

For Lease
Retail
Fully Leased



The Shoppes At Hardin Valley

Hardin Valley Rd.
Knoxville, Tennessee 37932

Property Highlights

- Excellent location with plenty of parking - 6/1000
- Retail Center consisting of approximately 26,166 SF and two retail pads
- Available:
- 10839 Hardin Valley Road - 1,493 square feet
- Located in front of Pellissippi State and across the street from King College

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Lot Size:	4.1 Acres
Building Size:	26,166 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	553	22,371	98,927
Total Population	1,453	56,477	243,656
Average HH Income	\$81,975	\$87,067	\$82,381



www.koellamoore.com

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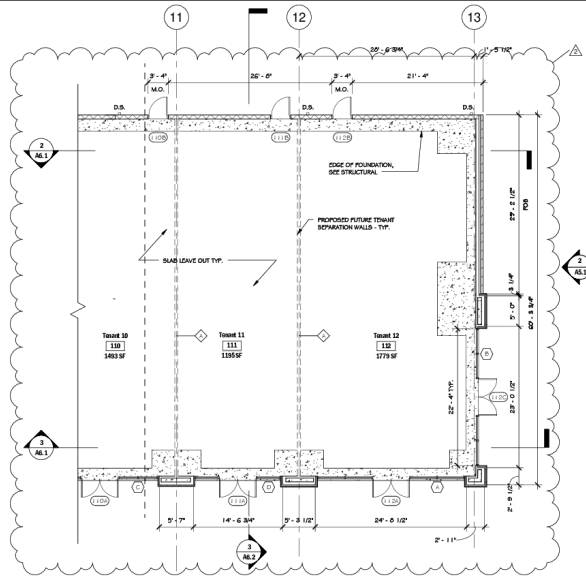
FOR LEASE



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FULLY LEASED



SPR: DISTILLATION HSD SYSTEM OR EQUAL WITH SAND PAPER FINISH TO MATCH SHERWIN WILLIAMS SW 7017 'SILVER GRAY'

CORNER: LOW SECTION PROFILE C-840 FROM ARCHITECTURAL FORMGLASS INC. PAINT TO MATCH PREFINISHED COPING CAP

METAL PANELS AT CORNERS: W80 HASTOLINE 16 SERIES, COLOR: SLATE GRAY
METAL PANEL ATTACHMENT SYSTEM: KINGS: 'HOLIST' - FIBERGLASS ONLY - SYSTEM SPACED AT 24" O.C.

COPING CAP: PREFINISHED METAL COPING TO MATCH STOREFRONT

STOREFRONT: DARK BRONZE FINISH WITH 1" CLEAR INSULATED LOW-E GLASS TO MEET IECC REQUIREMENTS

CMU WALLS: TO BE PAINTED SHERWIN WILLIAMS SW 7017 'SILVER GRAY'

