



1606 Schaeffer Road

Knoxville, Tennessee 37932

Property Features

- New Class "A" Office Space Available
- Excellent location, just off Lovell Road on Schaeffer
- Across street from busy & stable Burger King
- Easy access to Pellissippi Parkway, Hardin Valley and Middlebrook Pike & minutes from Turkey Creek
- High Traffic Counts from Lovell Road & Pellissippi Pkwy
- Lovell Road Traffic Count of 12,325
- Pellissippi Parkway Traffic Count of 62,946
- Lease Price:\$22 PSF NNN Vanilla Box plus CAM-\$3.50

Lease Rate

Negotiable



For more information:

Roger M. Moore, Jr, SIOR

+1 865 531 6400 • rogermoore@koellamoore.com

Michelle Gibbs

+1 865 531 6400 • mgibbs@koellamoore.com

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NAI Koella | RM Moore

255 N Peters Road, Suite 101

+1 865 531 6400

www.koellamoore.com

For Lease

1606 SCHAEFFER ROAD

Property Summary

Available SF:	
Lease Rate:	Negotiable
Building Size:	7,160 SF
Year Built:	2017
Renovated:	2017
Market:	Knoxville MSA
Sub Market:	West Knoxville
Cross Streets:	Schaeffer & Lovell
Lovell Traffic Count:	12,325
Pellissippi Traffic Count:	62,946

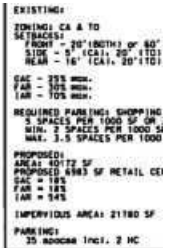
Property Overview

New office space located at 1608 Schaeffer Road at Lovell Road. The property provides excellent access to Pellissippi Parkway and Lovell Road. Just minutes from Middlebrook Pike and Hardin Valley.

Location Overview

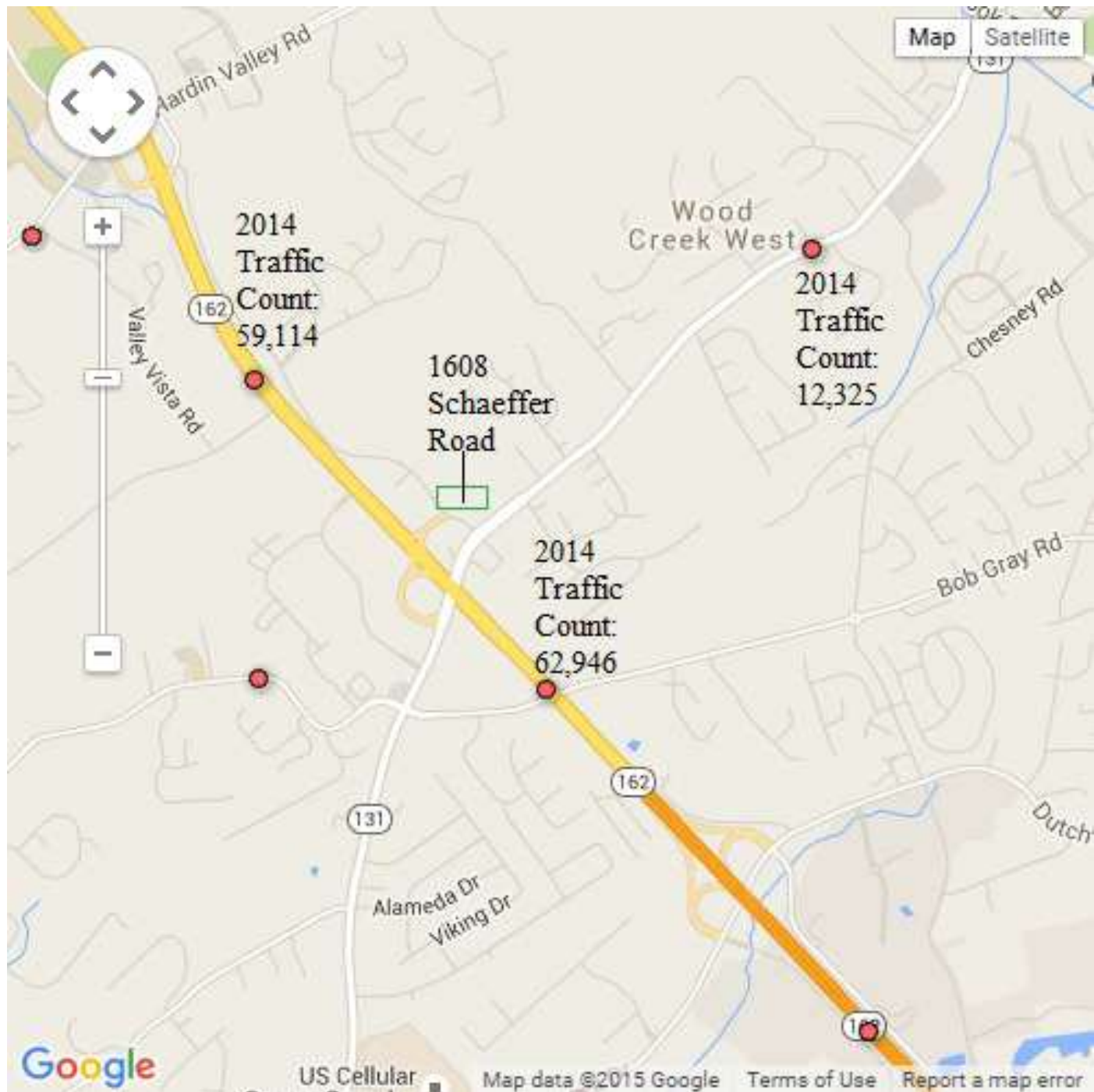
The property provides convenient access to Pellissippi Parkway, and Lovell Road with less than one mile from the Hardin Valley Road exit and minutes from Middlebrook Pike and I-40, Turkey Creek and fast growing Hardin Valley. High Traffic counts with approximately 75,000+- cars passing by on Lovell Road and Pellissippi Parkway. Located across the street from well performing Burger King.

