

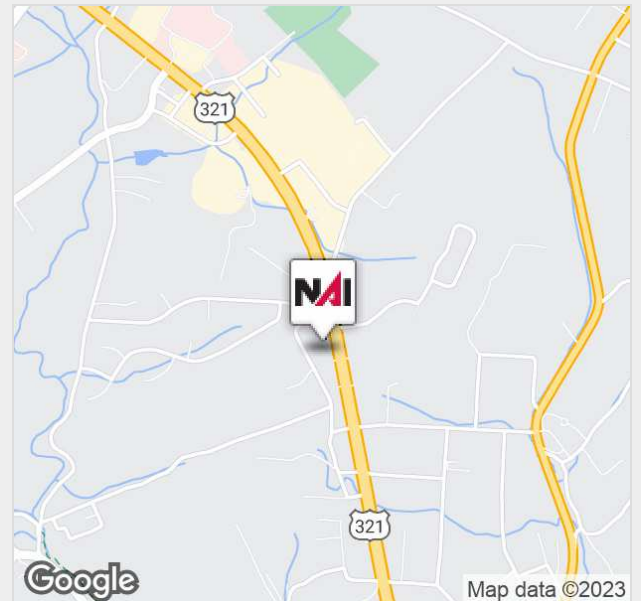


756 Highway 321 N

Lenoir City, Tennessee 37771

Property Features

- New Retail Center with a highly visible location on Highway 321 N in Lenoir City, TN
- 2,000 SF bays
- \$30.00 PSF
- Estimated CAM \$4.50 PSF



For more information:

Michelle Gibbs

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Roger M. Moore, Jr, SIOR

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For Lease

756 Highway 321 North



Property Summary

Available SF:

Lease Rate:

Negotiable

Lot Size:

1.78 Acres

Building Size:

7,050 SF

Year Built:

2017

Market:

Lenoir City, Tennessee

Property Overview

Property located with direct access off of Highway 321 North with close proximity to I-75 at the Lenoir City exit. Highly visible to other retail centers, banking and restaurants.

Class A retail space located in a prime location
2,000 square feet priced at \$22.00 PSF -NNN; CAM Estimated \$4.50

