



304 Montvue Road

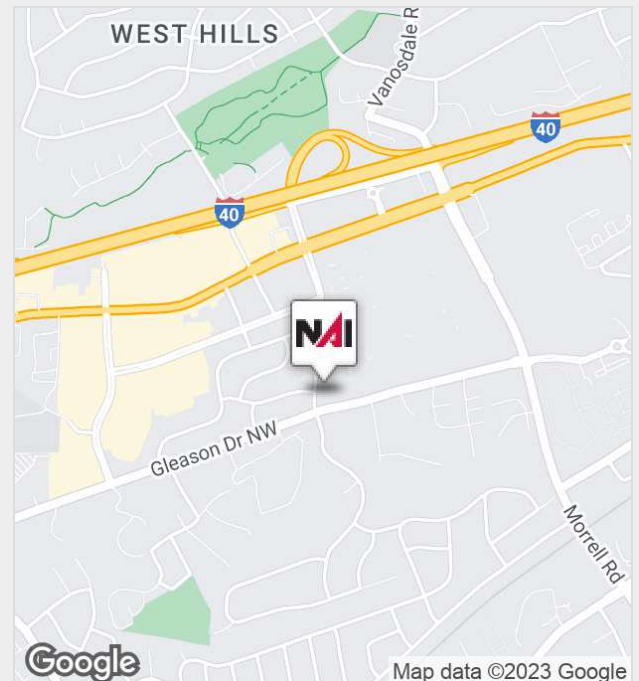
Knoxville, Tennessee 37922

Property Features

- Located at the corner of Montvue and Gleason Road
- Easy access to shopping, banking and restaurants
- Conveniently located at Kingston Pike and I-40
- \$16.00 PSF - Tenant pays their own utilities and janitorial service

Lease Rate

Negotiable



For more information:

Michelle Gibbs

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For Lease

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Property Summary

Available SF:

Lease Rate:

Negotiable

Lot Size:

0.59 Acres

Building Size:

9,982 SF

Building Class:

B

Year Built:

1989

Market:

west

Cross Streets:

Montvue Rd &
Livingston Dr

Property Overview

Building has been recently updated to include new windows, new lighting, and Fiber run to the building. Pick your paint and carpet with parking at the door. Lower level features two offices, restroom, reception area and kitchen/breakroom. Upstairs features three offices and ample storage closets.

Location Overview

The property is located at the corner of Montvue Road and Gleason Road behind West Town Mall with easy access to I-40 and Kingston Pike.

