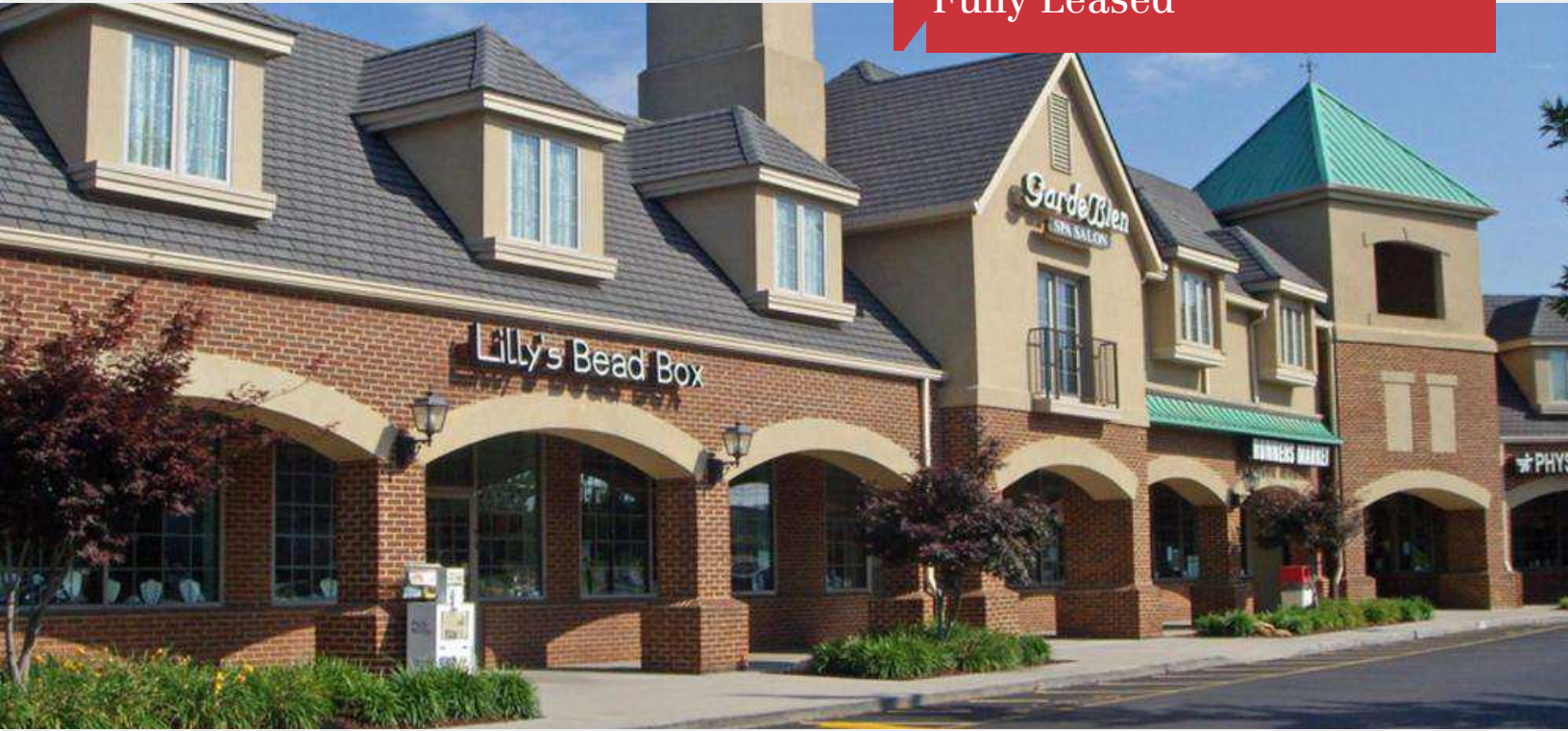


Farragut Village Retail Fully Leased

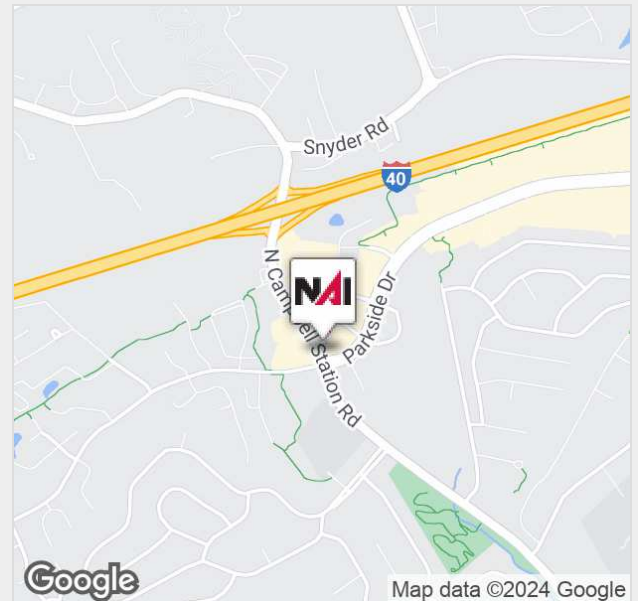


613 N. Campbell Station Rd.

Knoxville, Tennessee 37934

Property Features

- Beautiful Retail Center
- Conveniently located adjacent to Turkey Creek
- Excellent access to I-40/75 & Kingston Pike
- Outstanding demographics



For more information:

Roger M. Moore, Jr, SIOR

+1 865 531 6400 • rogermoore@koellamoore.com

Catherine Hodges

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Lease Rate

Negotiable

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NAI Koella | RM Moore

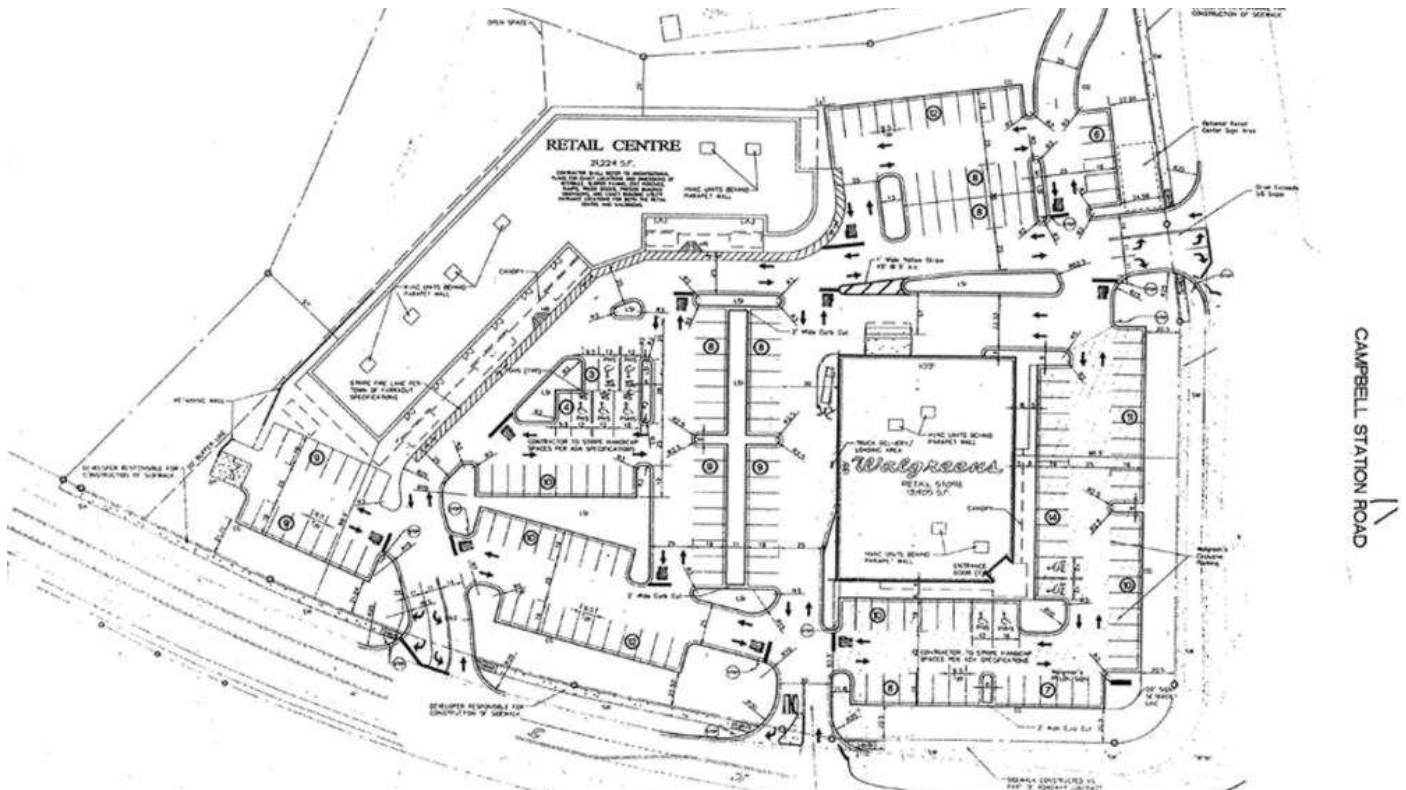
255 N Peters Road, Suite 101

+1 865 531 6400

www.koellamoore.com

For Lease

Farragut Village At The West Entrance Of Turkey Creek



Property Summary

Available SF:	Fully Leased
Lease Rate:	Negotiable
Building Size:	19,702 SF
Year Built:	1998
Zoning:	commercial
Market:	Knoxville MSA
Sub Market:	Farragut
Cross Streets:	Grigsby Chapel

