

For Lease  
**Office**  
Fully Leased



## 657 East Broadway

657 E. Broadway Blvd.  
Jefferson City, Tennessee 37760

### Property Highlights

- Office space consisting of 4,123 square feet
- \$14.00 PSF Modified Gross - Tenant pays their own janitorial and utilities.
- Walk-up entry / easy access
- Heart of Jefferson City
- Signage opportunity available on East Broadway
- Plenty of Parking

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	Fully Leased
Lot Size:	0.52 Acres
Building Size:	4,123 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	374	7,852	24,335
Total Population	1,056	21,460	63,789
Average HH Income	\$44,977	\$47,549	\$51,820



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## PROPERTY DESCRIPTION

The space consists of 4123 square feet of office space consisting of reception, approximately 5 offices, kitchen, restrooms, conference room and open space.

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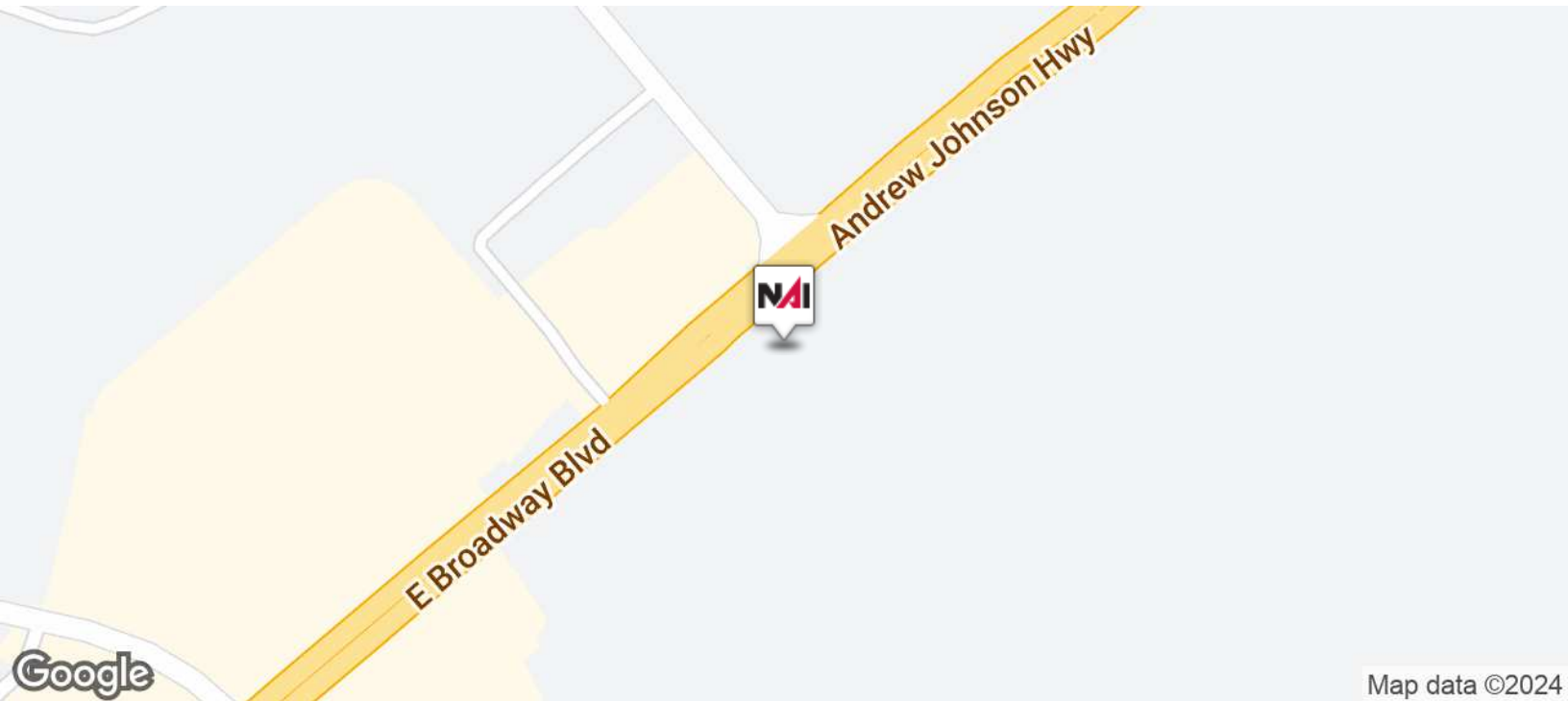
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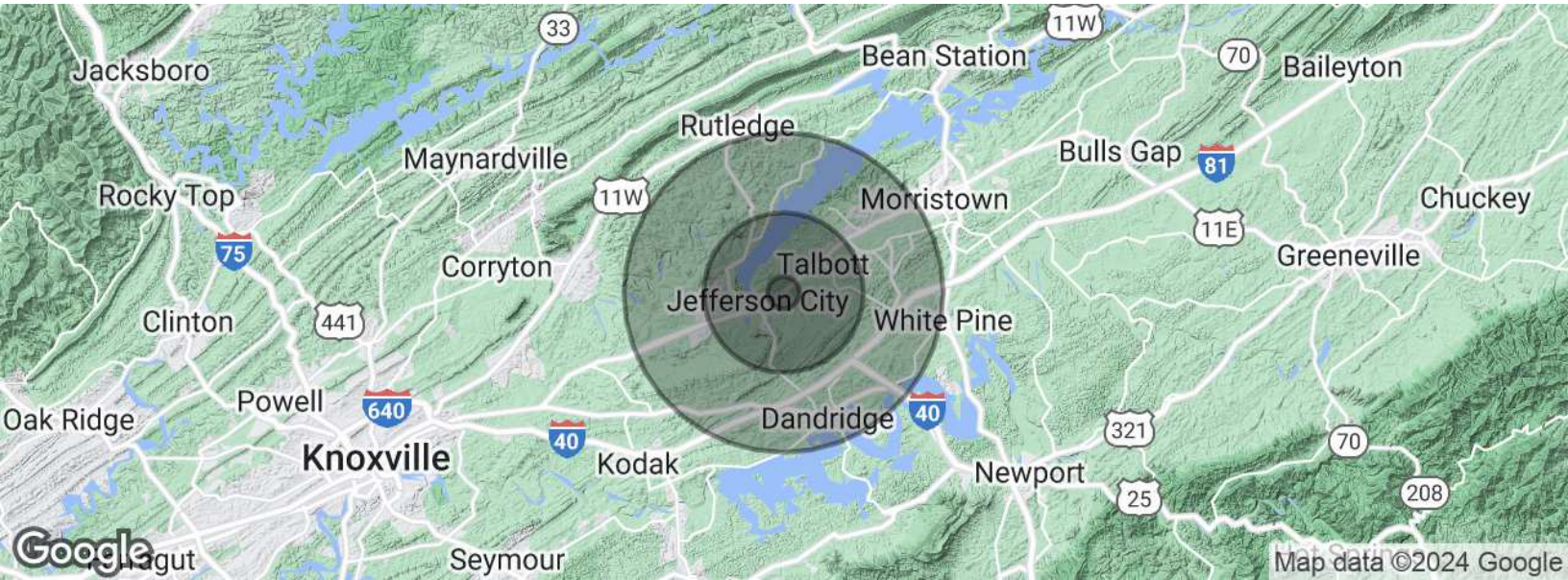
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,056	21,460	63,789
Median age	31.7	35.1	39.2
Median age (Male)	30.0	33.6	37.6
Median age (Female)	32.9	36.4	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	374	7,852	24,335
# of persons per HH	2.8	2.7	2.6
Average HH income	\$44,977	\$47,549	\$51,820
Average house value	\$133,921	\$146,939	\$158,991