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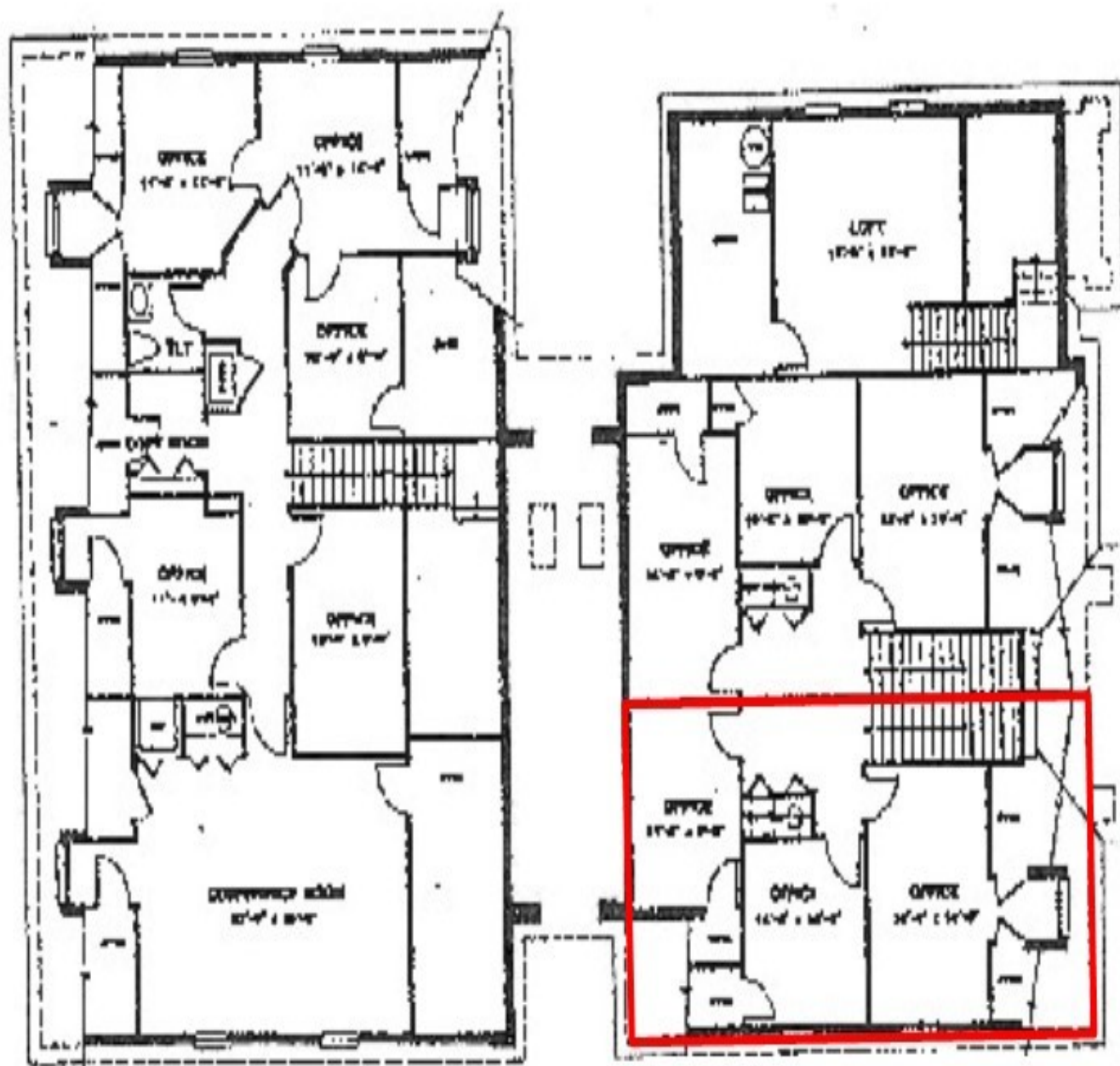
Main Floor