Property Overview

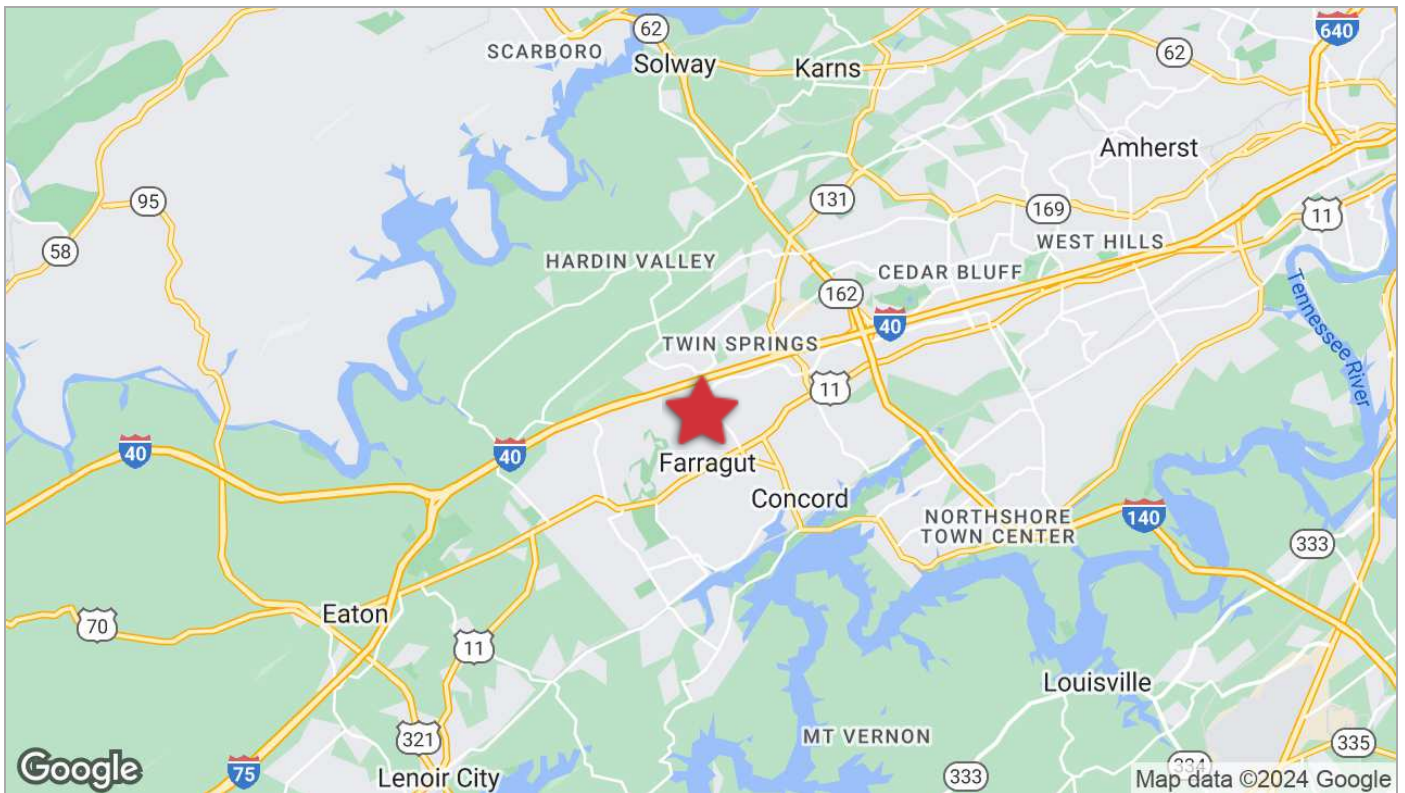
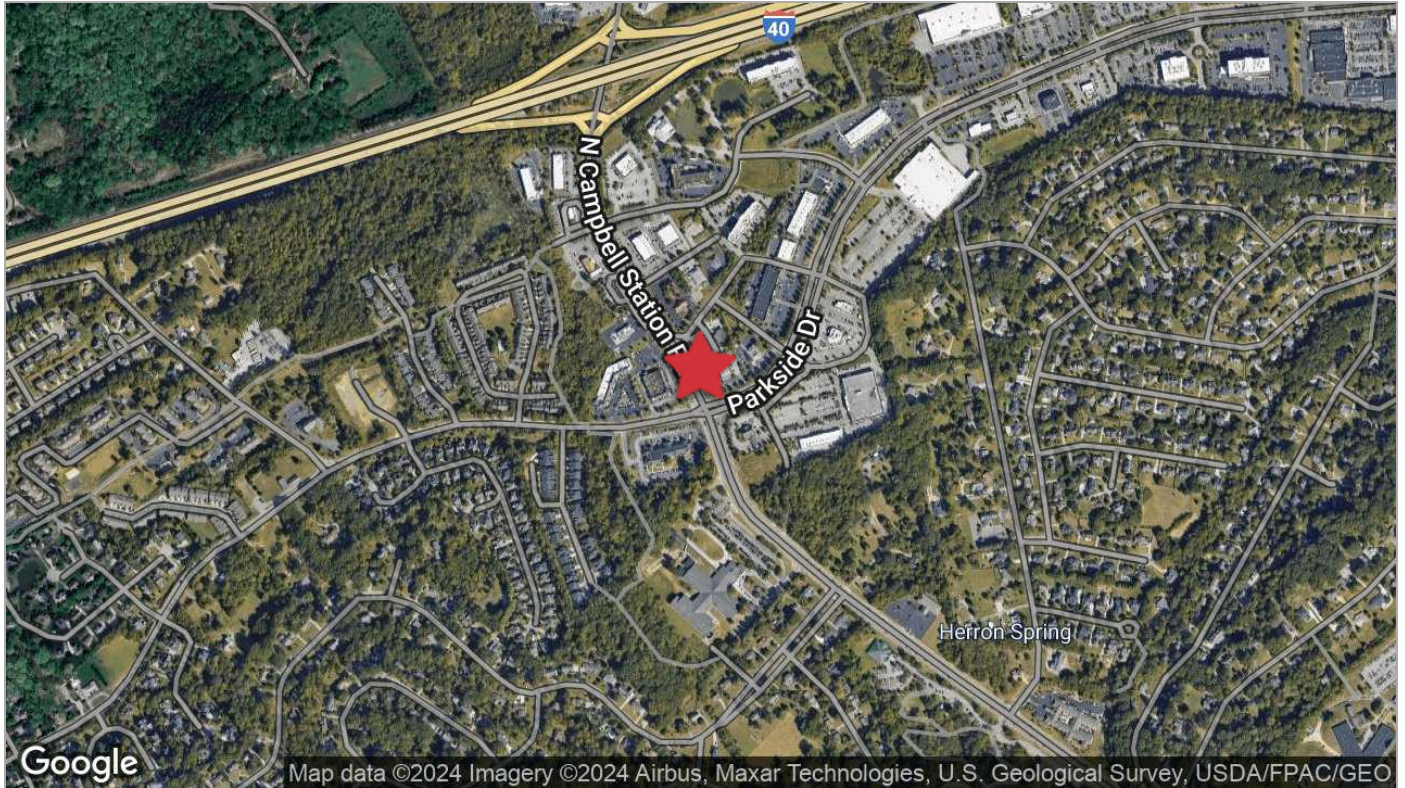
This beautiful brick shopping center built in 1998 and has maintained a "like new" appearance. Shadow anchored by Walgreens on the corner outparcel; and anchored by Mellow Mushroom and Little Bangkok restaurants, this center features tremendous visibility and draws strong foot traffic. Excellent demographics. CAM charges are \$3.66 psf.

