



11612 Chapman Highway

Seymour, Tennessee 37865

Property Highlights

- Office/Medical space with Chapman Highway Frontage
- Numerous office/exam rooms, large reception waiting area, open work space, upstairs includes large unfinished area for storage or expansion
- Signage Available on Chapman Highway
- Ample Parking

Offering Summary

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	5,040 SF
Available SF:	Fully Leased
Lot Size:	

Demographics 1 Mile 5 Miles 10 Miles

Total Households	701	10,050	30,151
Total Population	1,638	25,374	74,533

For More Information

Mary Ellen Kilburn

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Roger M. Moore, Jr, SIOR

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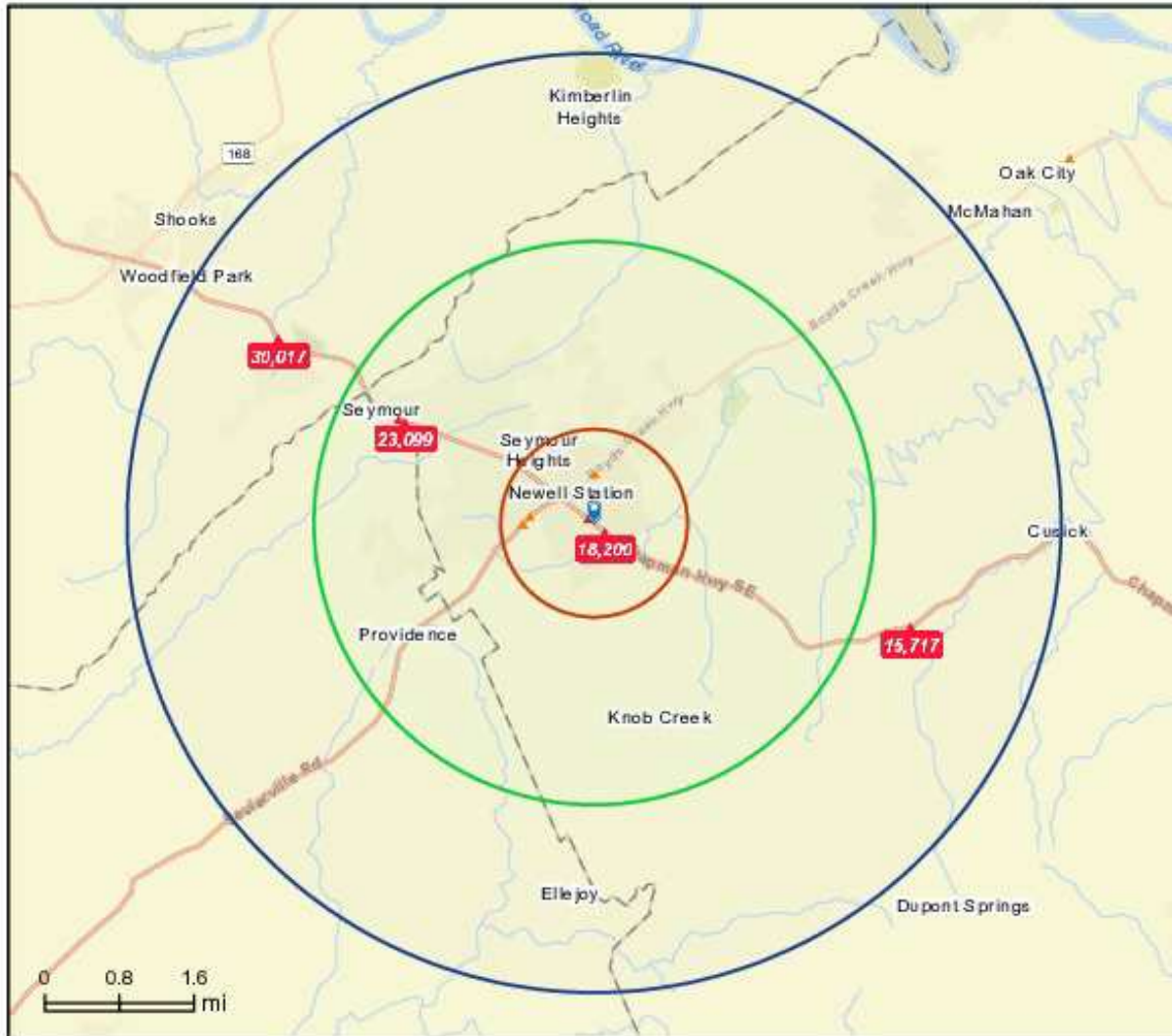




Traffic Count Map

11612 Chapman Hwy SE, Seymour, Tennessee, 37865
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.86690
Longitude: -83.75026