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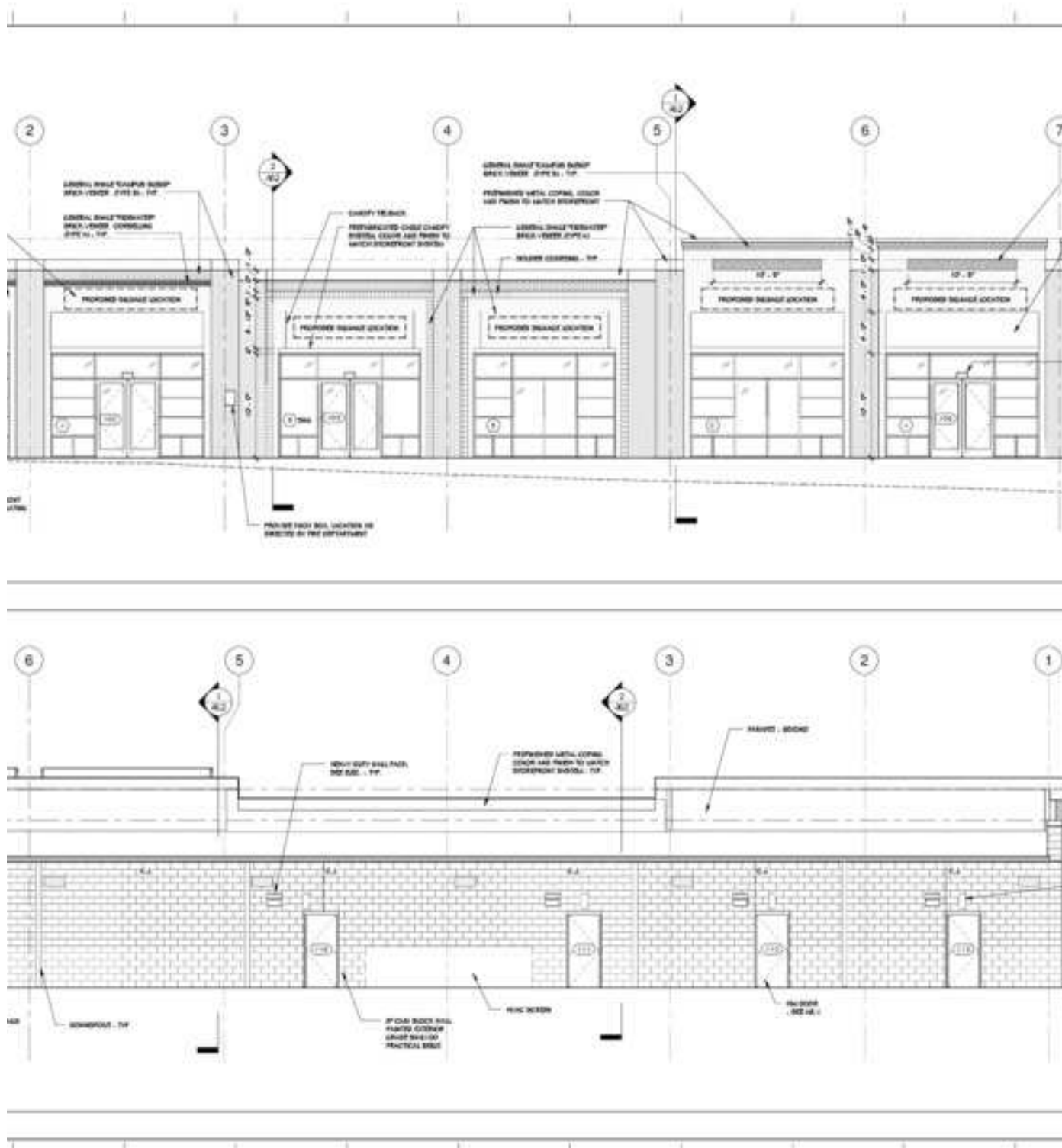