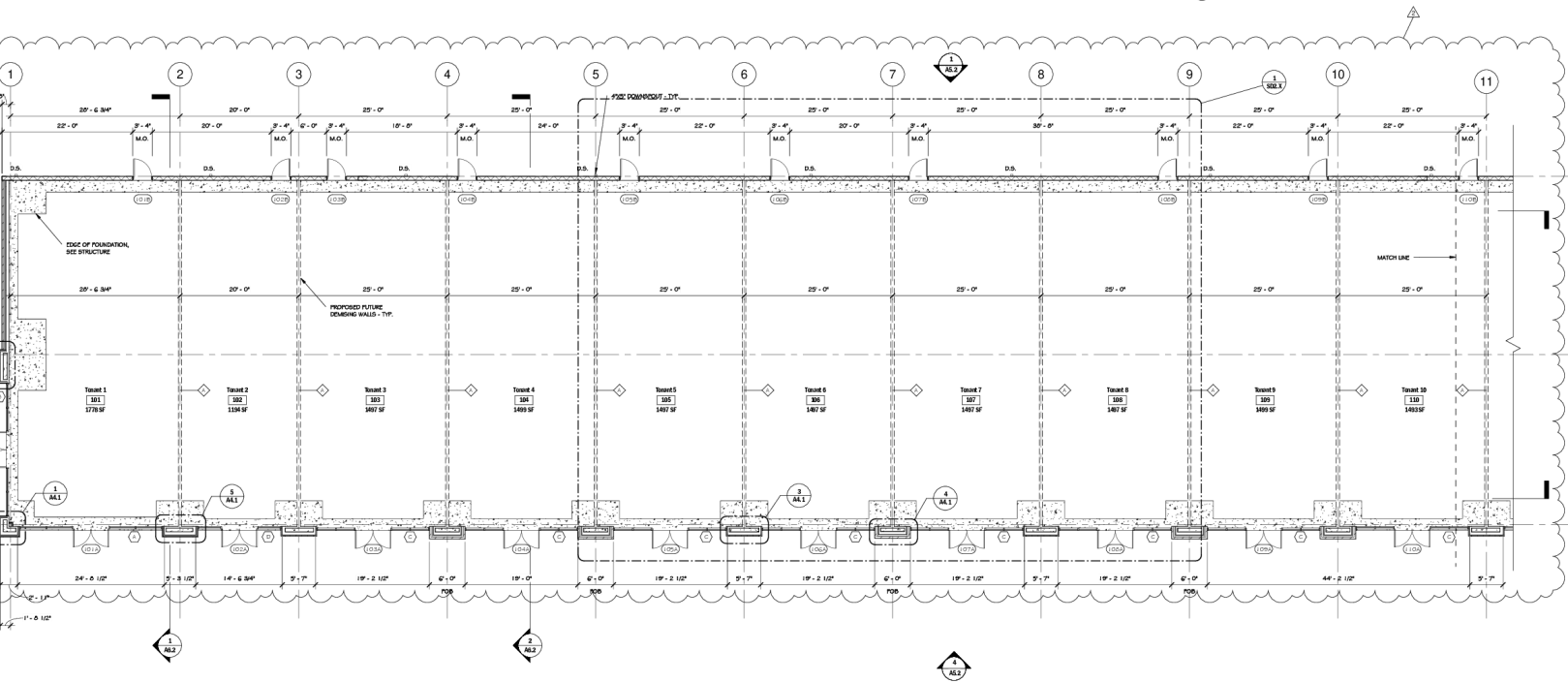
FIELD BRICK: GENERAL SPALL BLUE ROSE PEGNET

ACCENT BRICK: GENERAL SPALL MAJESTIC

3 Exterior Finishes



2 Key Plan



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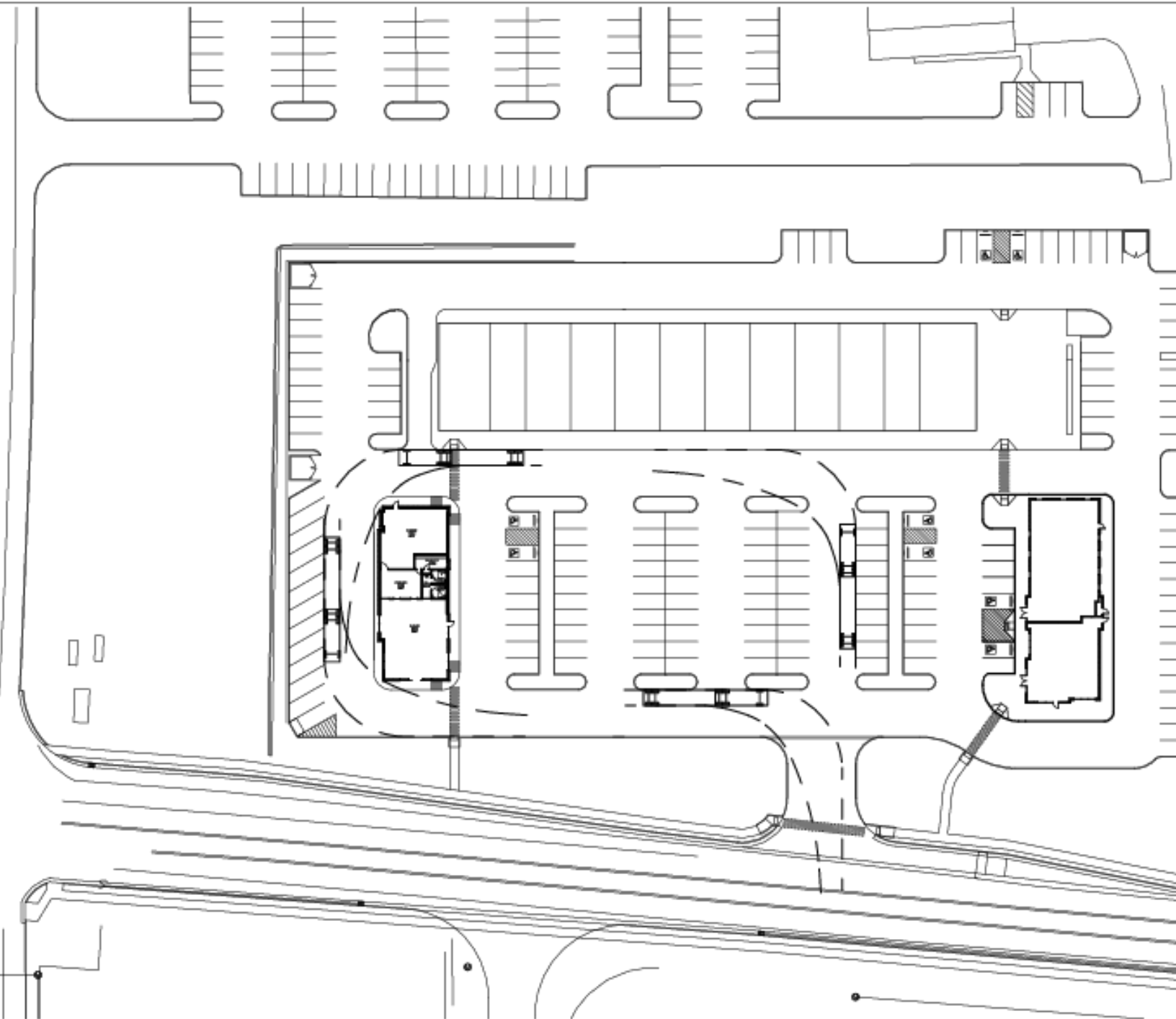
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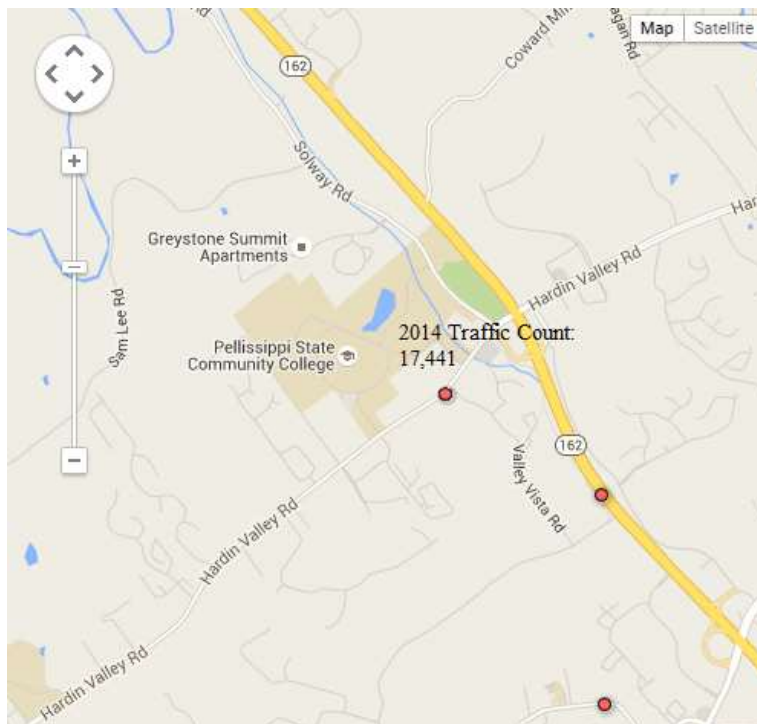