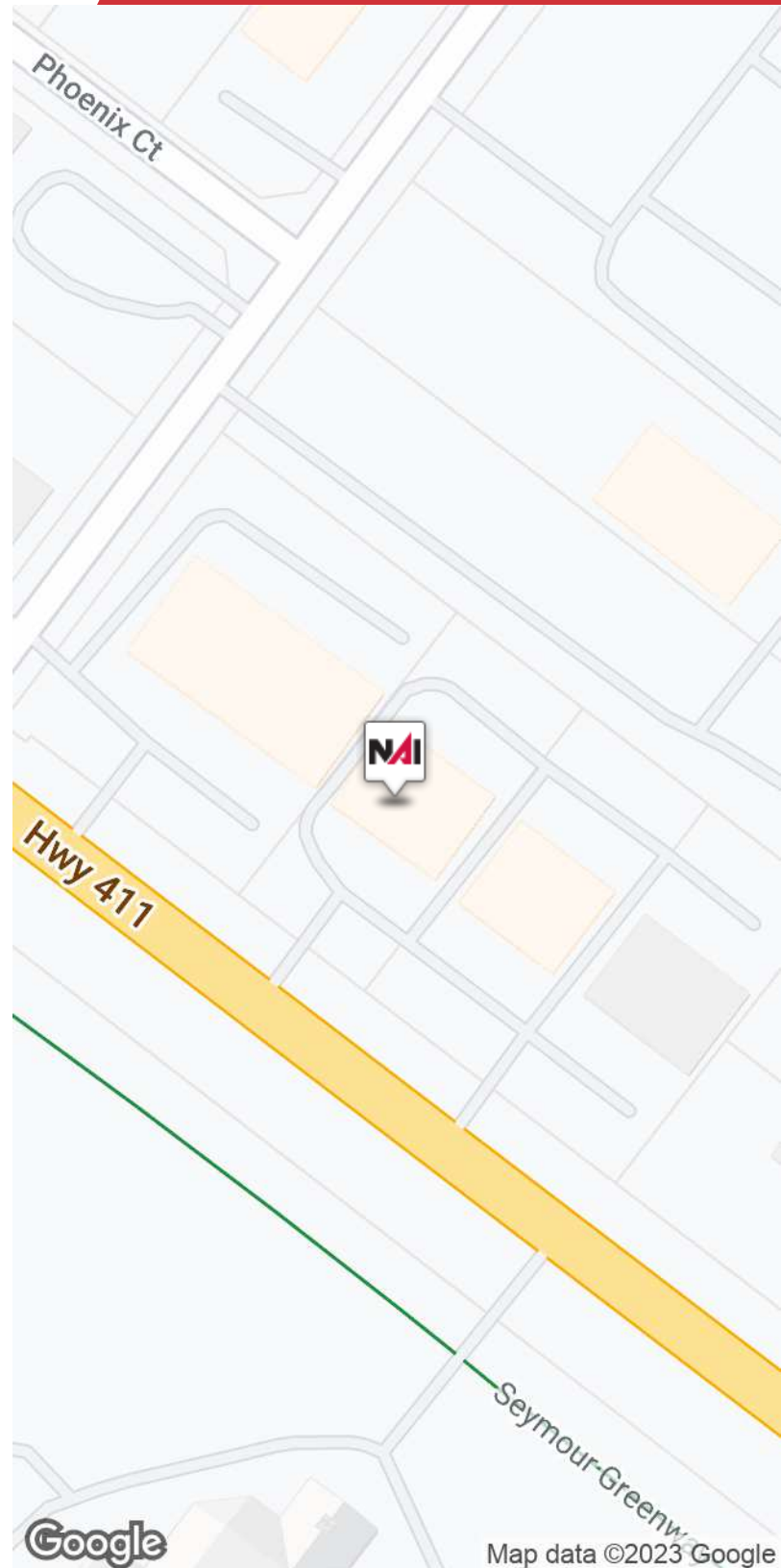
Source: ©2020 Kalibrate Technologies (Q4 2020).