Main Floor Area

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Upper Floor Area

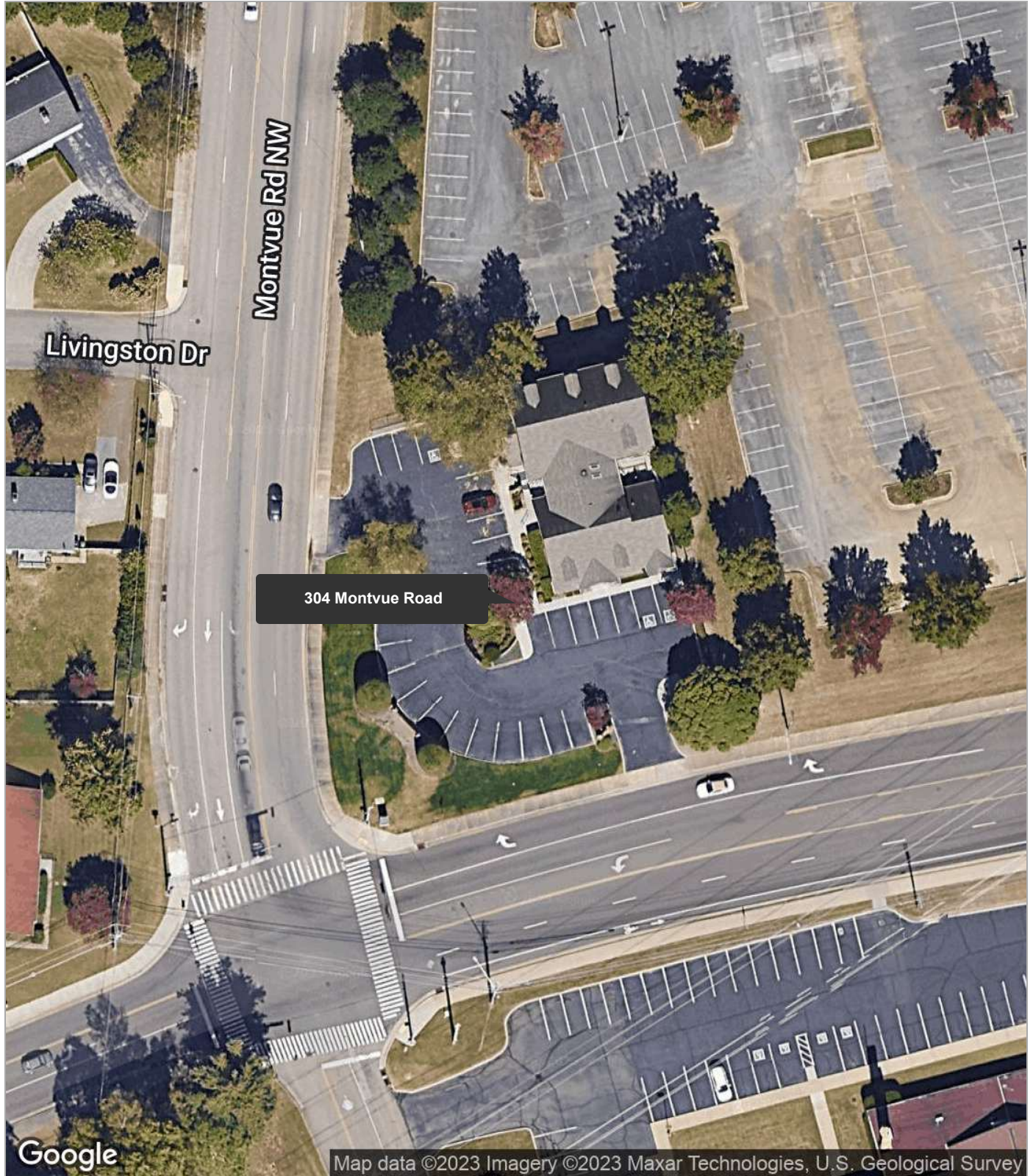


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Upper Floor Area

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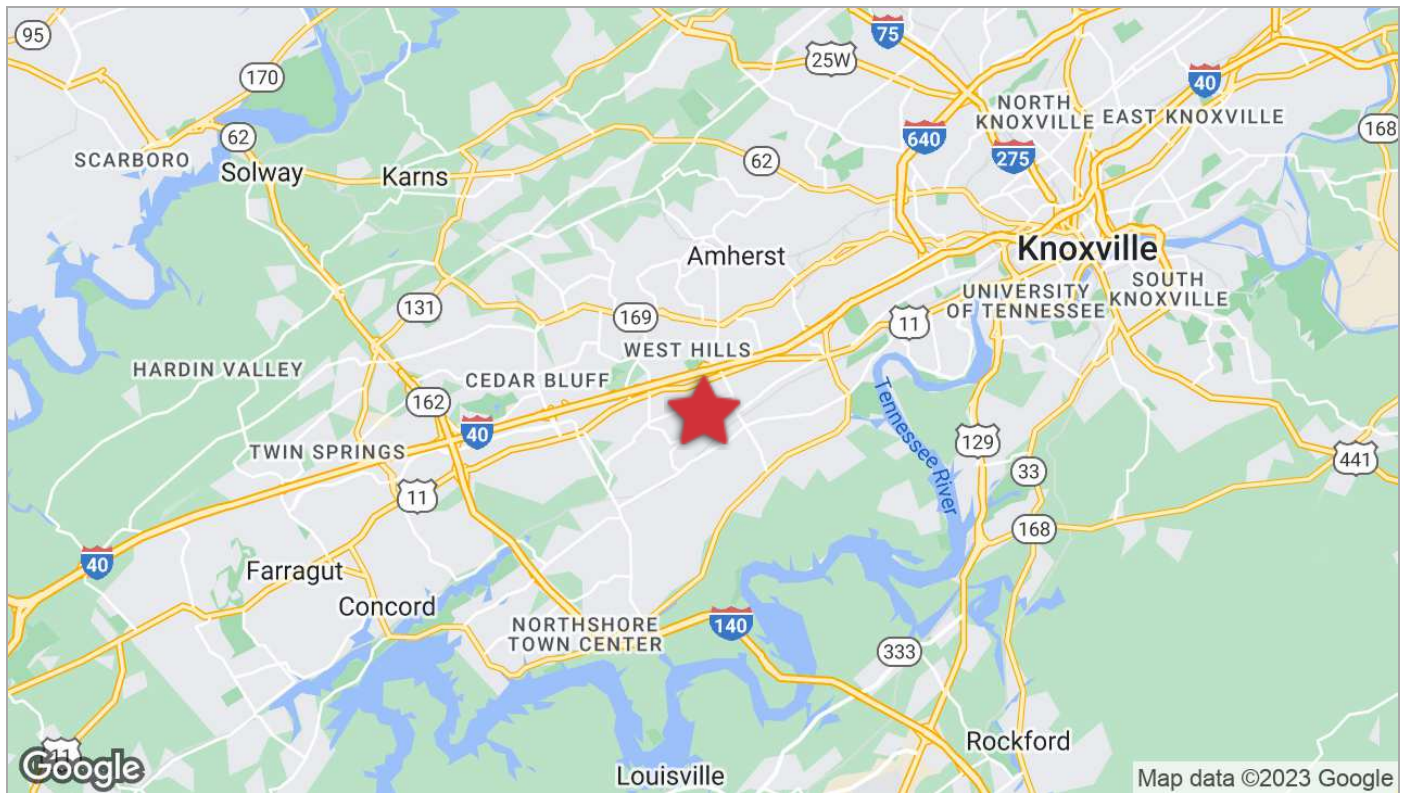