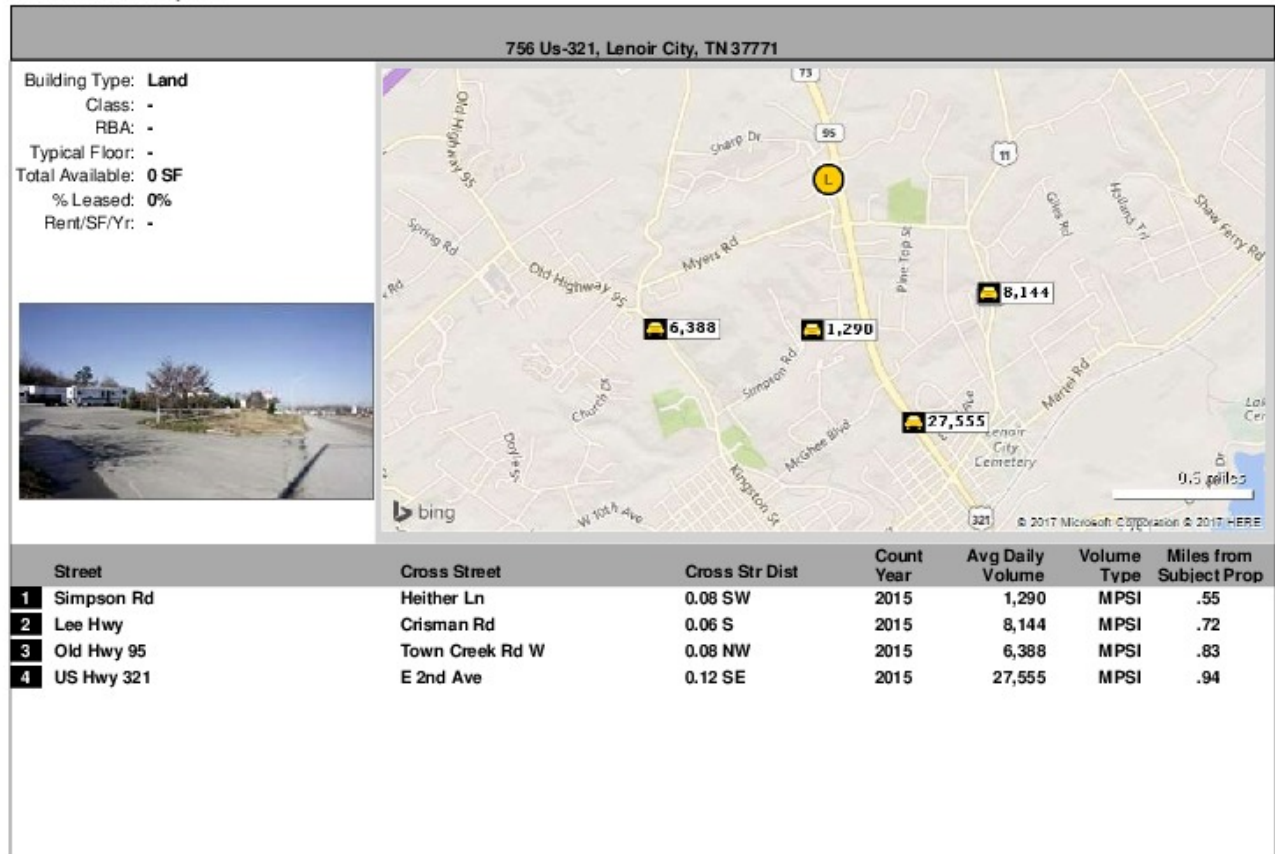
Location Overview

Property located with direct access off of Highway 321 North with close proximity to I-75 at the Lenoir City exit. Highly visible to other retail centers, banking and restaurants.