Location Overview

Farragut, West Knoxville

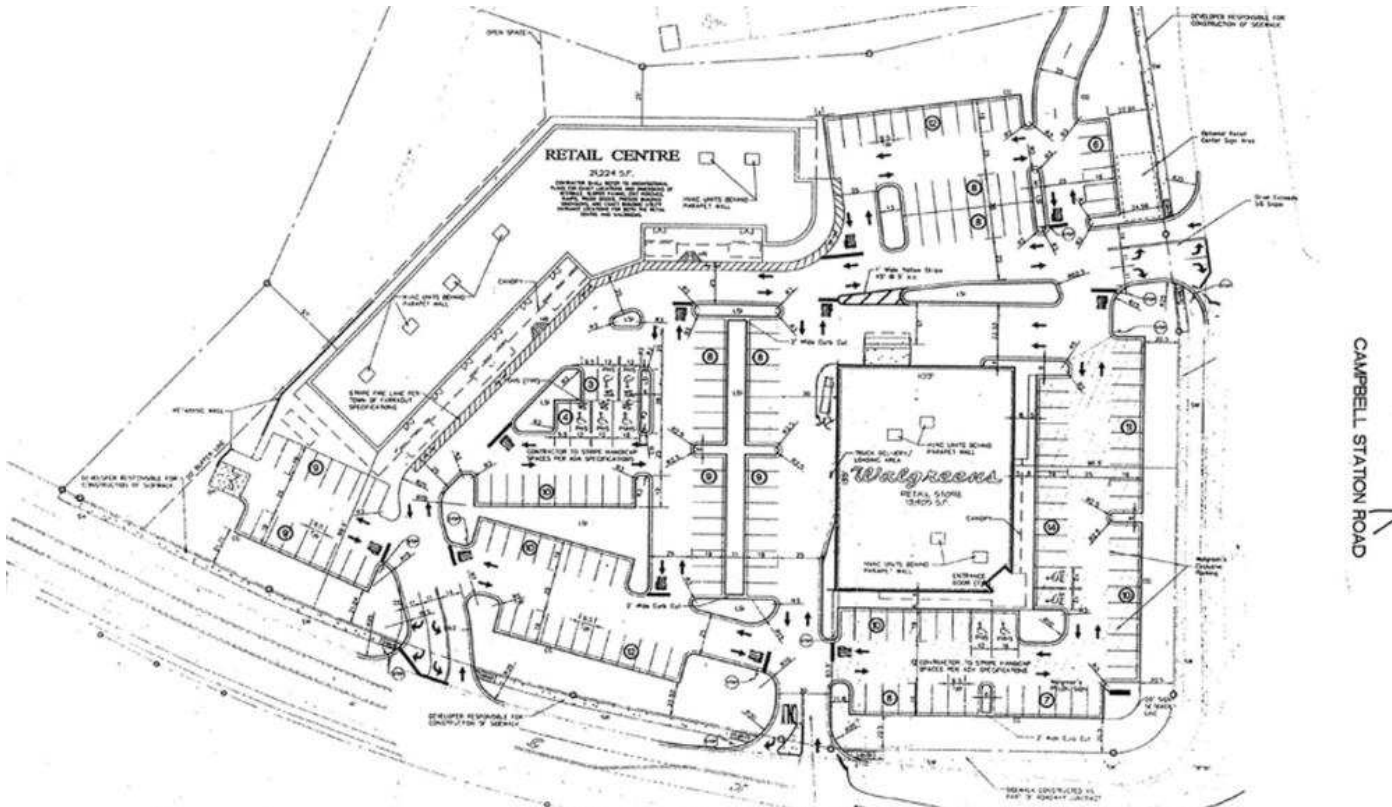
For Lease

Farragut Village At The West Entrance Of Turkey Creek



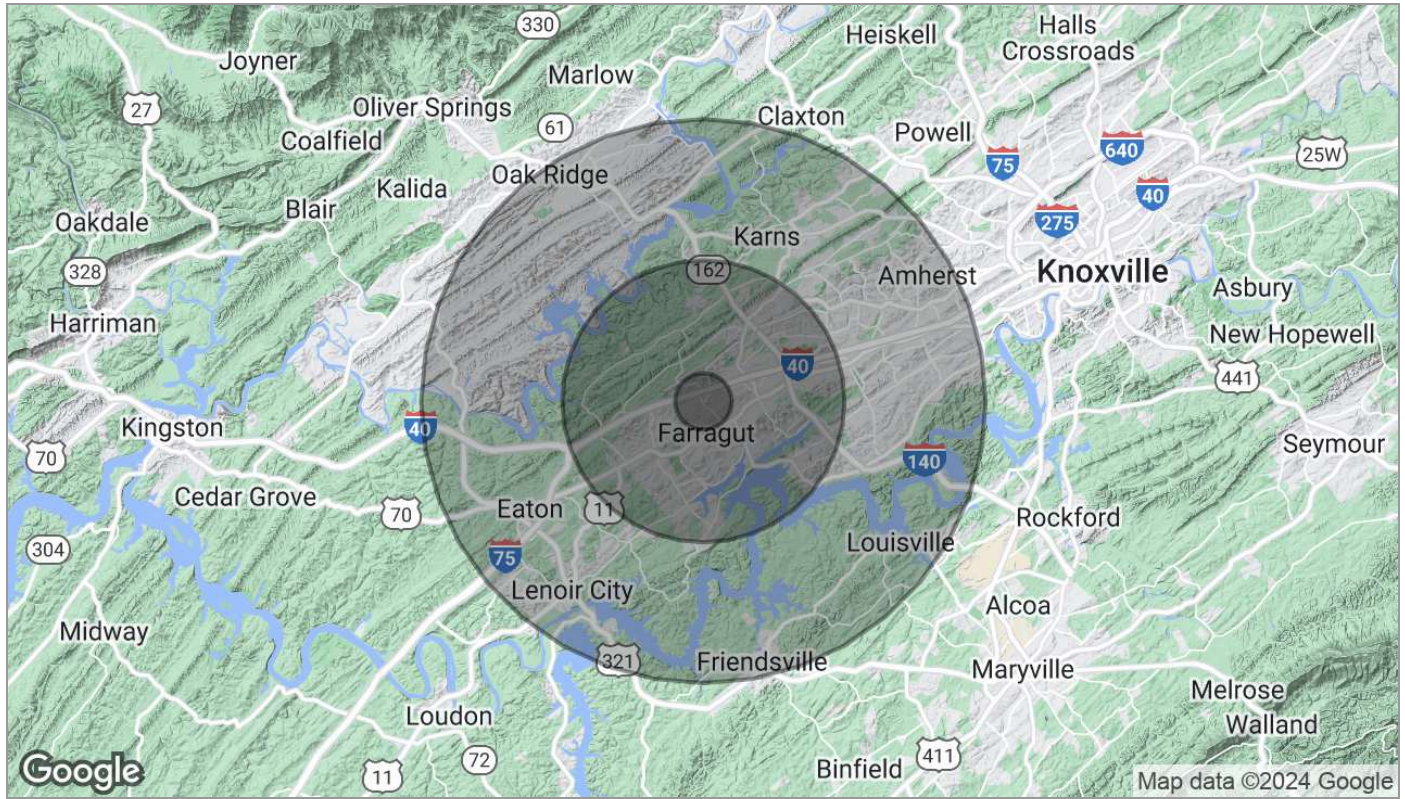
For Lease

Farragut Village At The West Entrance Of Turkey Creek



For Lease

Farragut Village At The West Entrance Of Turkey Creek



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,792	61,363	205,245
MEDIAN AGE	45.8	41.4	38.9
MEDIAN AGE (MALE)	44.9	40.6	38.0
MEDIAN AGE (FEMALE)	45.5	42.0	39.9
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,526	22,935	82,438
# OF PERSONS PER HH	2.5	2.7	2.5
AVERAGE HH INCOME	\$102,007	\$103,994	\$87,068
AVERAGE HOUSE VALUE	\$215,917	\$303,068	\$249,790

* Demographic data derived from 2020 ACS - US Census

Agent Profile



Roger M. Moore, Jr, SIOR

President
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c +1 865 755 8774
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

For Lease

Farragut Village At The West Entrance Of Turkey Creek

Agent Profile



Catherine Hodges

Advisor

NAI Koella | RM Moore

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chodges@koellamoore.com

Professional Background

Catherine Hodges is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in office and retail leasing, and in land sales. She has a proven tract record in Landlord representation by bringing several developments to full occupancy. As a Knoxville native, she believes in contributing to the community by helping business owners secure the best location possible and values the close relationships made through her brokerage efforts.

Memberships & Affiliations

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. She is a member of the Girls Cotillion and the East Tennessee Presentation Society.

In her free time, she enjoys the natural beauty of East Tennessee through hiking, mountain biking, and kayaking. She is active in fundraising charities such as THRIVE Youth Ministries, Big Brothers/ Big Sisters, the American Heart Association, and Cathy L. Hodges memorial fund.

NAI Global 2017 Retail Power Broker Award

CoStar 2017 Retail Power Broker Award

Education

Catherine attended Knoxville's West High School and went on to obtain her bachelor's degree from the University of Tennessee in Finance with a minor in International Business.