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DESIGN**

Architecture & Interiors
Planning • Graphics • Consulting
1001 S. Church Ave., Knoxville, TN 37902
TAMC 523-5865 FAX 523-5863
studiofourdesign.com



Project Name
Knoxville Medical Center

Project Number
20160610

Date
11.01.16

Drawn By
RM Moore

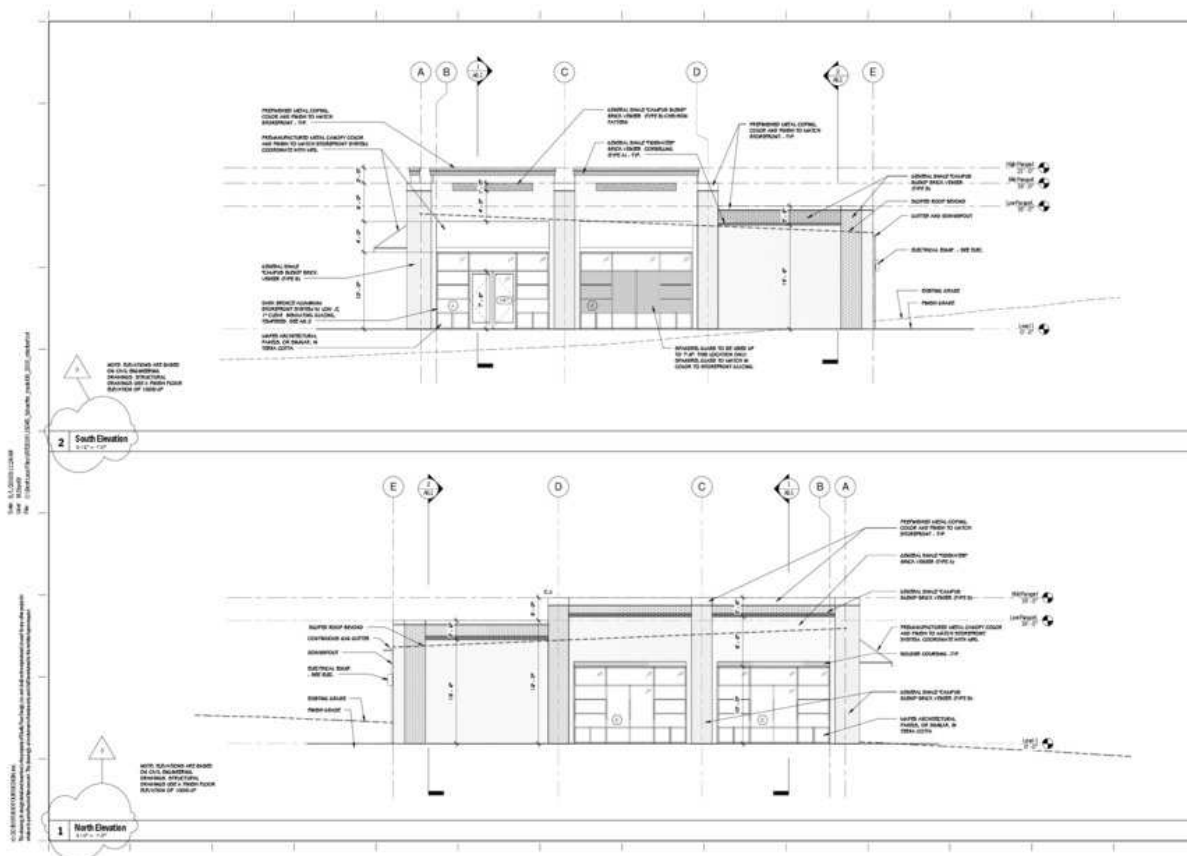
Checked By
JL Smith

Design Notes For
☐ Preliminary Design
☒ Design Development
☐ Construction

Revision
No. 001 Description
01/12/16 01/12/16: A
01/12/16 01/12/16: Special Features

