



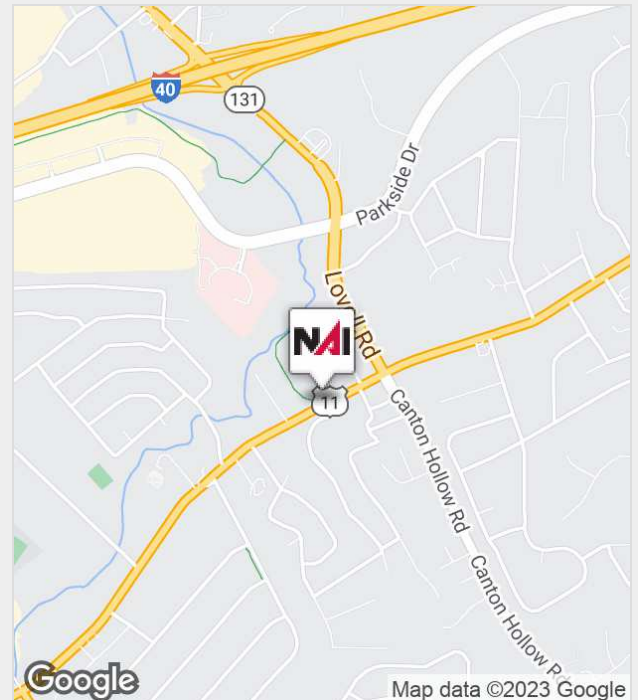
# 10670 Kingston Pike

Knoxville, Tennessee 37934

## Property Features

- Two Adjacent parcels totaling approximately 1.78 AC
- Across the street from Costco with Kingston Pike signage and located at the traffic light. Highly visible location, located next to Precision Tune with some of the highest traffic counts on Kingston Pike.
- Directly across from the new Bank of America Building and Costco.
- On the same grade as with Kingston Pike potential Kingston Pike signage.
- Room for additional land if needed.

**Sale Price \$695,000.00**



For more information:

**Roger M. Moore, Jr, SIOR**

+1 865 531 6400 • [rogermoore@koellamoore.com](mailto:rogermoore@koellamoore.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, WITHDRAWAL WITHOUT NOTICE, OR ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. UNLESS THERE IS AN AGREEMENT STIPULATING OTHERWISE, THE AFFILIATE BROKERS OR BROKERS NAMED WITHIN REPRESENT THE OWNER OR LANDLORD.

NAI Koella | RM Moore  
255 N Peters Road, Suite 101  
+1 865 531 6400  
[www.koellamoore.com](http://www.koellamoore.com)

For Sale

# Kingston Pike



## Property Summary

Sale Price:	\$800,000
Lot Size:	1.78 Acres
APN #:	
Zoning:	CA
Market:	West Knoxville
Sub Market:	Farragut
Cross Streets:	Farlow
Traffic Count:	37,000

## Property Overview

Two Adjacent parcels totaling approximately 1.78 AC  
Across the street from Costco with Kingston Pike signage and located at the traffic light. Highly visible location, located next to Precision Tune with some of the highest traffic counts on Kingston Pike.  
Directly across from the new Bank of America Building and Costco.  
On the same grade as with Kingston Pike potential Kingston Pike signage.  
Room for additional land if needed.