For Lease

756 Highway 321 North

Traffic Count Report



Sperry Van Ness

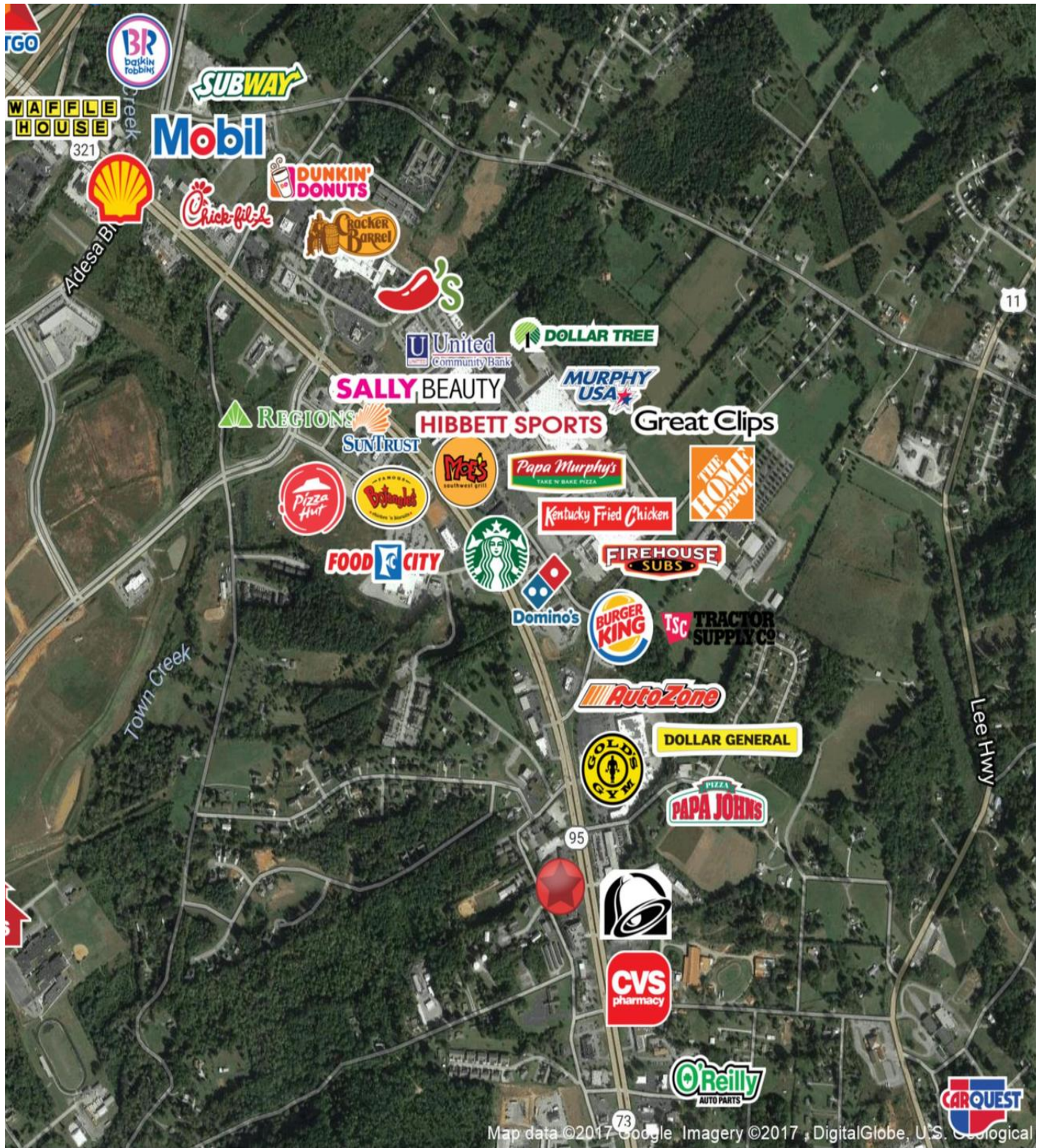
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3/2/2017

