



For Lease
Office Building
| Negotiable

Lenoir City Office For Lease

103 W. Broadway (Main entrance to
space at 106A Street)
Lenoir City, Tennessee 37771

Property Highlights

- Excellent Office located in historic downtown Lenoir City, TN
- Surrounded by numerous businesses including retail and professional users
- Convenient access to Highway 321, Interstate 40, Loudon and Tellico Village
- Revitalization of the area is underway including improvement of roadways.

Property Description

The office space is located on the second floor of 103 W. Broadway with two access points into the Building - main entrance at 106 A Street and secondary entrance at 103 W Broadway. This space provides a great location for a professional office user and includes an open room with kitchen, restroom and storage area. Class "A" finishes.

800 Square Feet
\$950.00 per month
Tenant pays its own utilities and janitorial services

OFFERING SUMMARY

Available SF	
Lease Rate	Negotiable
Building Size	800 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,658	\$41,136
3 Miles	15,067	\$53,448
5 Miles	26,970	\$64,059

For more information

Michelle Gibbs

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Property Overview

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Location Overview

The property is located in the downtown historic district of Lenoir City just off of Highway 321 in the heart of Lenoir City, TN. The property is within minutes to I-40, Loudon and Tellico Village.

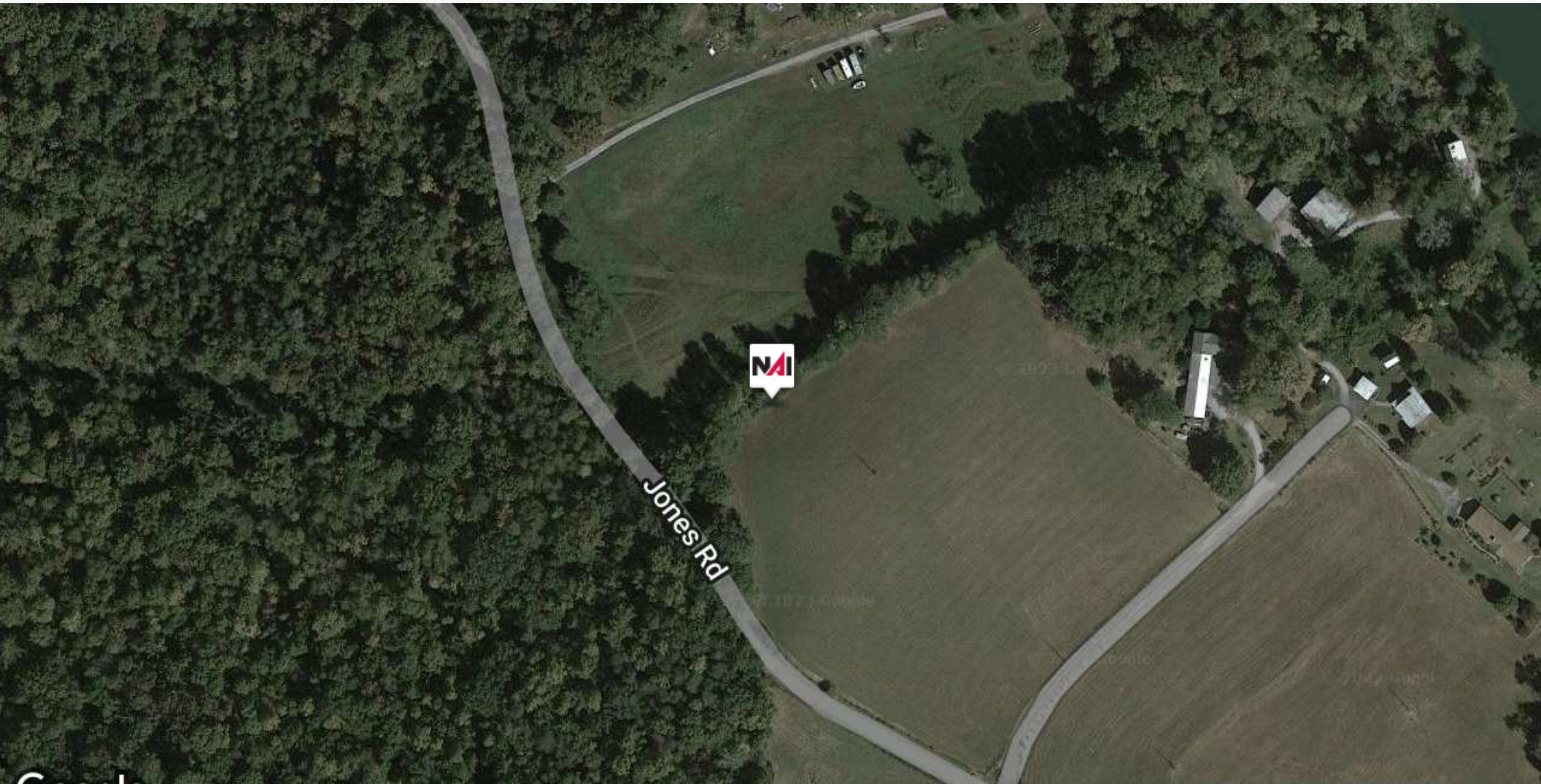
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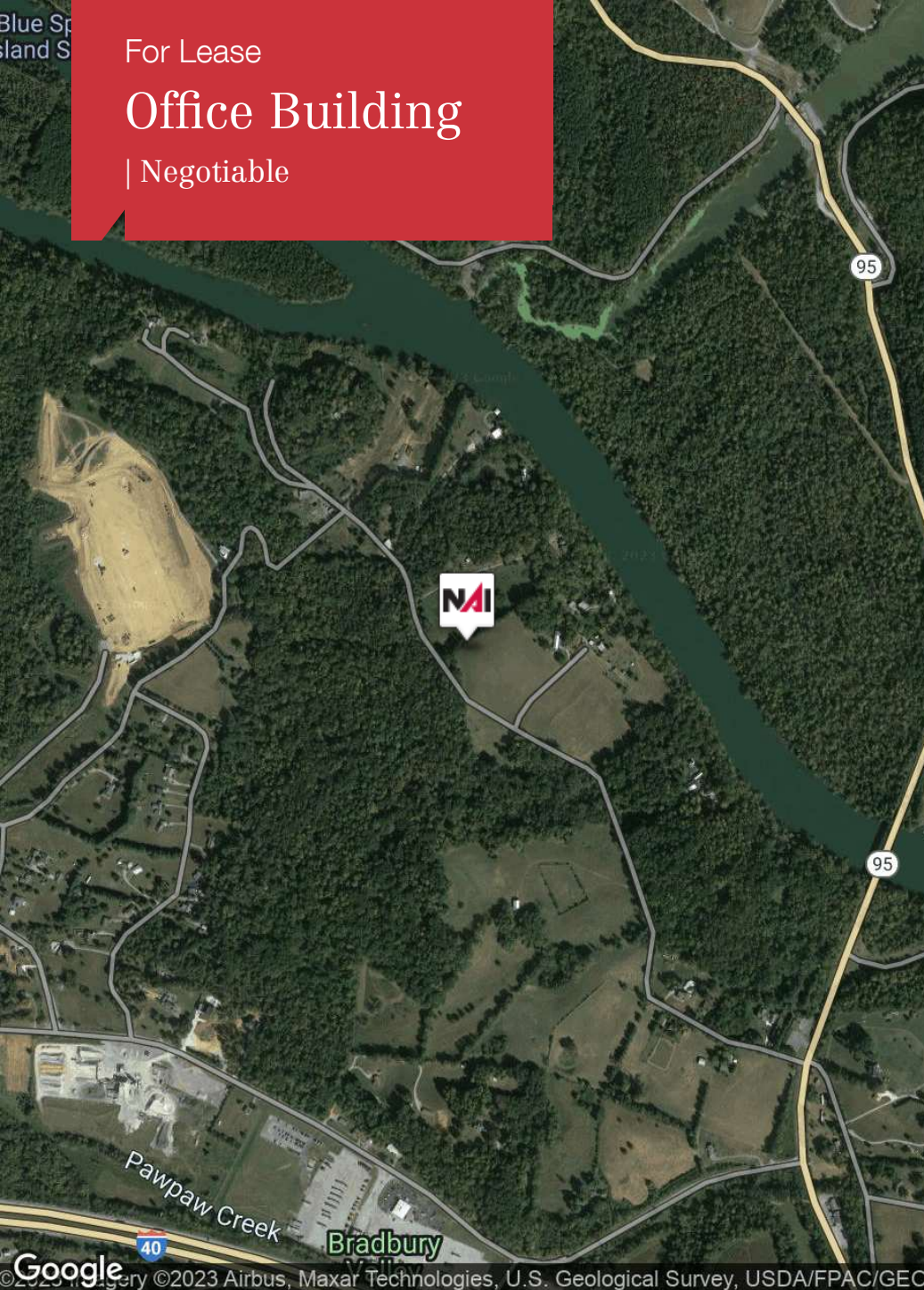
Google Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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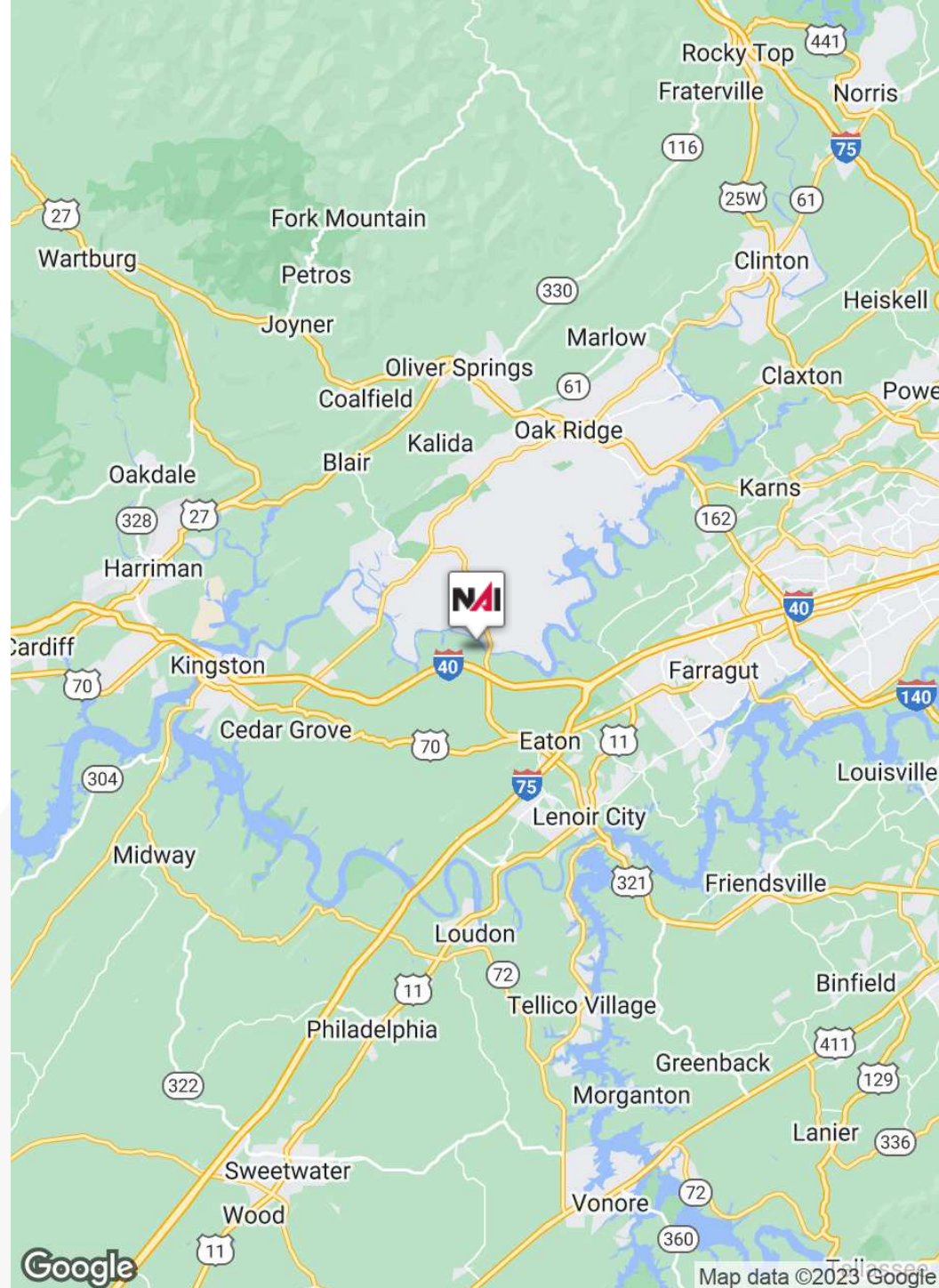
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Map data ©2023 Google

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	1 Mile	3 Miles	5 Miles
Total Households	1,452	6,043	11,020
Total Persons Per Hh	2.5	2.5	2.4
Average Hh Income	\$41,136	\$53,448	\$64,059
Average House Value	\$131,753	\$194,796	\$246,133
	1 Mile	3 Miles	5 Miles
Total Population	3,658	15,067	26,970
Median Age	32.5	37.0	41.7
Median Age (Male)	31.2	36.0	41.0
Median Age (Female)	37.6	40.4	43.7

** Demographic data derived from 2020 ACS - US Census*

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Population			
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Median Age	32.5	37.0	41.7
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Households & Income			
Total Households	1,452	6,043	11,020
# of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$41,136	\$53,448	\$64,059
Average House Value	\$131,753	\$194,796	\$246,133
Race			
% White	91.1%	93.2%	95.3%
% Black	3.9%	2.9%	2.0%
% Asian	0.1%	0.2%	0.3%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.2%	0.3%
% Other	1.4%	1.0%	0.6%
Ethnicity			
% Hispanic	12.4%	10.1%	7.5%

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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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