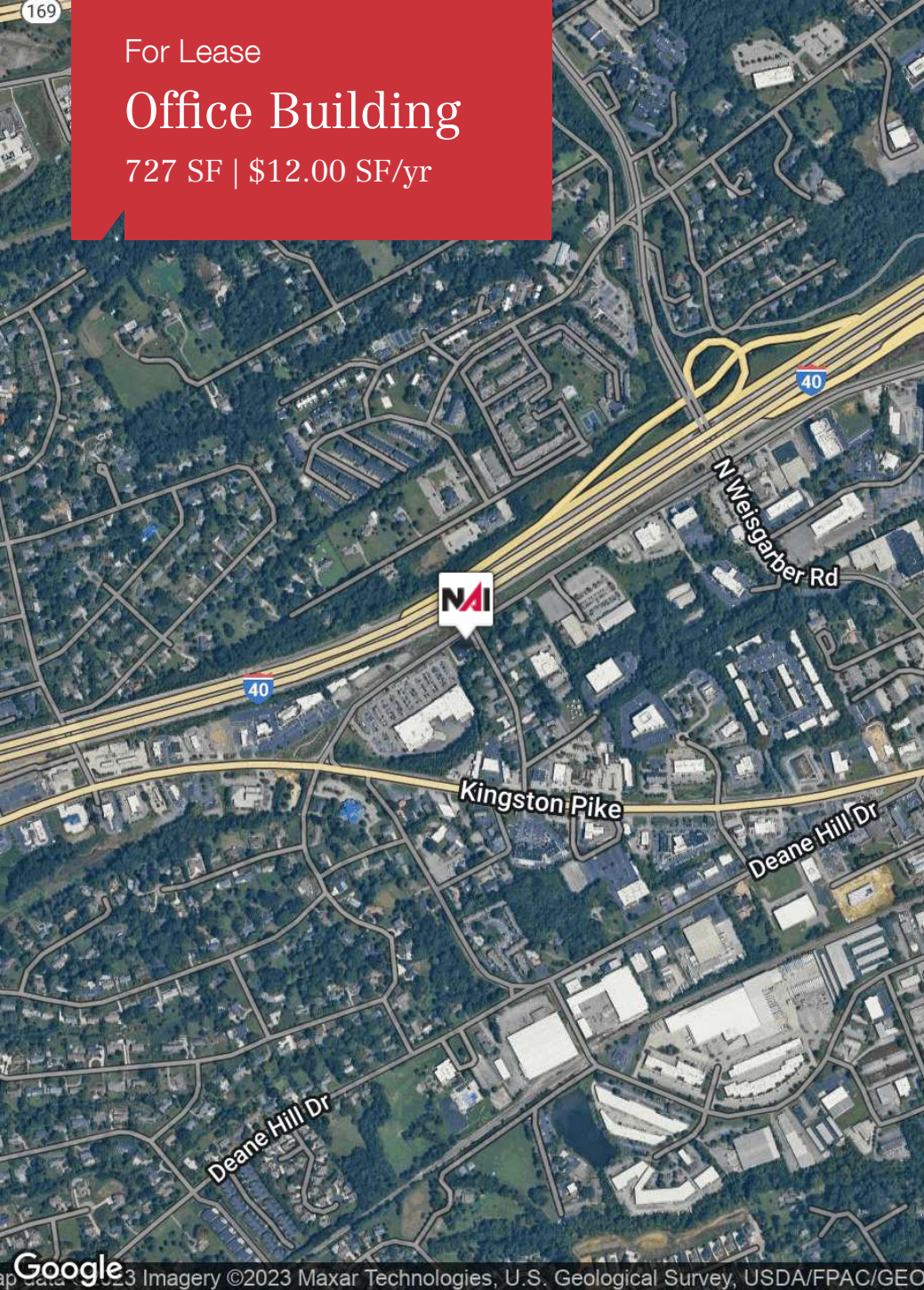
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**NAI** Koella  
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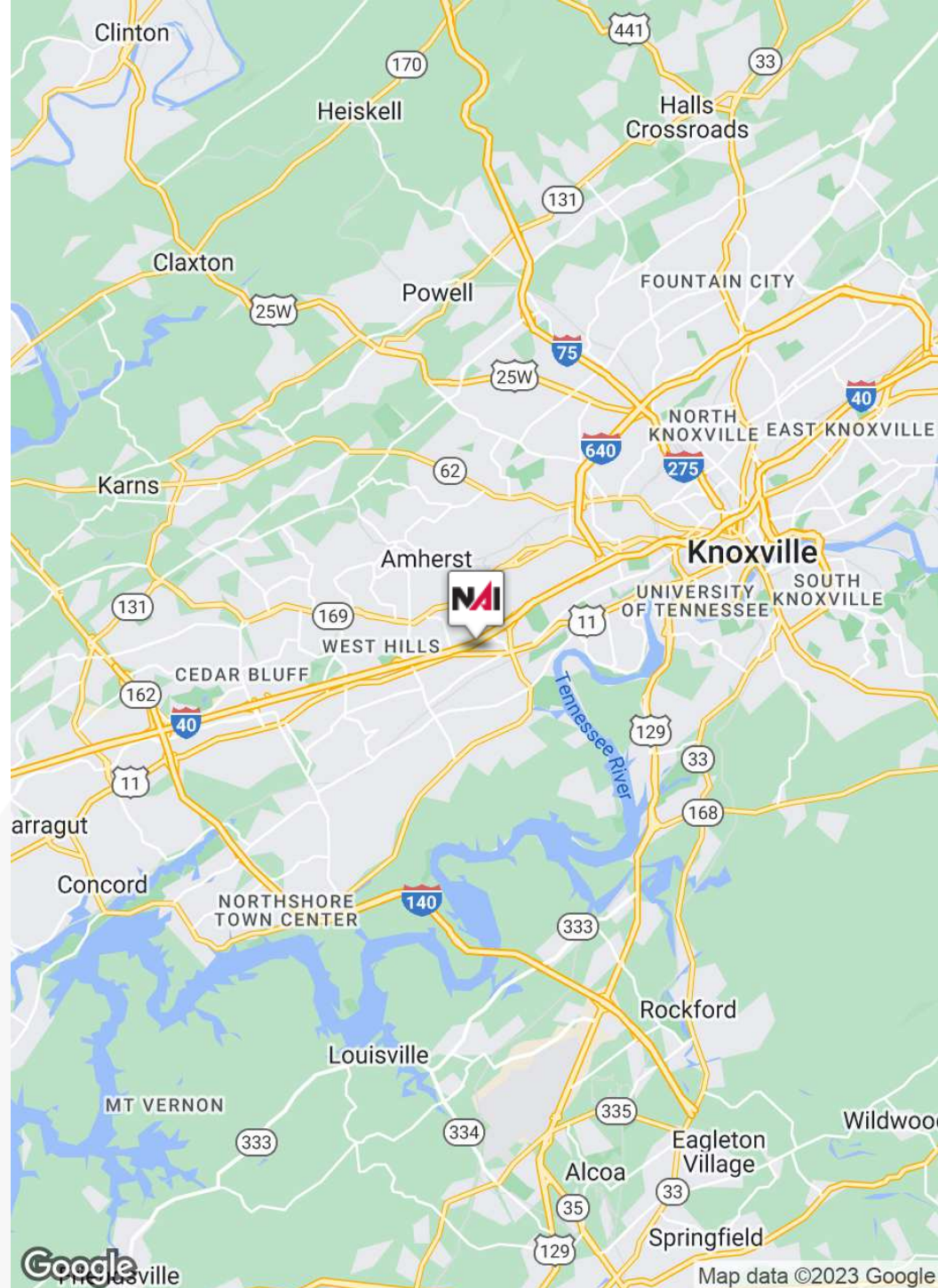