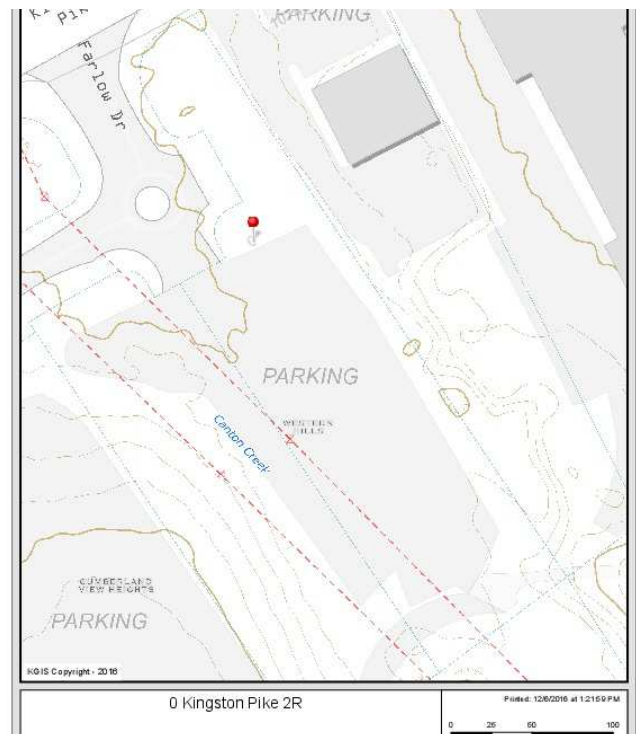
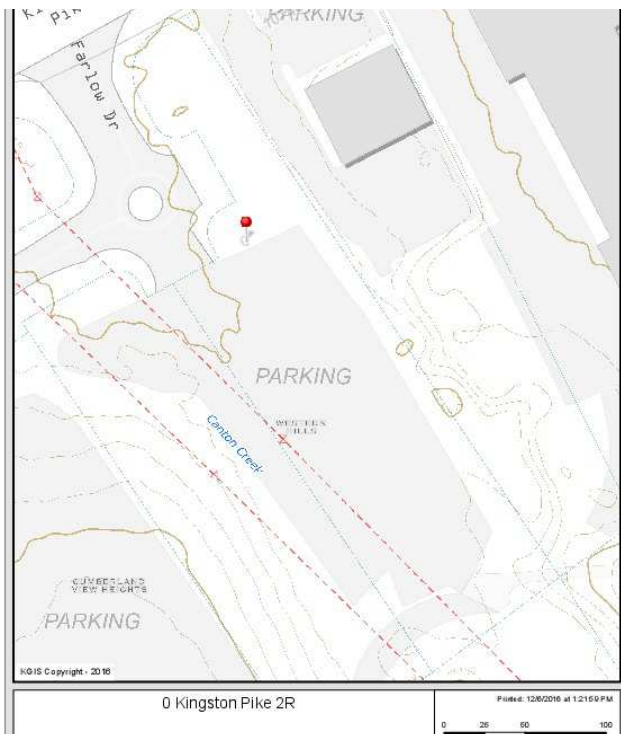
## Location Overview

Across the street from Costco with Kingston Pike signage and located at the traffic light. Highly visible location, located next to Precision Tune with some of the highest traffic counts on Kingston Pike.