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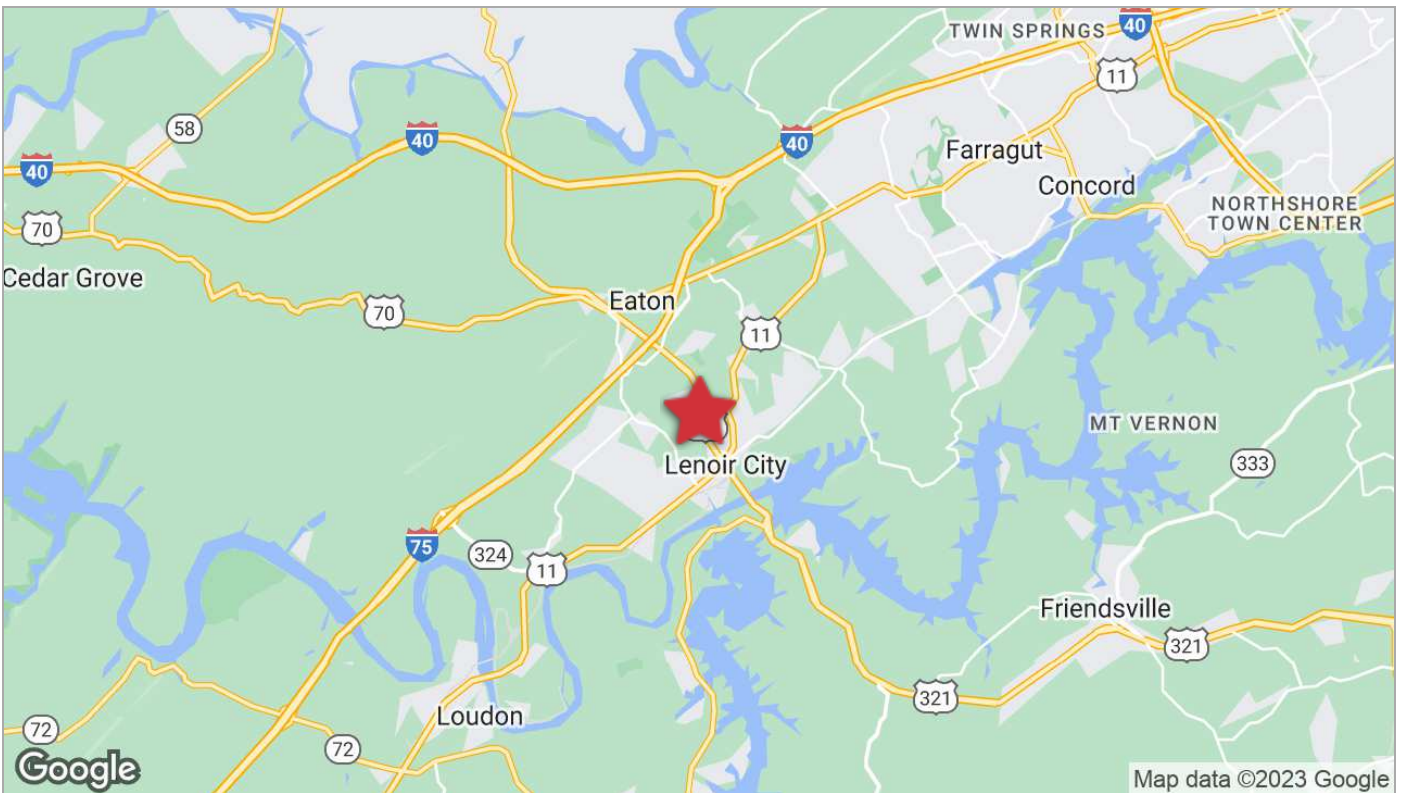
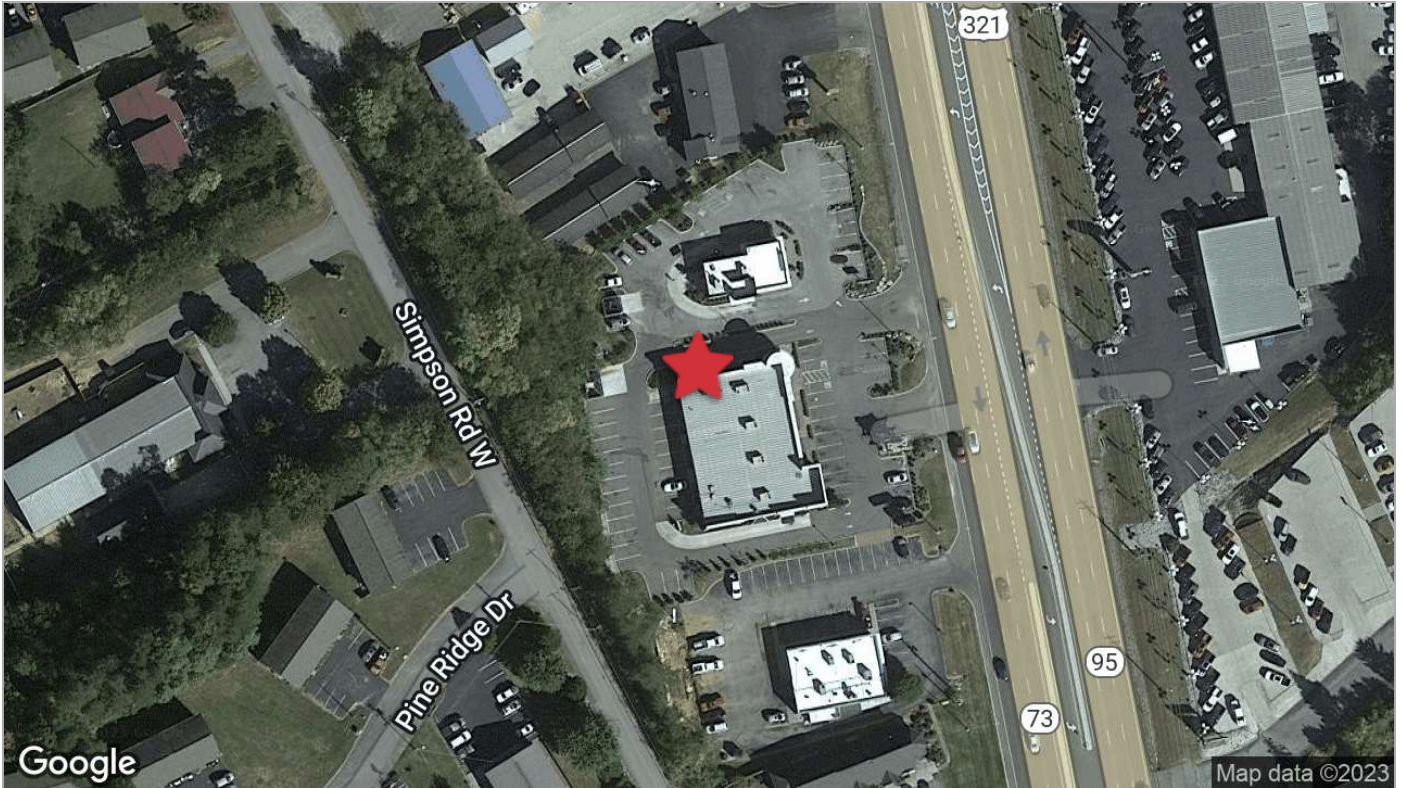
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756 Highway 321 North