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Google Map data ©2023 Google



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|                                | 1 Mile        | 3 Miles        | 5 Miles        |
|--------------------------------|---------------|----------------|----------------|
| <b>Population</b>              |               |                |                |
| Total Population               | 5,882         | 49,695         | 126,954        |
| Median Age                     | 34.3          | 34.9           | 35.2           |
| Median Age (Male)              | 35.0          | 34.3           | 34.4           |
| Median Age (Female)            | 36.5          | 36.0           | 36.0           |
| <b>Households &amp; Income</b> | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Total Households               | 2,863         | 22,965         | 56,557         |
| # of Persons Per HH            | 2.1           | 2.2            | 2.2            |
| Average HH Income              | \$75,732      | \$71,709       | \$70,991       |
| Average House Value            | \$367,589     | \$211,445      | \$184,397      |
| <b>Race</b>                    | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| % White                        | 84.1%         | 87.0%          | 86.0%          |
| % Black                        | 5.0%          | 6.2%           | 7.9%           |
| % Asian                        | 7.0%          | 3.6%           | 2.8%           |
| % Hawaiian                     | 0.0%          | 0.0%           | 0.0%           |
| % Indian                       | 0.8%          | 0.4%           | 0.3%           |
| % Other                        | 1.5%          | 0.7%           | 1.0%           |
| <b>Ethnicity</b>               | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| % Hispanic                     | 6.5%          | 4.8%           | 5.1%           |

\* Demographic data derived from 2020 ACS - US Census

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### MICHELLE GIBBS

Senior Advisor

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### PROFESSIONAL BACKGROUND

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

#### NAI KOELLA | RM MOORE

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