For Sale

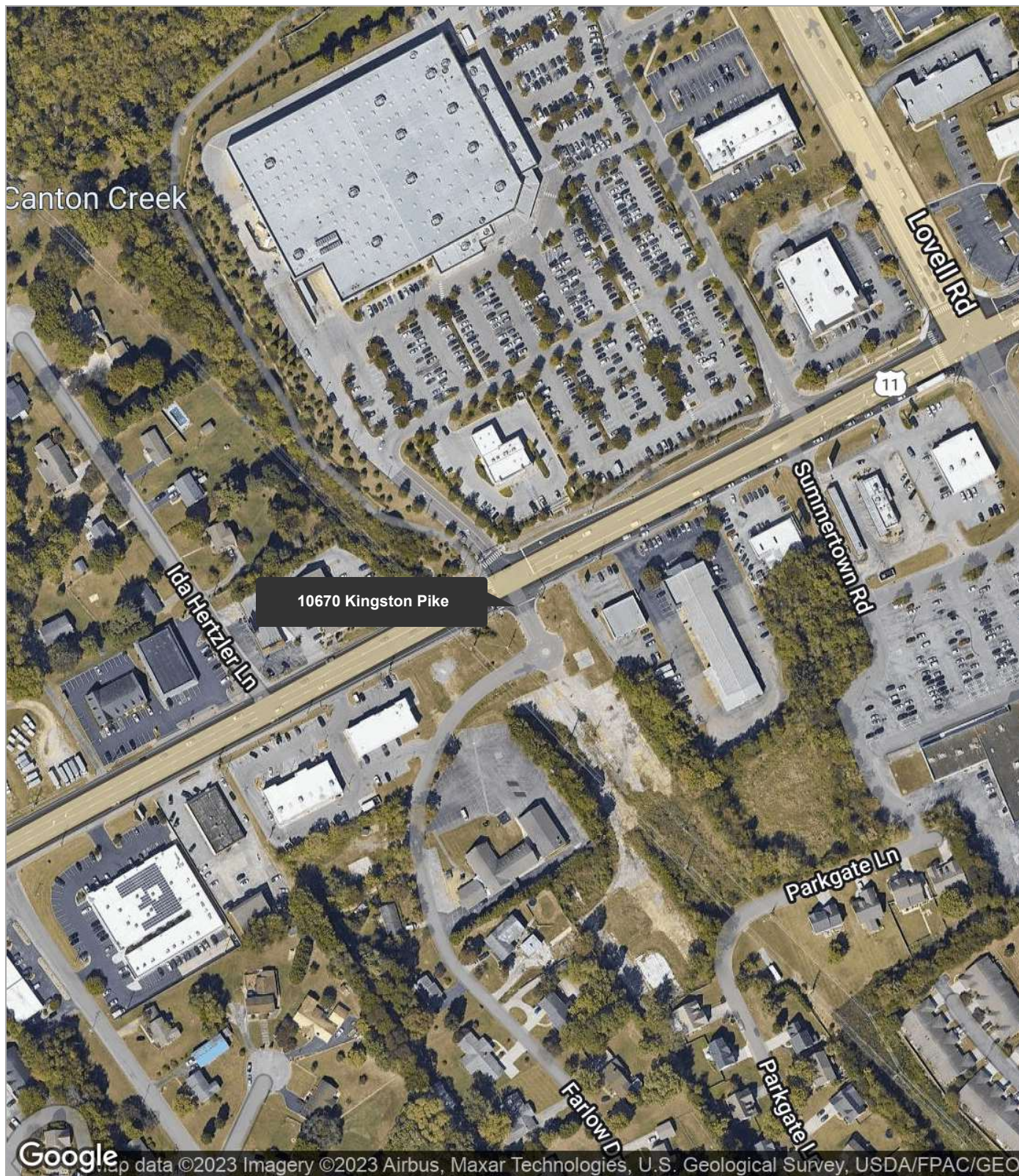
# Kingston Pike





For Sale

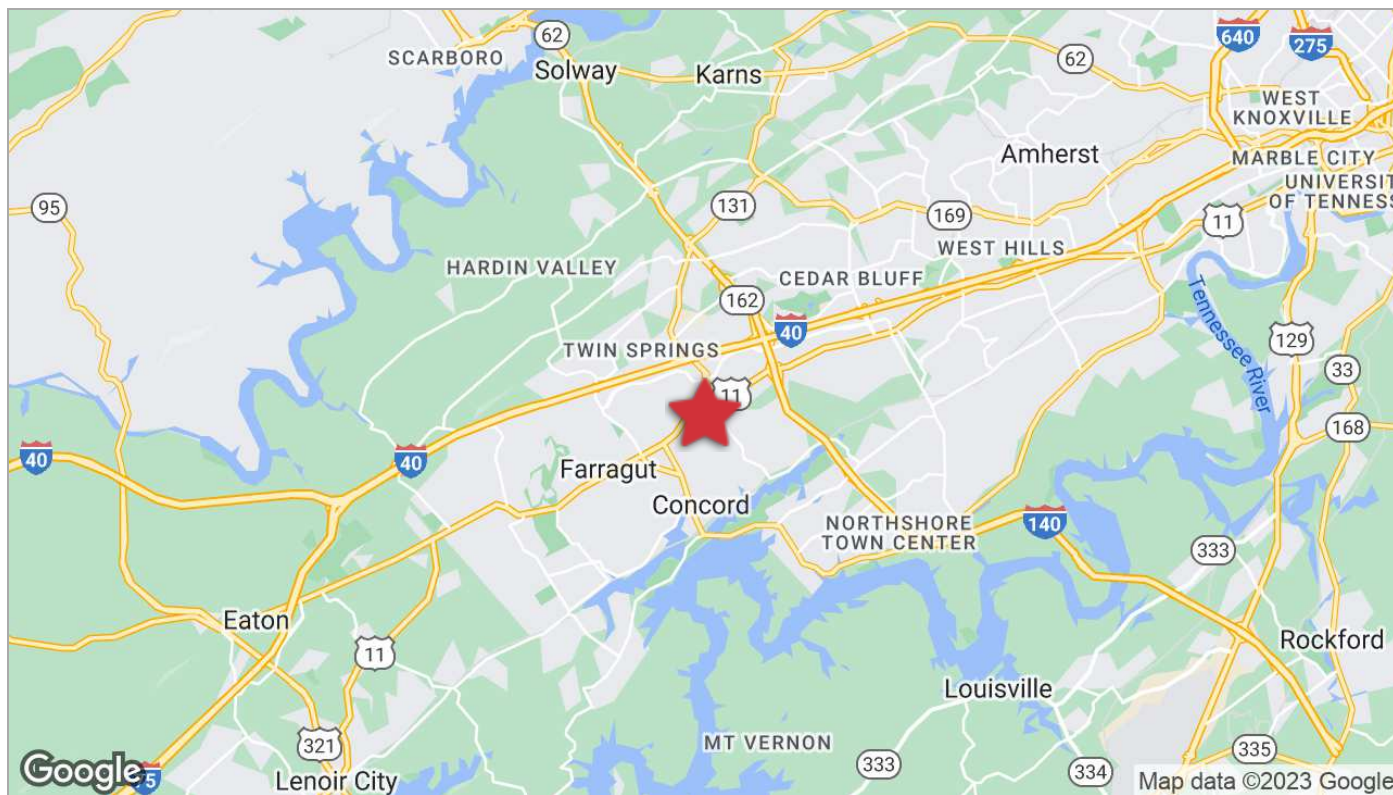
# Kingston Pike





For Sale

# Kingston Pike





# Kingston Pike





For Sale

# Kingston Pike

## Report

10740 Kingston Pike, Knoxville, TN 37934

General Retail  
Freestanding  
3,077 SF  
1997  
0 SF  
100%  
-



	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type
Pike	Admiral Rd	0.05 SW	2015	37,854	MPSI
	Kingston Pike	0.18 SE	2015	1,488	MPSI
	Simmons Rd	0.15 SE	2015	36,538	MPSI
low Rd	R L Way	0.02 SE	2015	4,797	MPSI

Copyrighted report licensed to Sperry Van Ness/RM Moore LLC - 743488.