For Lease

756 Highway 321 N.



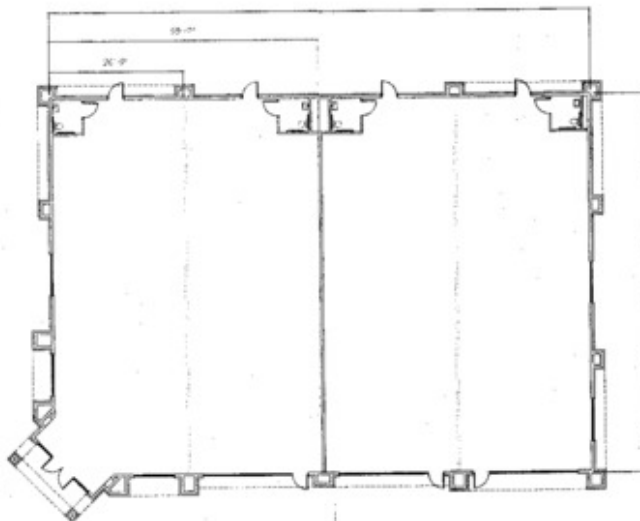
756 Highway 321 North



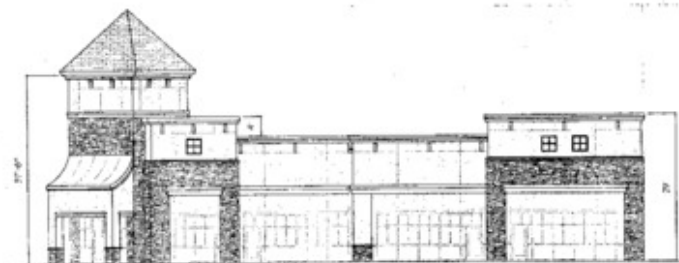
THE INFORMATION LISTED ABOVE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE ACCEPT NO RESPONSIBILITY FOR INACCURACIES.