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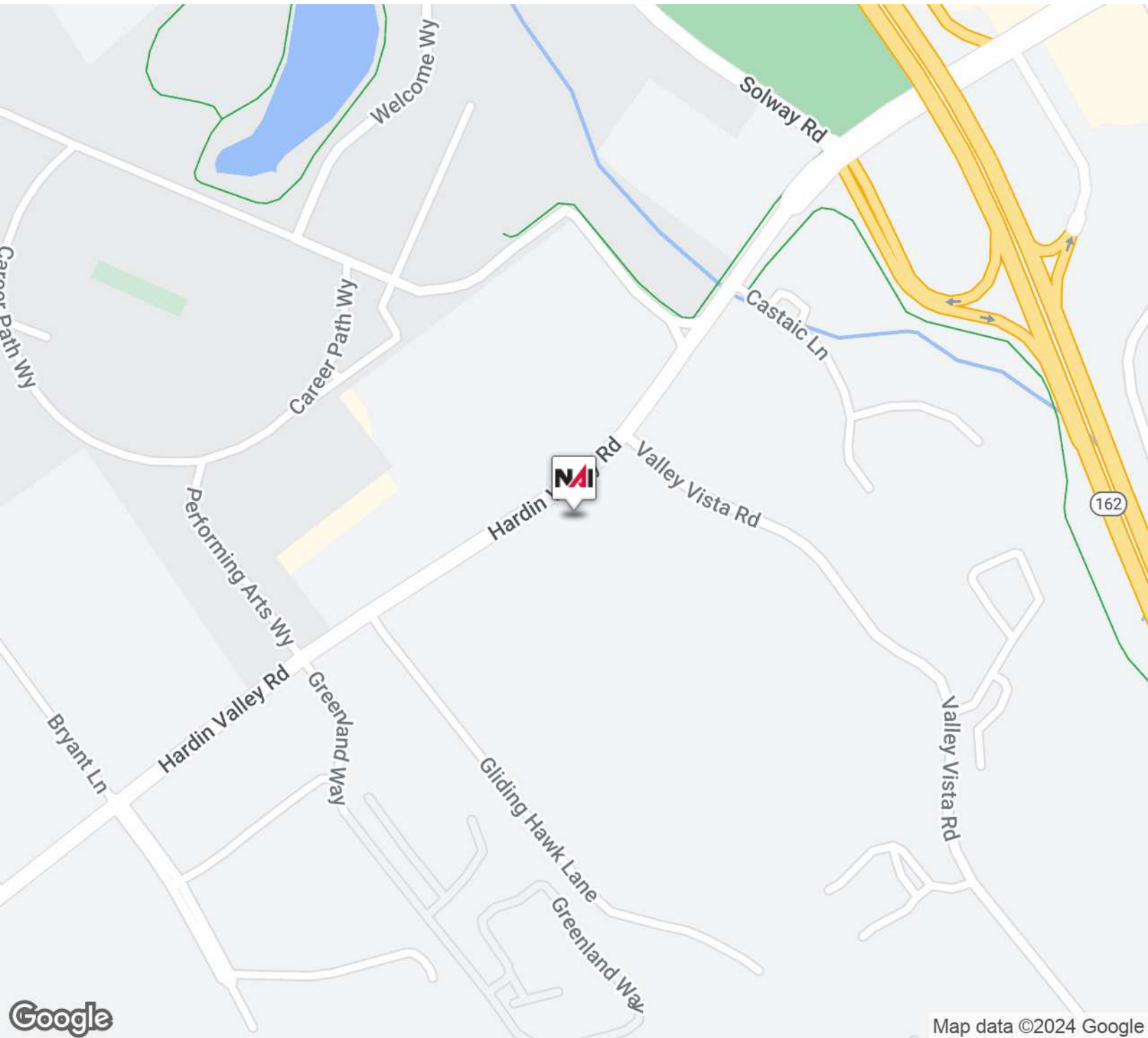
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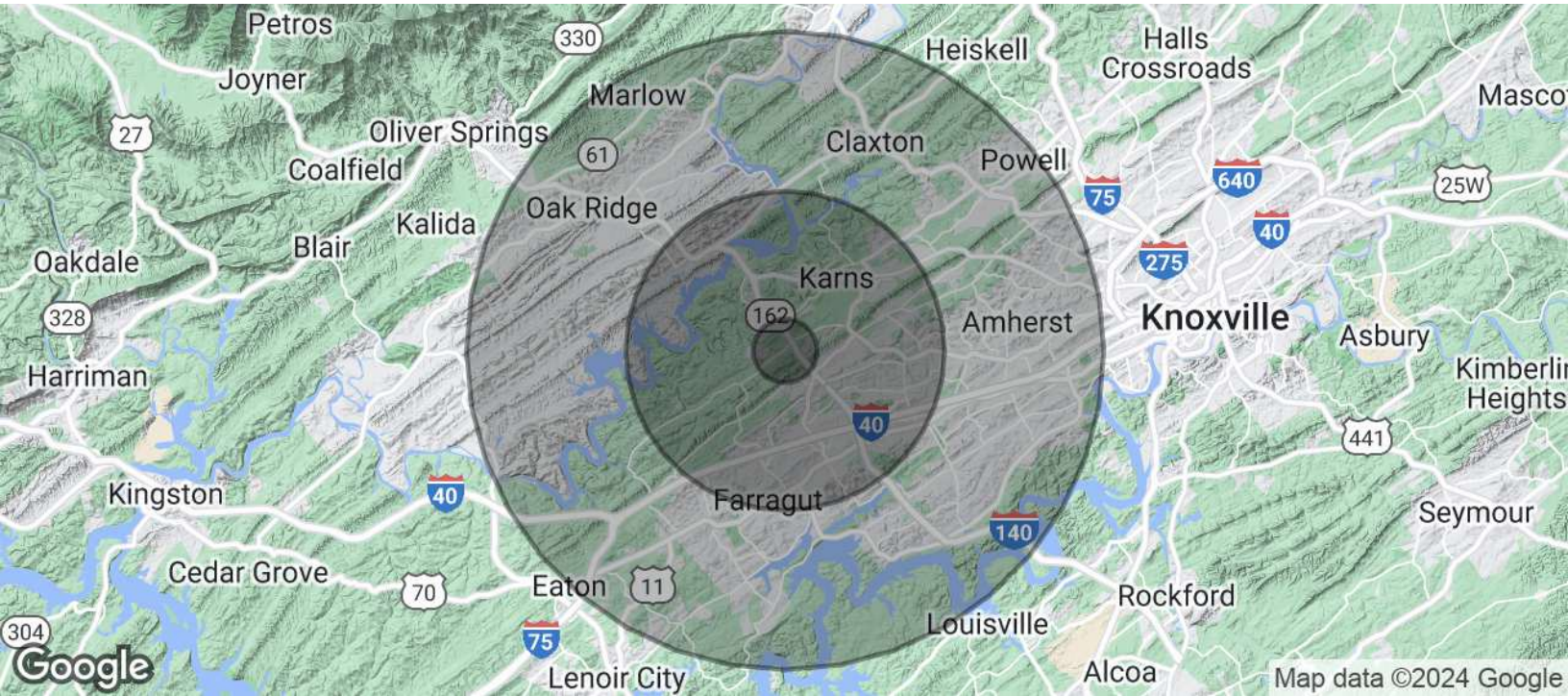
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,453	56,477	243,656
Median age	39.6	41.0	38.8
Median age (Male)	37.2	40.0	37.8
Median age (Female)	40.7	41.6	39.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	553	22,371	98,927
# of persons per HH	2.6	2.5	2.5
Average HH income	\$81,975	\$87,067	\$82,381
Average house value	\$260,720	\$224,186	\$247,714

* Demographic data derived from 2020 ACS - US Census



**ROGER M. MOORE, JR, SIOR****President**

rogermoore@koellamoore.com

Direct: 865.531.6400 | **Cell:** 865.755.8774**PROFESSIONAL BACKGROUND**

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

MEMBERSHIPS

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

Foster Care - Past Board Member

Concord Sertoma - Past President

The Young Entrepreneurs Organization

Boy Scouts of America

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**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.

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