## 1 Mile Demo

4,127

Population



1,758

Households

46.0

Median Age

\$61,612

Median Disposable Income

## INCOME



\$76,960

Median Household  
Income



\$38,765

Per Capita Income



\$257,617

Median Net Worth

## EDUCATION

5%

No High  
School  
Diploma



15%

High School  
Graduate



29%

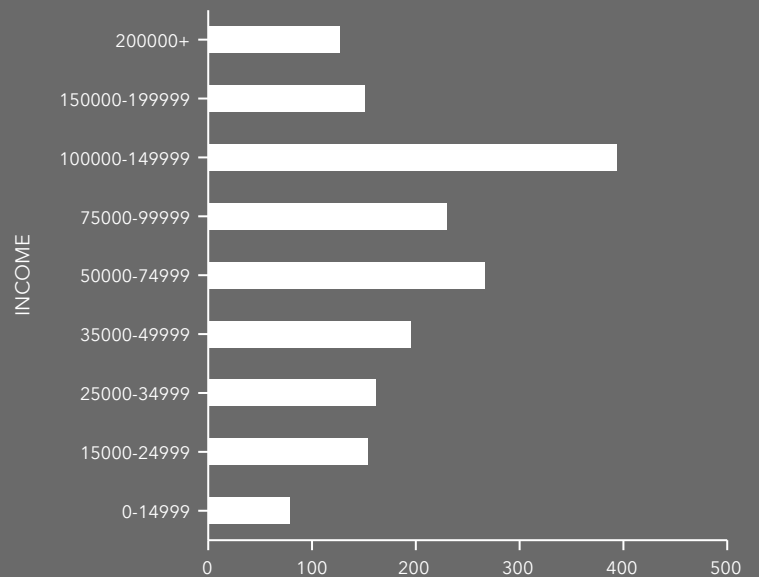
Some College



52%

Bachelor's/Grad/Prof  
Degree

## HOUSEHOLD INCOME



## EMPLOYMENT



80%

White Collar



9%

Blue Collar

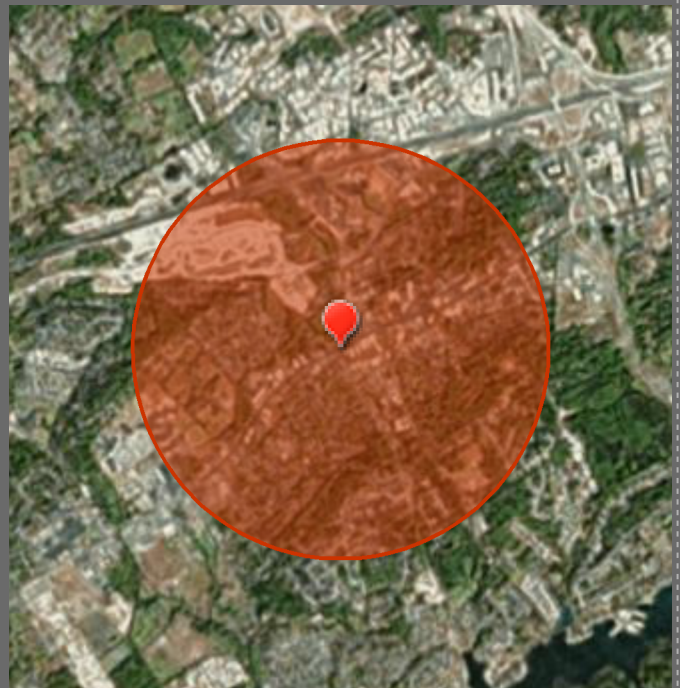


11%

Services

1.9%

Unemployment  
Rate



## 3 Mile Demo

31,784

Population



12,205

Households

43.4

Median Age

\$70,116

Median Disposable Income

## INCOME



\$87,385

Median Household  
Income



\$42,670

Per Capita Income



\$294,054

Median Net Worth

## EDUCATION

4%

No High  
School  
Diploma



16%

High School  
Graduate



25%

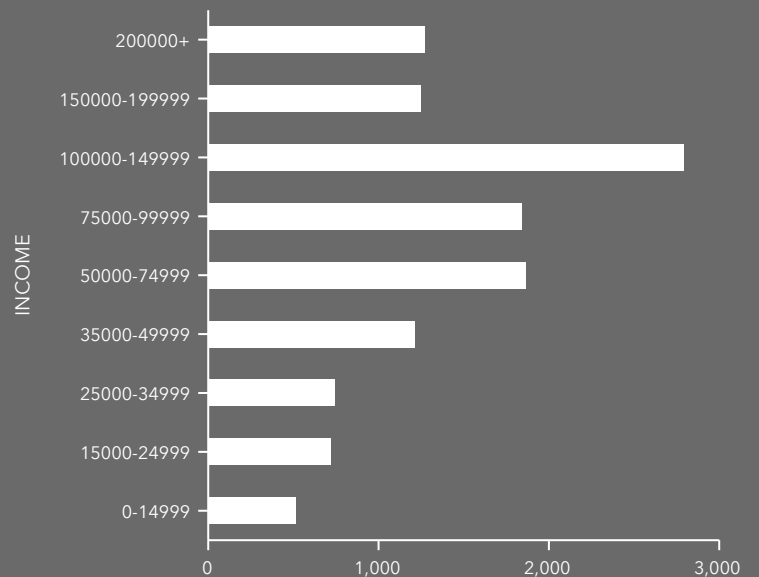
Some College



54%

Bachelor's/Grad/Prof  
Degree

## HOUSEHOLD INCOME



## EMPLOYMENT



79%

White Collar



11%

Blue Collar

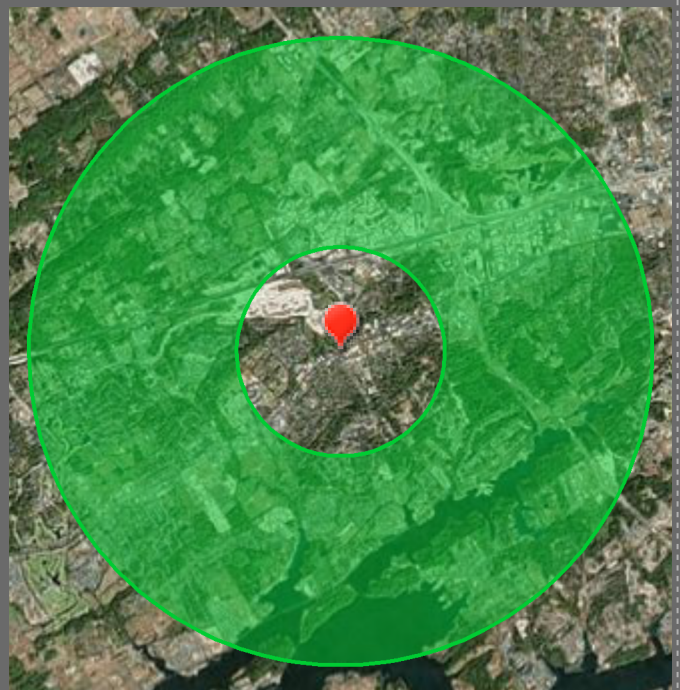


Services

10%

Unemployment  
Rate

3.6%





## 5 Mile Demo

66,304

Population