For Lease

756 Highway 321 North



MAIN FLOOR PLAN (REAR)
SHEET NO. 100



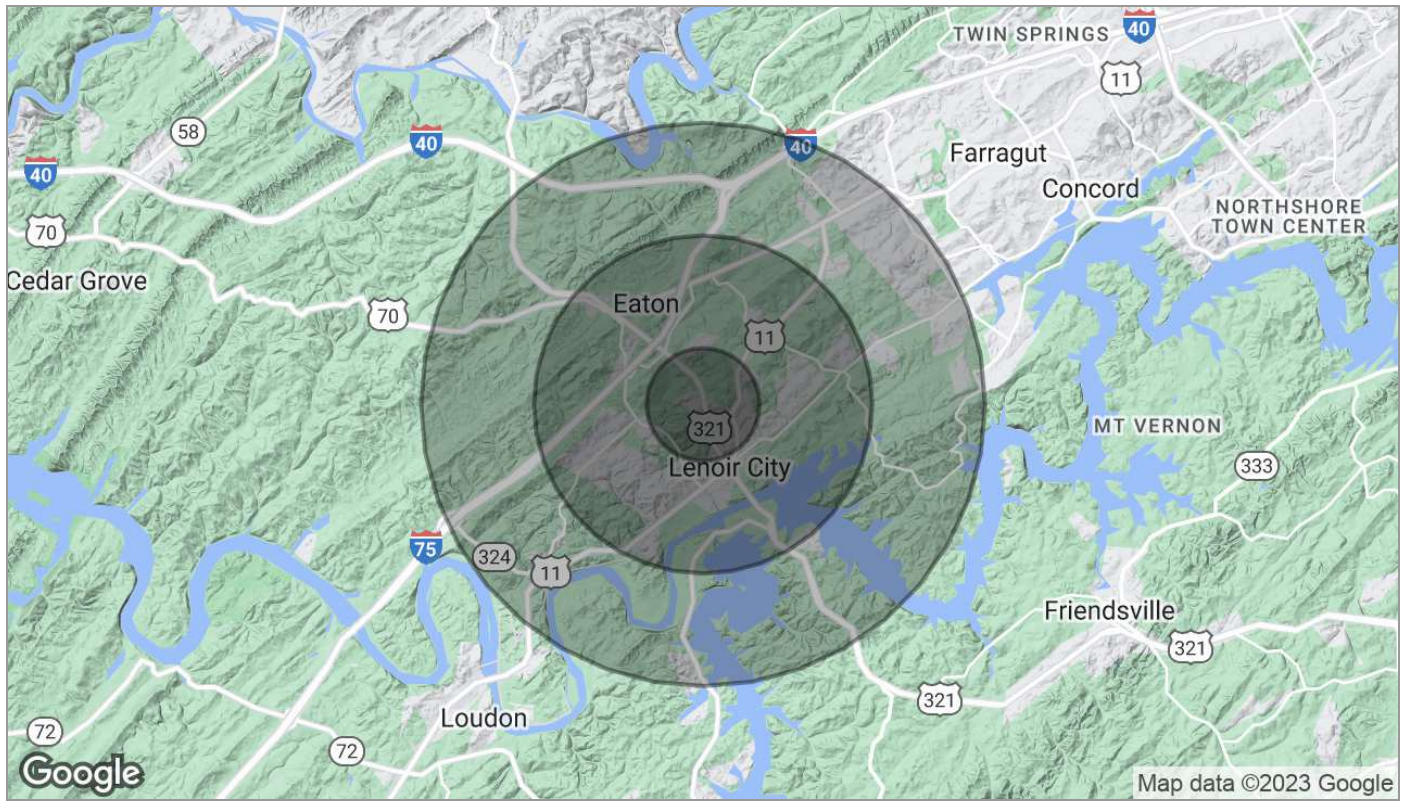
FRONT EXTERIOR ELEVATION
SHEET NO. 101

LENDIR CITY RETAIL #4

SCALE: 1/8" = 1'-0"

For Lease

756 Highway 321 North



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,736	15,691	28,296
MEDIAN AGE	35.0	36.9	40.9
MEDIAN AGE (MALE)	34.3	36.2	40.3
MEDIAN AGE (FEMALE)	38.9	40.0	43.0
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,094	6,307	11,317
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$48,305	\$55,024	\$68,725
AVERAGE HOUSE VALUE	\$160,801	\$183,841	\$234,097

* Demographic data derived from 2020 ACS - US Census

For Lease

756 Highway 321 North

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Median age (female)	38.9	40.0	43.0

* Demographic data derived from 2020 ACS - US Census

For Lease

756 Highway 321 North

Agent Profile



Michelle Gibbs

Senior Advisor
NAI Koella | RM Moore
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mgibbs@koellamoore.com

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.

For Lease

756 Highway 321 North

Agent Profile



Roger M. Moore, Jr, SIOR

President

NAI Koella | RM Moore

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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