



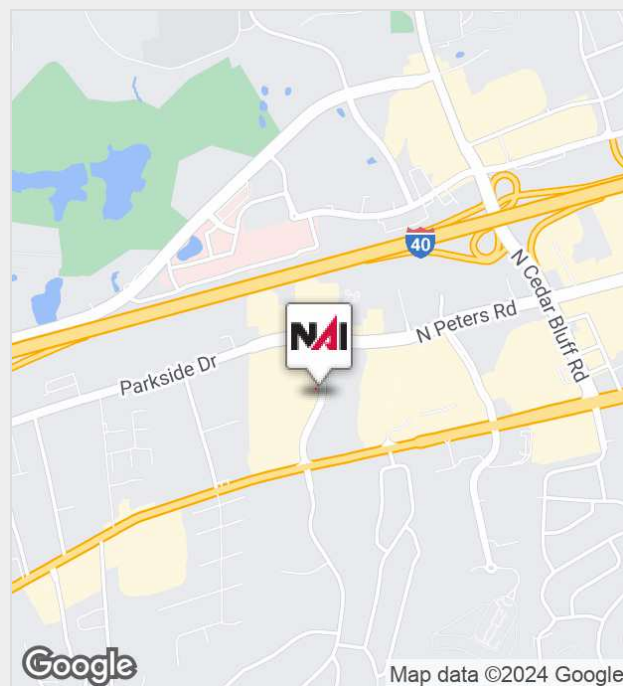
Windsor Square 267 And 297 Seven Oaks Drive

Knoxville, Tennessee 37922

Property Features

- Class "A" Retail Space Available.
- Signalized intersection on Kingston Pike and N. Peters Road.
- Signage with high visibility on Kingston Pike.
- Excellent access to I-40 and Pellissippi Parkway

Space	Lease Rate	Size (SF)
267 N. Seven Oaks Drive	\$12.00 SF/YR	67,817 SF



For more information:

Michelle Gibbs

+1 865 531 6400 • mgibbs@koellamoore.com

For Lease

Windsor Square Retail Development



Property Summary

Available SF:	67,817 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	22.27 Acres
Building Size:	299,329 SF
Market:	West Knoxville
Sub Market:	Cedar Bluff

Property Overview

67,817 sf of retail space available in Windsor Square, power center with signage on Kingston Pike and N. Peters Road. Signalized intersection at Kingston and N. Peters provides easy ingress and egress. High visibility from Kingston and North Peters Road. Easy access to I-40 and Pellissippi Parkway.

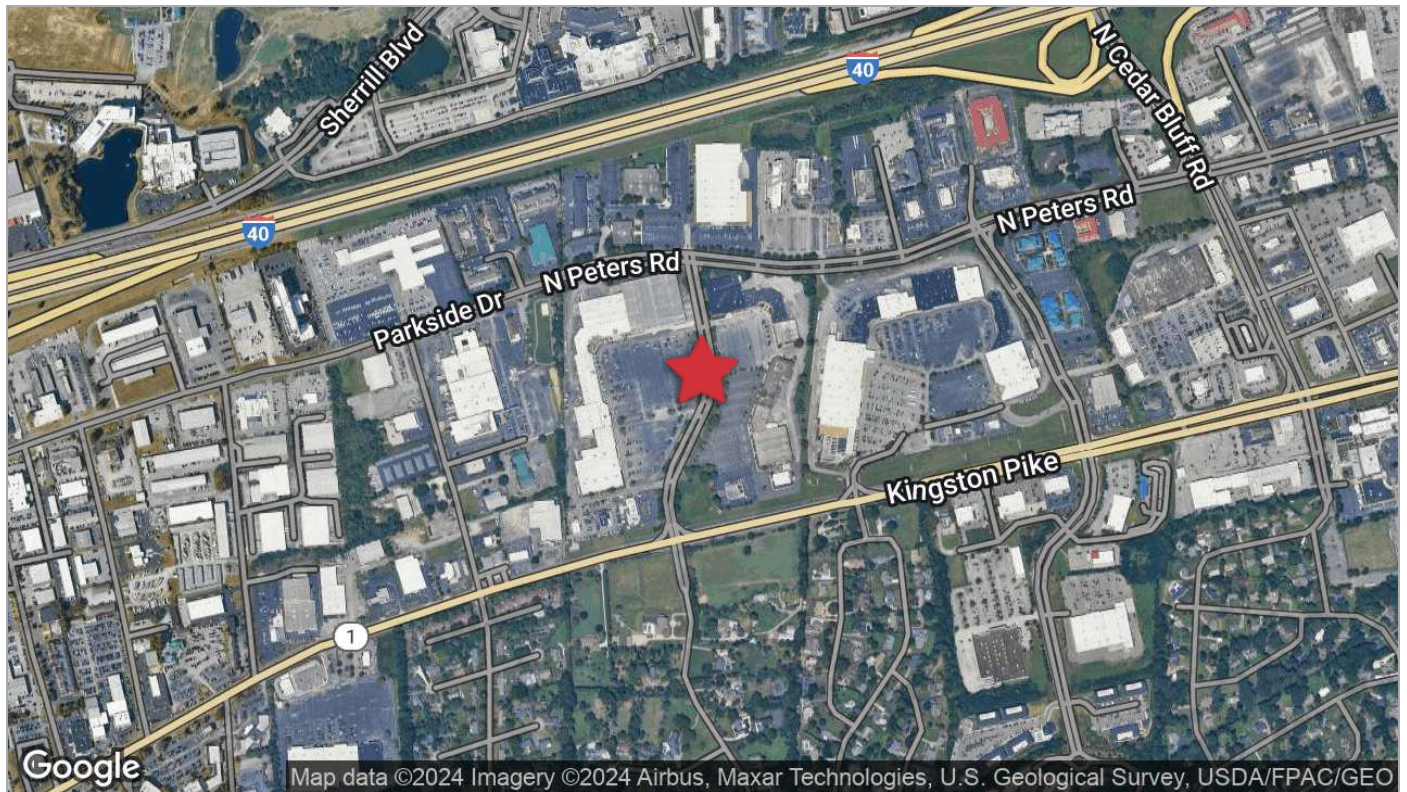
67,817 square feet - \$12.00 PSF
NNN's Estimated at \$2.50 PSF