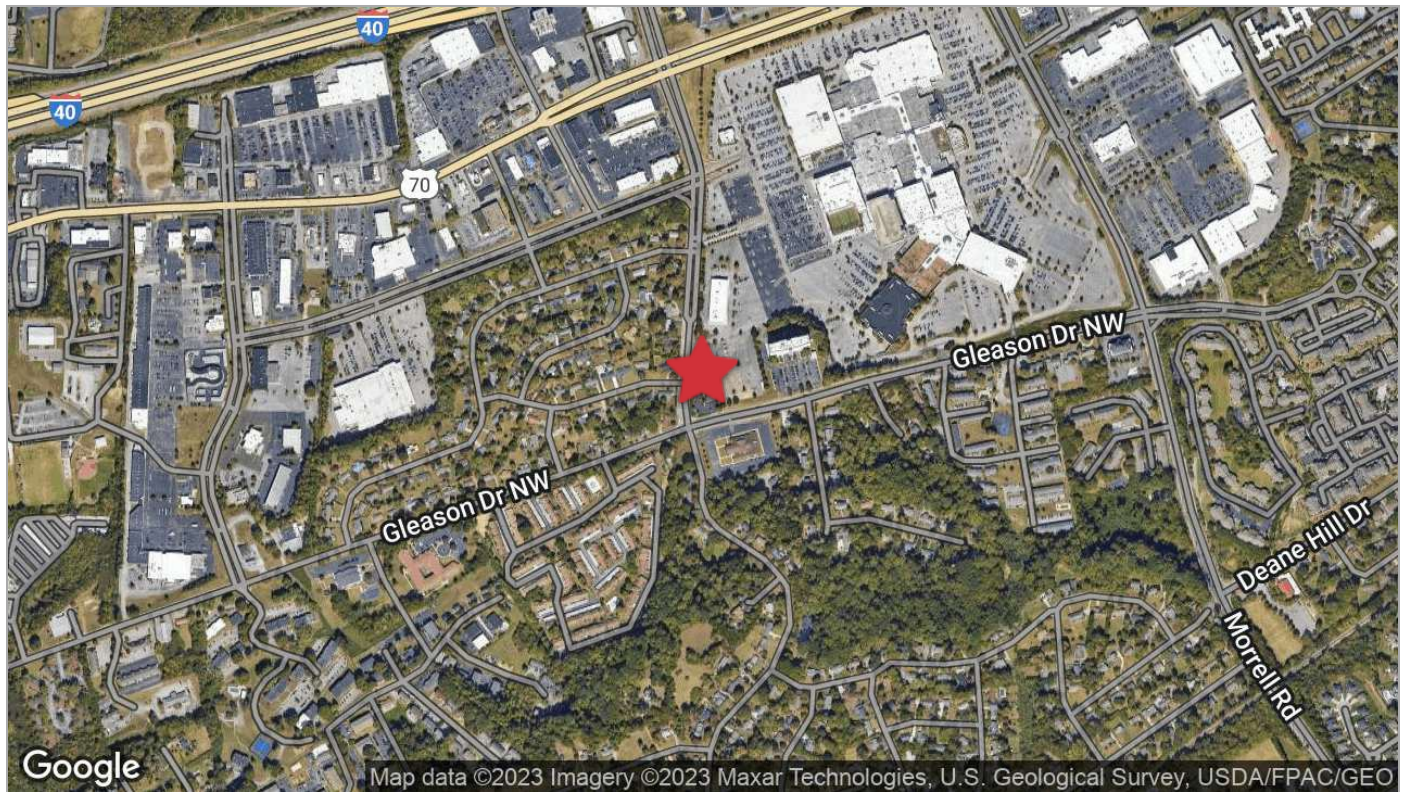
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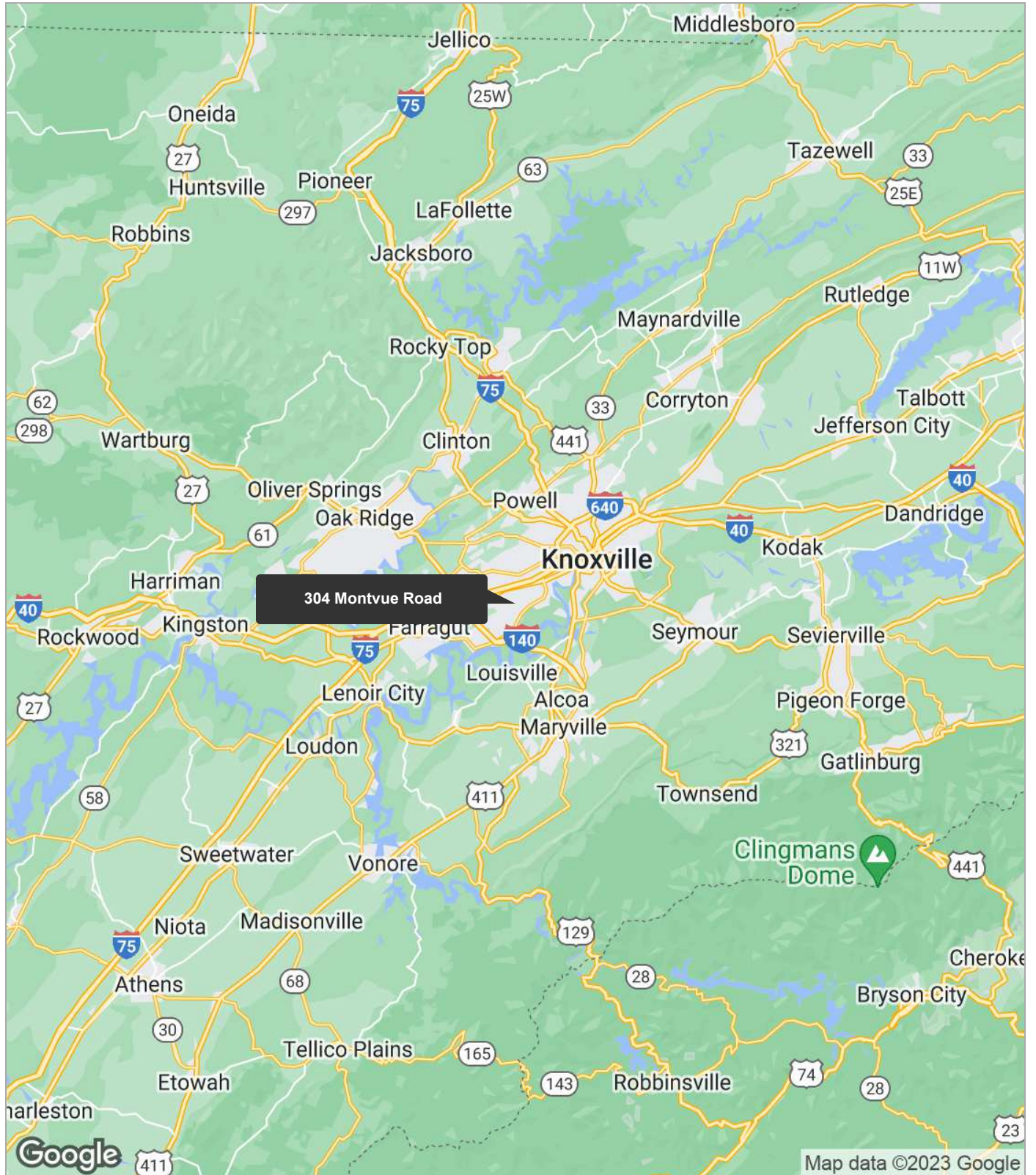
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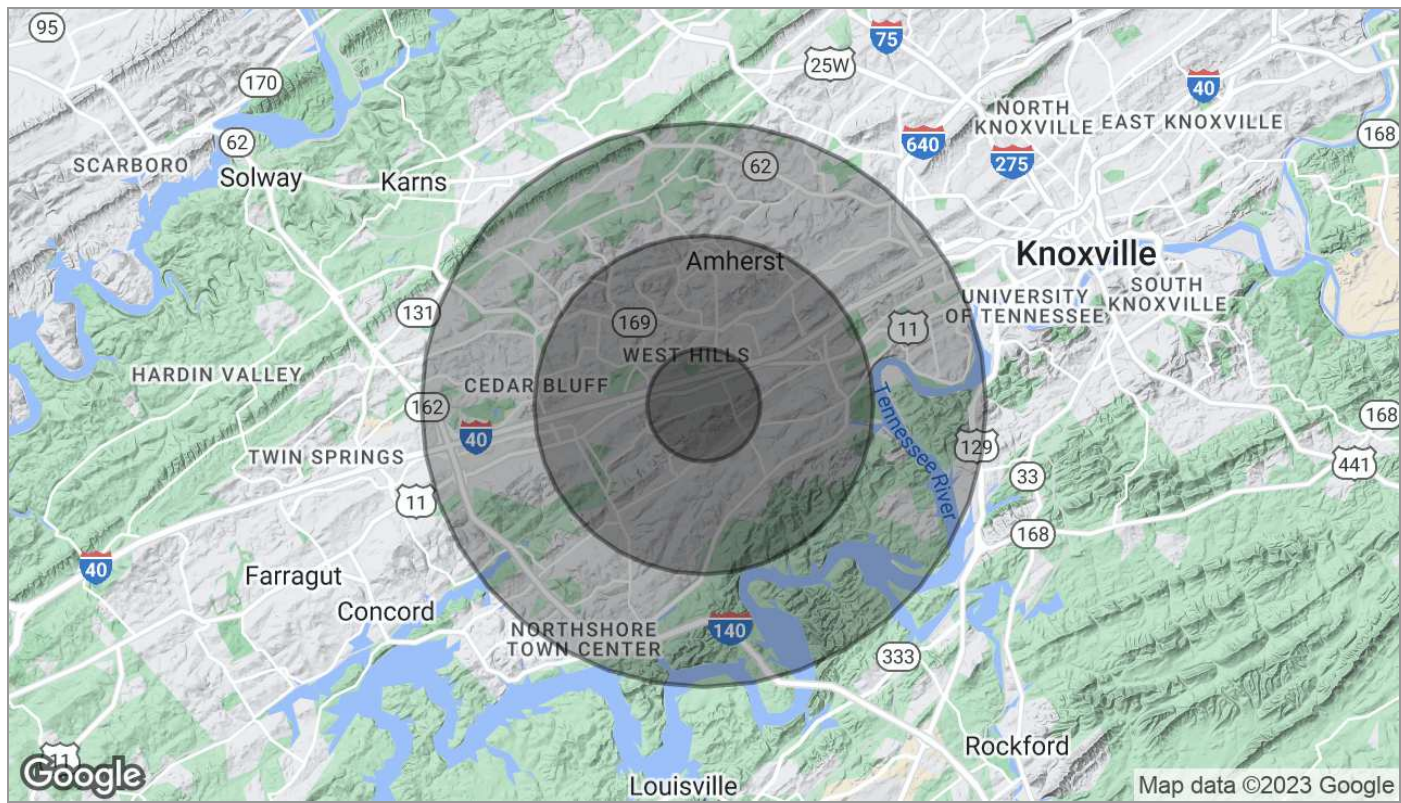
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,840	59,823	128,246
MEDIAN AGE	34.2	35.5	35.4
MEDIAN AGE (MALE)	32.9	34.3	34.5
MEDIAN AGE (FEMALE)	37.6	37.1	36.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,537	27,172	55,304
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$55,916	\$78,040	\$79,311
AVERAGE HOUSE VALUE	\$207,105	\$202,449	\$212,862

* Demographic data derived from 2020 ACS - US Census

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Agent Profile



Michelle Gibbs

Senior Advisor
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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.