26,285

Households

40.5

Median Age

\$65,120

Median Disposable Income

## INCOME



\$81,492

Median Household  
Income



\$43,867

Per Capita Income



\$222,739

Median Net Worth

## EDUCATION

4%

No High  
School  
Diploma



15%

High School  
Graduate



26%

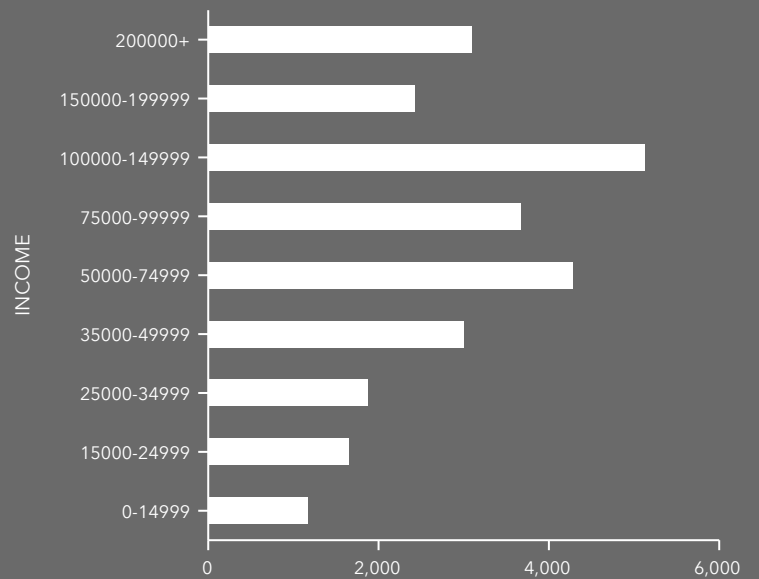
Some College



55%

Bachelor's/Grad/Prof  
Degree

## HOUSEHOLD INCOME



## EMPLOYMENT



77%

White Collar



11%

Blue Collar



11%

Services

3.1%

Unemployment  
Rate



For Sale

# Kingston Pike

## Agent Profile



**Roger M. Moore, Jr, SIOR**

President

NAI Koella | RM Moore

o +1 865 531 6400

c +1 865 755 8774

[rogermoore@koellamoore.com](mailto:rogermoore@koellamoore.com)

### 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 & Affiliations

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

### Education



NAI Koella | RM Moore | 255 N Peters Road, Suite 101, Knoxville, TN 37923 | +1 865 531 6400 [koellamoore.com](http://koellamoore.com)

NAI KOELLA | RM MOORE IS INDEPENDENTLY OWNED AND OPERATED.

THE INFORMATION LISTED ABOVE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE ACCEPT NO RESPONSIBILITY FOR INACCURACIES.