



## 830 Corridor Park Drive

830 Corridor Park Drive  
Knoxville, Tennessee 37932

### Property Highlights

- 9,408 square feet available for Lease
- Floor Plan offer a combination of Private Offices and Open Floor
- Pre-wired for Comcast and WOW Internet
- Conveniently located less Than 1-mile From Pellissippi Parkway and Lovell Road
- Parking at the door

### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	30,006 SF
<b>Available SF:</b>	Fully Leased
<b>Lot Size:</b>	3.94 Acres

### Demographics 1 Mile 5 Miles 10 Miles

<b>Total Households</b>	1,033	34,422	101,483
<b>Total Population</b>	2,627	85,895	249,347

### For More Information

#### Michelle Gibbs

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#### Roger M. Moore, Jr, SIOR

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## Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	30,006 SF
<b>Available SF:</b>	Fully Leased
<b>Lot Size:</b>	3.94 Acres
<b>Year Built:</b>	1992
<b>Zoning:</b>	Commercial
<b>Market:</b>	Knox

## Property Overview

9,408 SF of office space available for lease at \$14.50 PSF just off of Dutchtown Road and offering close proximity to Lovell Road and Pellissippi Parkway. The space consists of approximately 16 private offices that lie along the perimeter walls with floor to ceiling windows, large training room, large kitchen, IT/Server Area and open space. Property is pre-wired for Comcast and WOW internet.

Lease:

\$14.50 PSF NNN

Current Estimated NNN's: \$2.50 PSF

Tenant will pay utilities and janitorial services

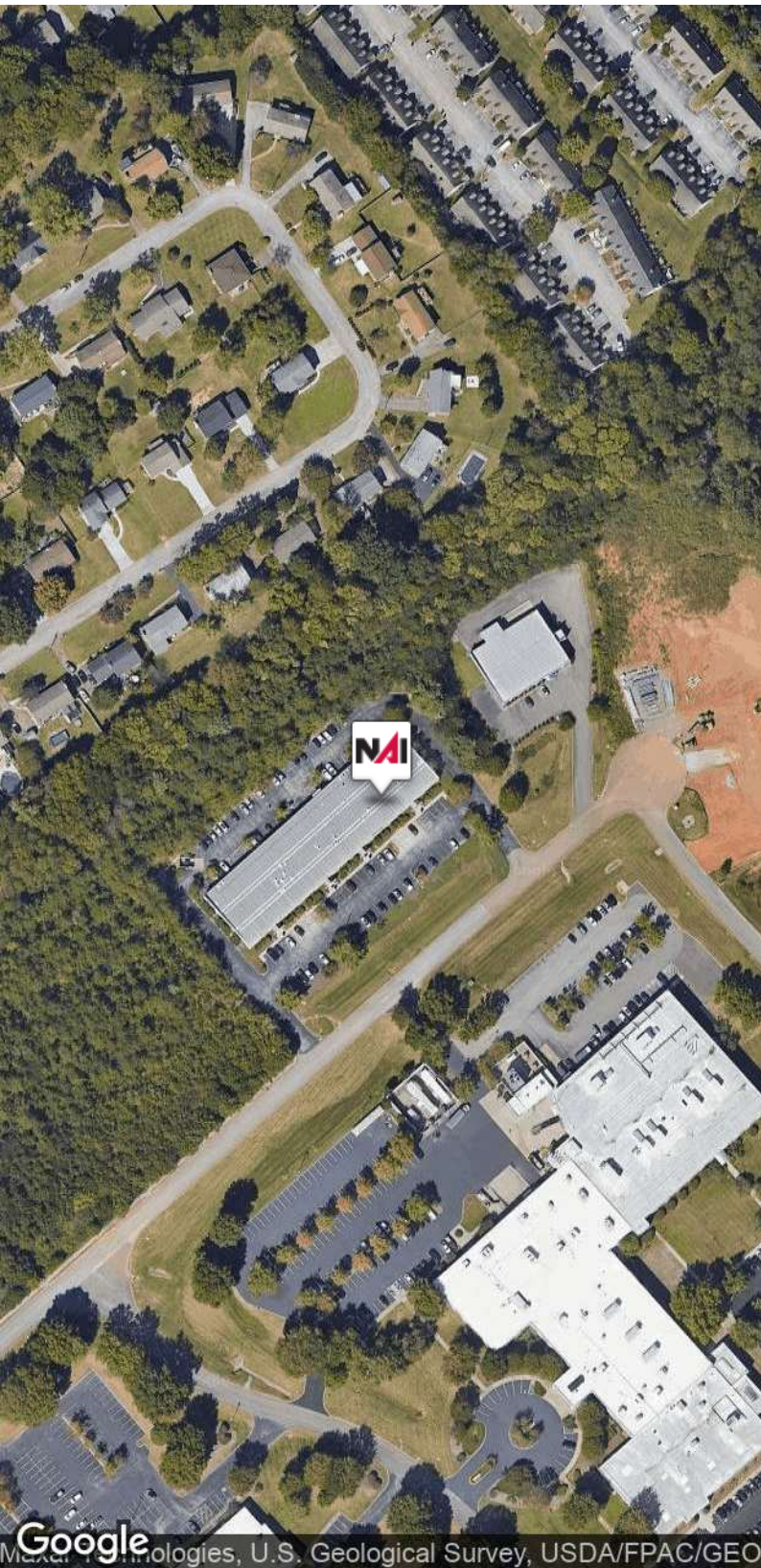
Spaces	Lease Rate	Space Size
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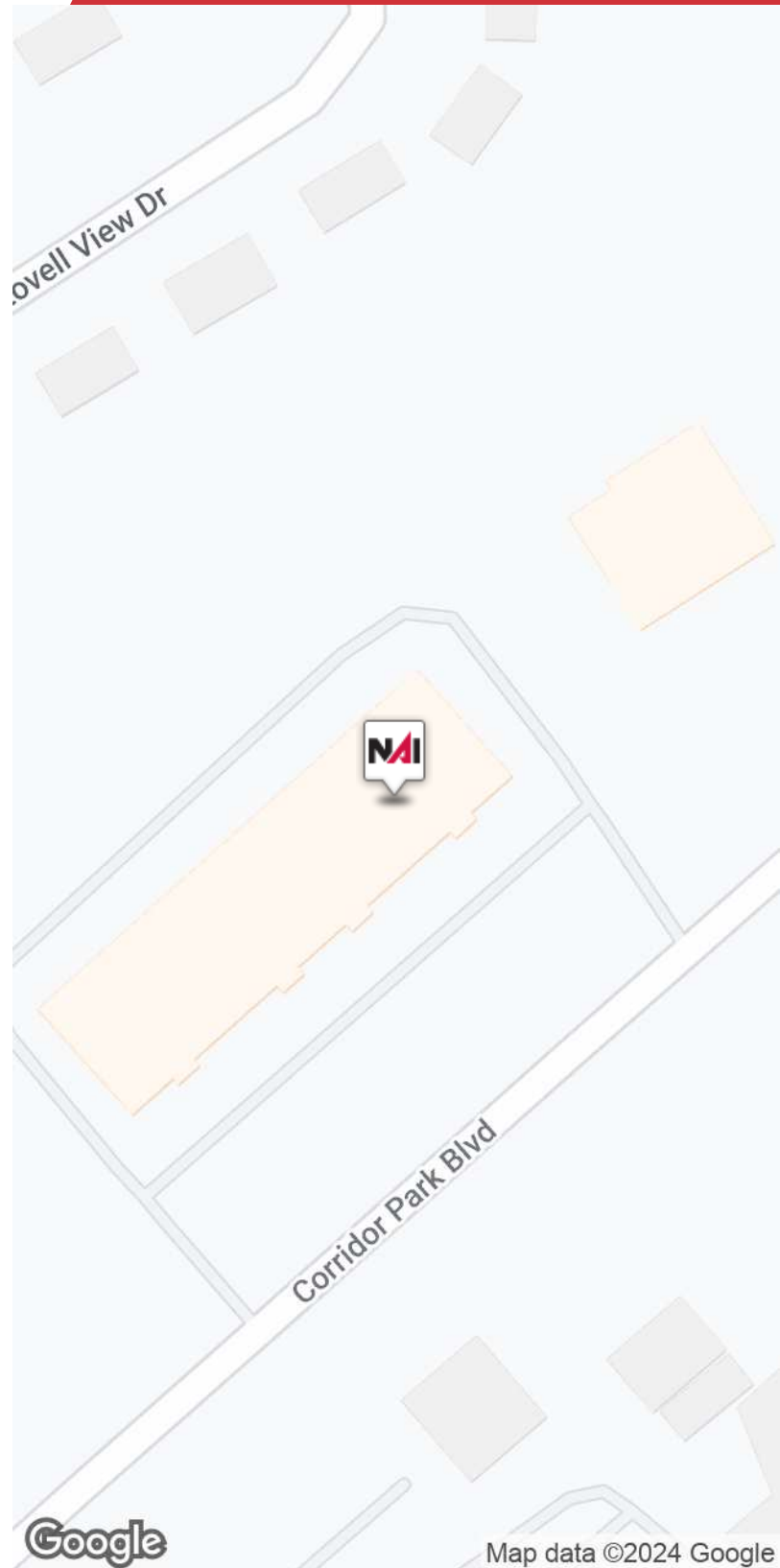