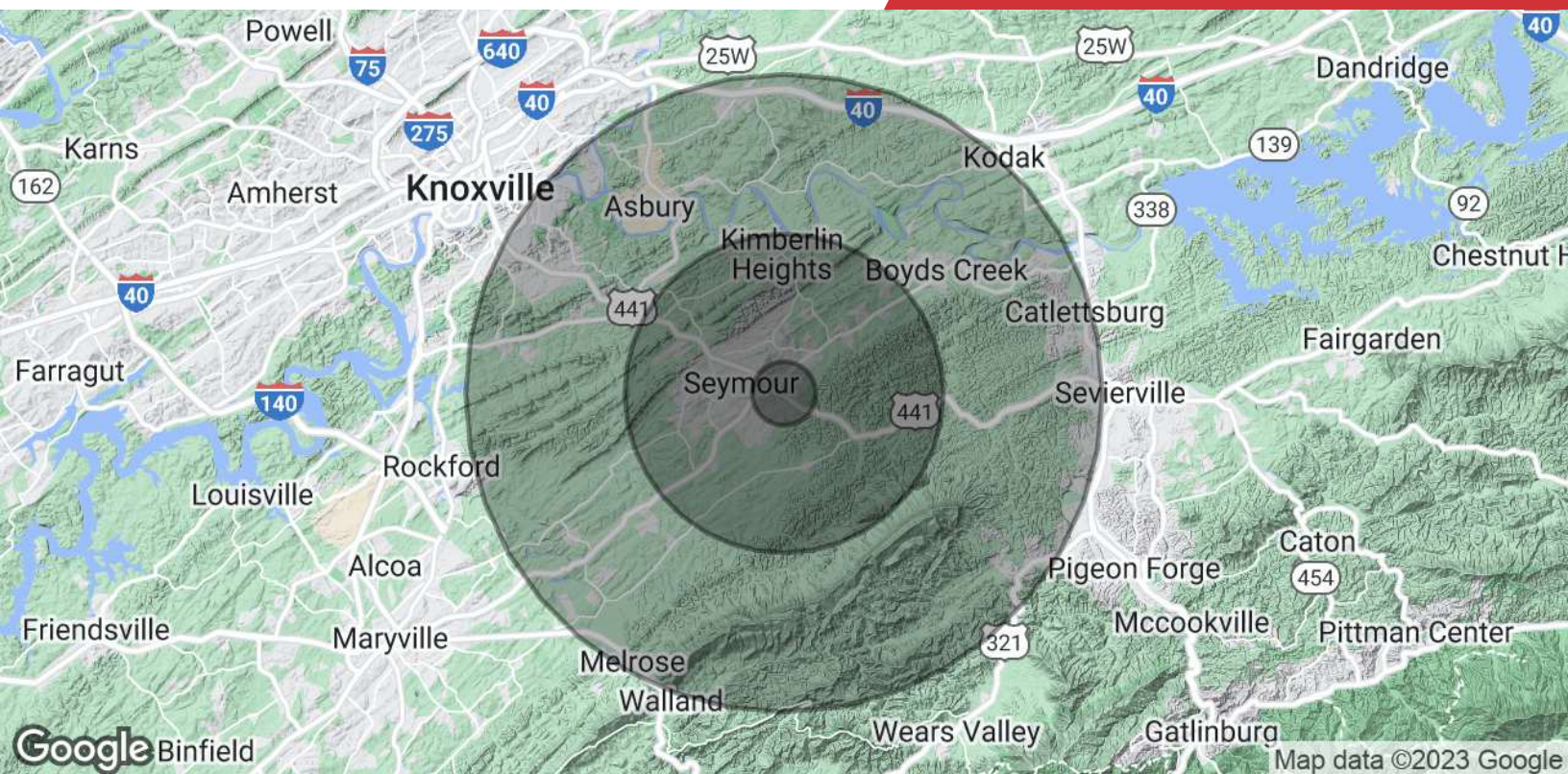
Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



February 05, 2021

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Population	1 Mile	5 Miles	10 Miles
Total Population	1,638	25,374	74,533
Average age	37.9	38.6	40.5
Average age (Male)	35.2	36.7	38.9
Average age (Female)	40.9	40.7	41.8
Households & Income	1 Mile	5 Miles	10 Miles
Total households	701	10,050	30,151
# of persons per HH	2.3	2.5	2.5
Average HH income	\$56,324	\$56,861	\$55,153
Average house value	\$174,912	\$177,715	\$176,247

* Demographic data derived from 2020 ACS - US Census



Mary Ellen Kilburn

Senior Advisor

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Professional Background

Mary Ellen Kilburn is a Senior Advisor with NAI Koella Moore serving clients in the East Tennessee market with a focus on the Pigeon Forge/Sevierville/Gatlinburg/Knoxville markets. She has built a portfolio of clients and opportunities from the ground up through networking, business development prospecting, social media engagement, and industry associations. Her active use of LinkedIn has created thousands of views and engagements leading to multiple business opportunities for the NAI Koella Moore team. In addition, her participation in various industry organizations has led to various development projects in the area including a premier historic hotel property development in downtown Knoxville and several outdoor hospitality projects in the Pigeon Forge/Sevierville tourism markets.

Prior to joining NAI Koella Moore, Kilburn worked as a Senior Associate with Avison Young where she served as the firm's specialist in retail, entertainment, and hospitality properties. Kilburn also served as a Commercial Real Estate and Business Development Specialist for The Mountain Mile Entertainment District based in Pigeon Forge, Tennessee where she managed a full range of daily operations including sales, marketing, and leasing for commercial properties in East Tennessee and North Carolina, including national retail chains.

Kilburn's first career before entering the commercial real estate industry included a variety of management and executive roles for food manufacturing and consumer packaged food businesses including Frito-Lay and Harvest Direct. Kilburn took a leave of absence from professional life for 12 years to raise her three sons and invest herself in community organizations including Friends of the Smokies and the Lakeshore Park Conservancy. Kilburn graduated from Louisiana State University with a B.S. in Marketing. She has made Knoxville and East Tennessee her home for over 25 years.

Education

B.S. in Marketing from Louisiana State University

Memberships

Knoxville Area Association of Realtors

International Conference of Shopping Centers (ICSC)

International Association of Amusement Parks & Attractions

American Camping Association

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Roger M. Moore, Jr, SIOR

President

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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

American Red Cross - Past Board Member

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