Location Overview

Retail space available in power center with signage on Kingston Pike. Signalized intersection at Kingston and N. Peters makes for easy ingress and egress. Located in the Cedar Bluff shopping district with easy access to I-40. Traffic generating neighbors include Big Lots, Old Time Pottery and many others. Ample parking available.

For Lease

Windsor Square Retail Development



For Lease

Windsor Square Retail Development



For Lease

Windsor Square Retail Development



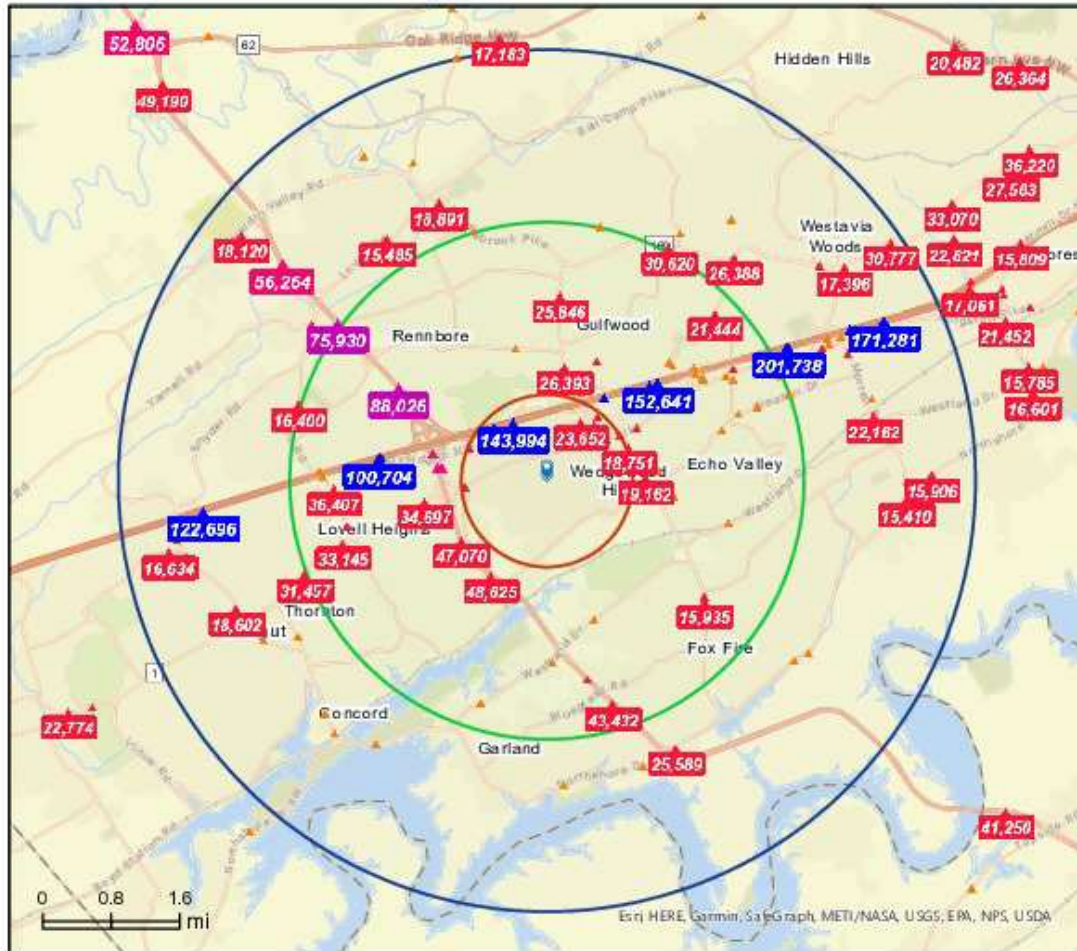
Windsor Square Retail Development



Traffic Count Map

243 S Sevenoaks Dr SW, Knoxville, Tennessee, 37922
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.90509
Longitude: -84.09756