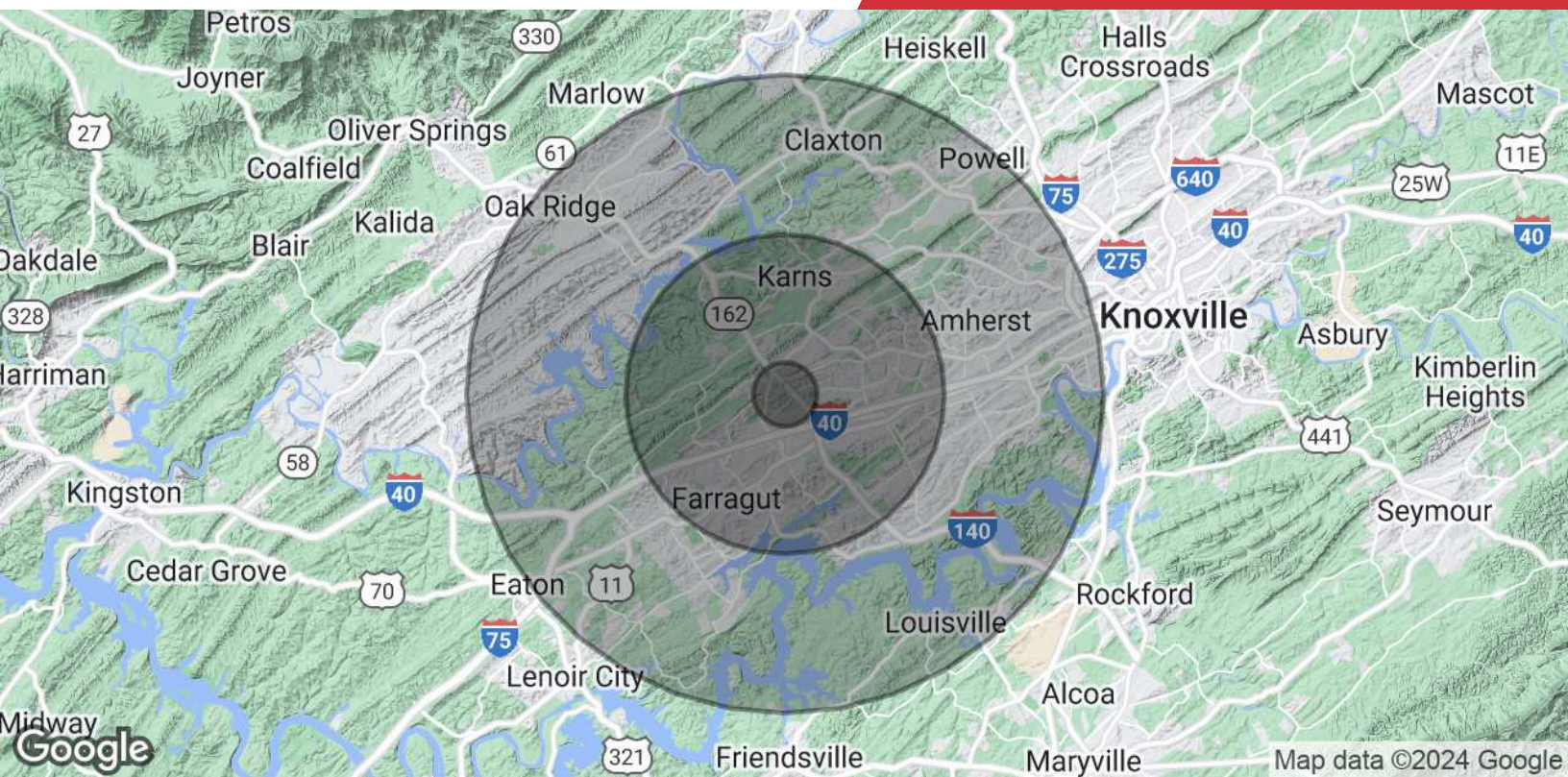
Google, U.S. Geological Survey, USDA/FPAC/GEO



Google

Map data ©2024 Google





## Population

	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	2,627	85,895	249,347
<b>Average age</b>	40.3	38.9	38.6
<b>Average age (Male)</b>	38.8	37.9	37.7
<b>Average age (Female)</b>	41.4	39.4	39.5

## Households & Income

	1 Mile	5 Miles	10 Miles
<b>Total households</b>	1,033	34,422	101,483
<b># of persons per HH</b>	2.5	2.5	2.5
<b>Average HH income</b>	\$79,117	\$85,913	\$84,617
<b>Average house value</b>	\$208,845	\$238,186	\$253,772

\* Demographic data derived from 2020 ACS - US Census

**Michelle Gibbs**

Senior Advisor

mgibbs@koellamoore.com  
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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## 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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