\* Demographic data derived from 2020 ACS - US Census





**MICHELLE GIBBS****Senior Advisor**

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**Direct:** 865.531.6400 | **Cell:** 865.228.4264**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**255 N Peters Road, Suite 101  
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865.531.6400**Michelle Gibbs**Senior Advisor | 865.531.6400  
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**JUSTIN STERLING**

Senior Retail Advisor

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**Direct:** 865.531.6400 | **Cell:** 865.236.1610**PROFESSIONAL BACKGROUND**

After 26 years of sales experience earning consistent achievements for performance and in 16 years dedicated to commercial real estate, Justin closed over 700 retail lease and investment transactions. Justin's recognition by industry and civic leaders is due in part to his commitment to positively impact our clients regardless of the deal size. From leasing a 1.5 Million SF retail portfolio & working with Simon Property Group (SPG), to representing notable Landlords including DDRS, Regency Centers & Ramco Gershenson, and Rialto Capital, Justin's focus is and has always been in the retail sector. Both in and outside of the industry, proactive community service and exercising volunteer leadership are part his core values. In 2015 he was appointed by the Mayor of Knoxville to serve on the Business Advisory Council he serves in leadership roles on numerous boards including as President of the East Towne Business Alliance, & as a Committee Chair for the CEO Fellowship in Nashville, TN. Currently, Justin serves on the Government Relations Committee with the state leadership team for the International Council of Shopping Centers (ICSC) and recently served as the Tennessee Legislative Coordinator for the Knoxville Area Association of Realtors (KAAR). Outside the office Justin loves quality time with his Wife, and is an avid enthusiast of performance cars and motorcycles.

**MEMBERSHIPS**NAR, TAR, KAAR  
ICSC

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