Source: ©2021 Kalibrate Technologies (Q3 2021).

Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

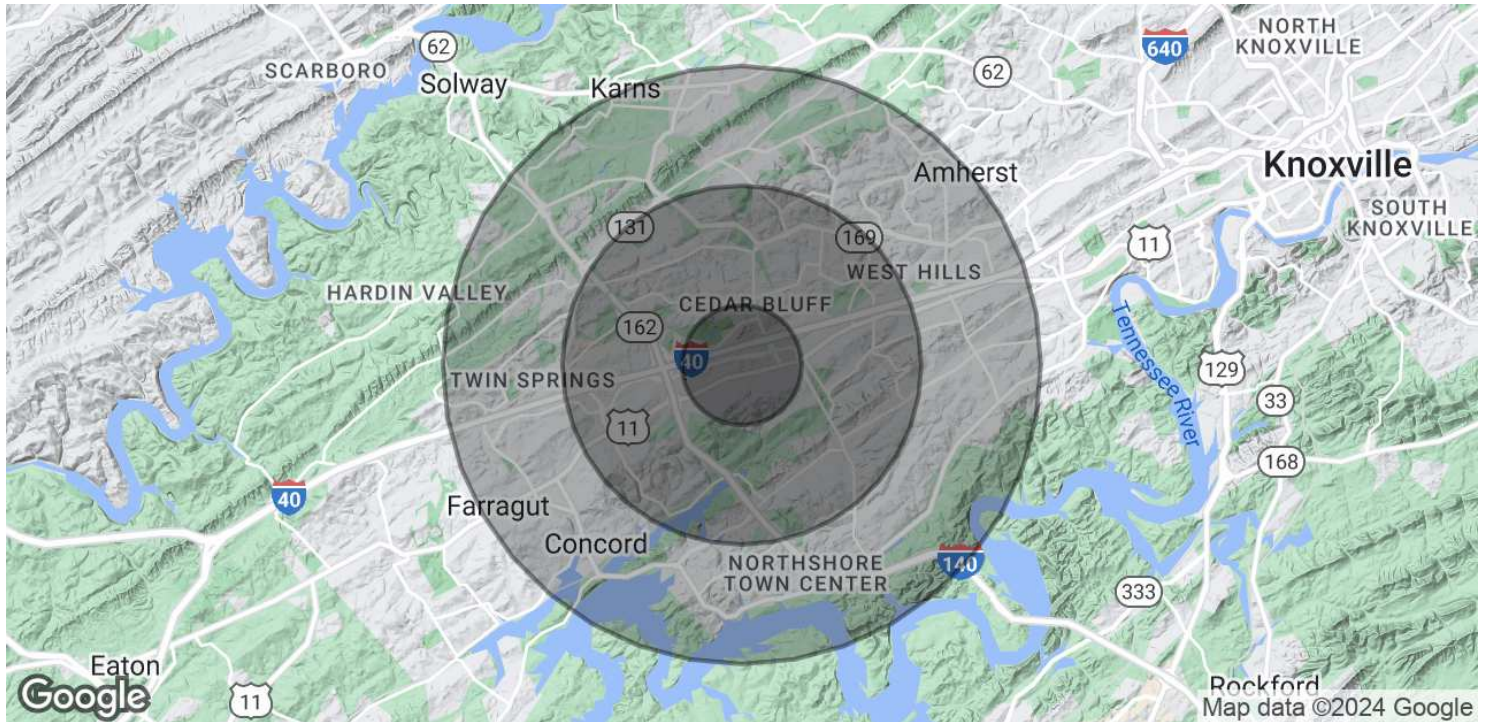


November 01, 2021

Page 10 of 11

For Lease

Windsor Square Retail Development



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,088	48,602	120,883
Median age	37.2	36.4	36.7
Median age (Male)	38.7	35.2	35.8
Median age (Female)	36.7	37.2	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,673	20,183	50,098
# of persons per HH	2.4	2.4	2.4
Average HH income	\$86,843	\$83,758	\$84,928
Average house value	\$235,247	\$238,961	\$225,939

* Demographic data derived from 2020 ACS - US Census

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.