Sheet No.
A5.2

A5.2



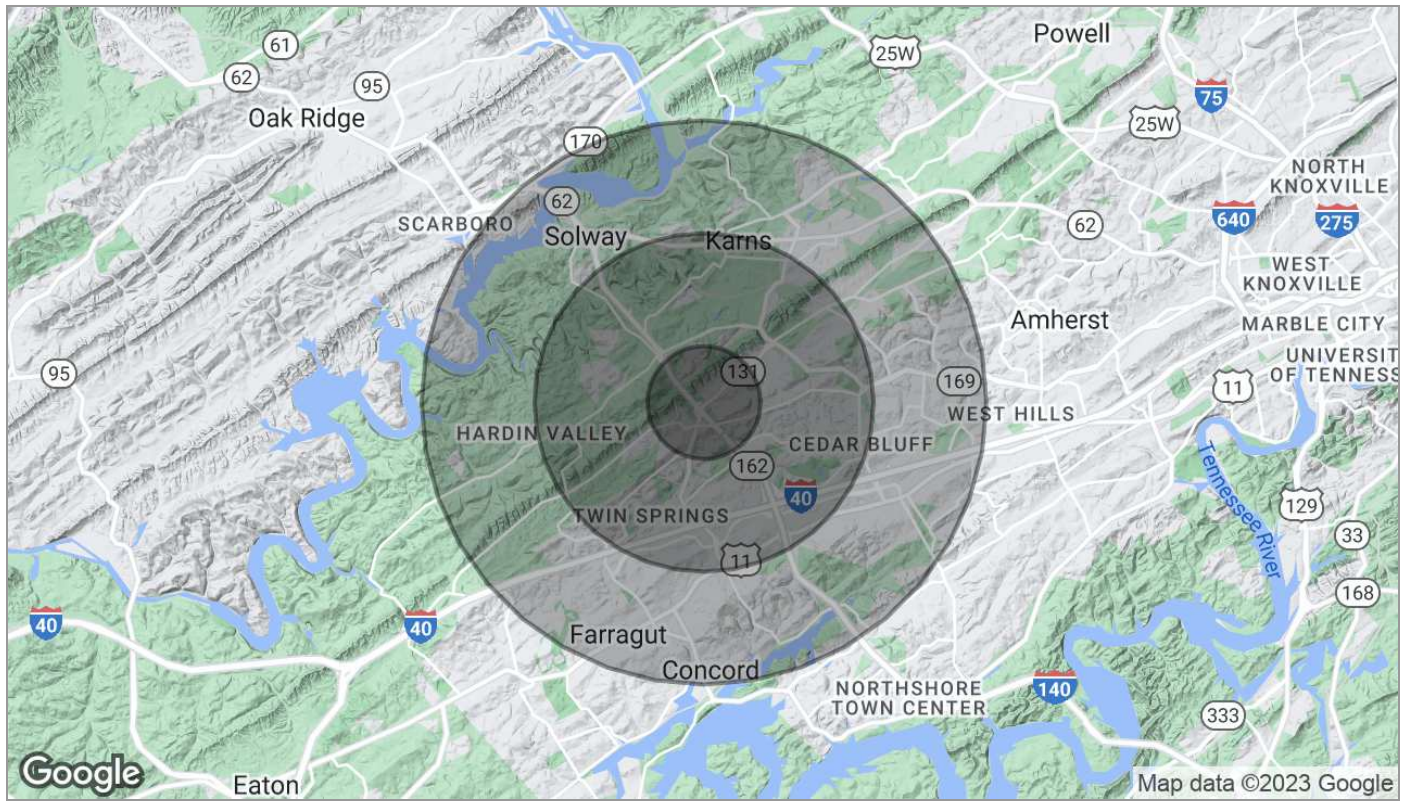
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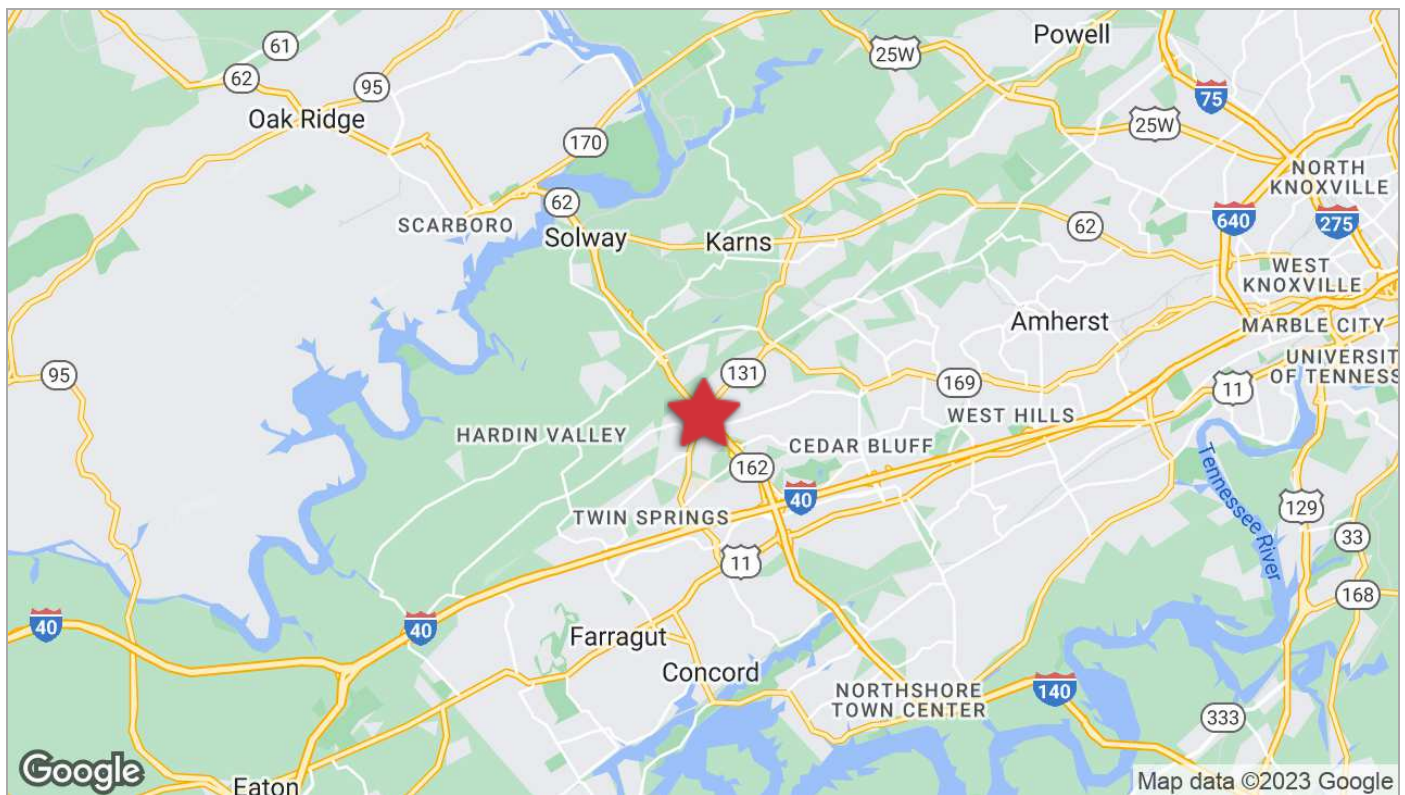
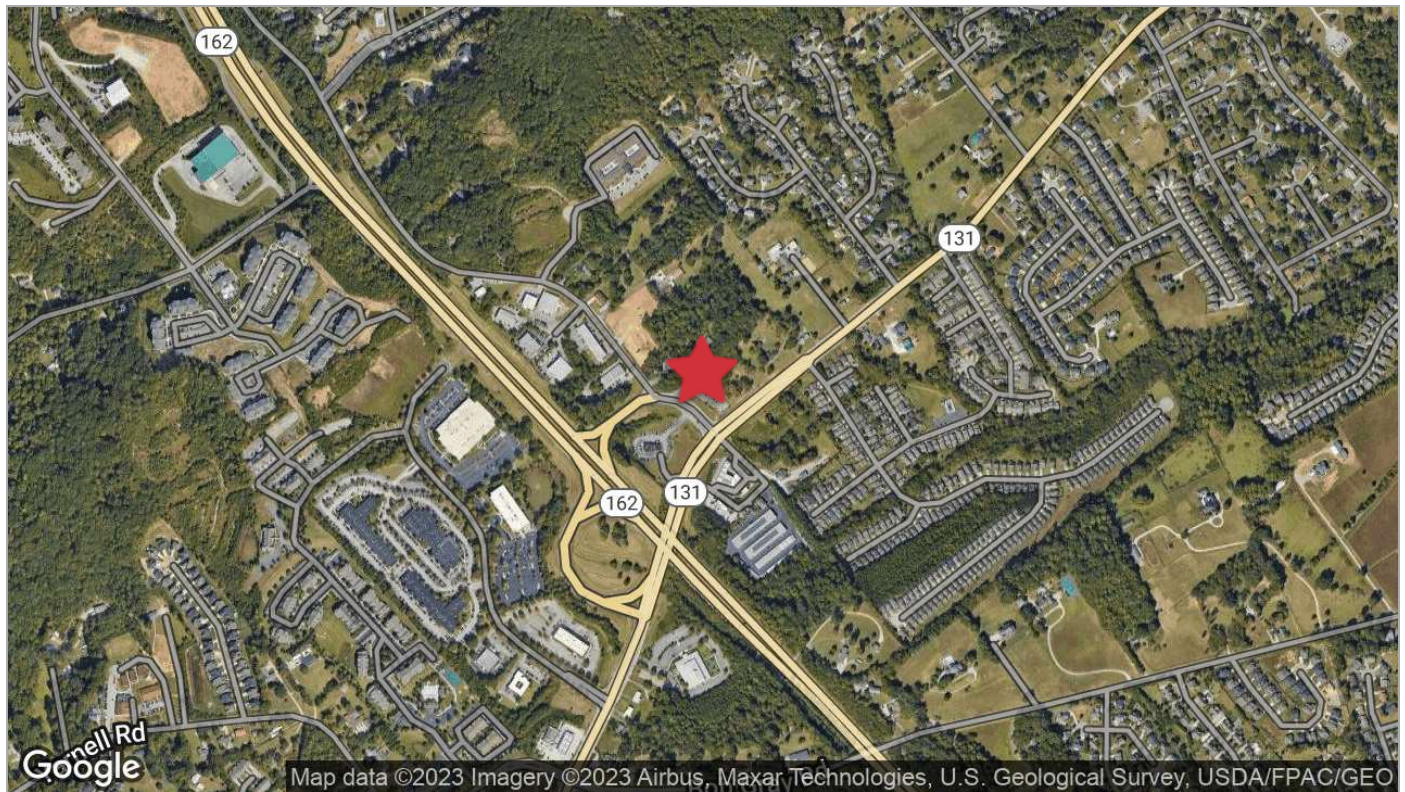


Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,941	23,250	76,001
MEDIAN AGE	38.7	40.0	39.4
MEDIAN AGE (MALE)	35.0	38.8	38.4
MEDIAN AGE (FEMALE)	40.6	40.8	40.0
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,228	9,232	30,680
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$71,125	\$82,158	\$83,442
AVERAGE HOUSE VALUE	\$298,961	\$210,675	\$225,763

* Demographic data derived from 2020 ACS - US Census

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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

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

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Agent Profile



Michelle Gibbs

Senior Advisor
NAI Koella | RM Moore
o +1 865 531 6400
c +1 865 228 4264
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.