

Medical Office

15,640 SF



11606 Chapman Highway

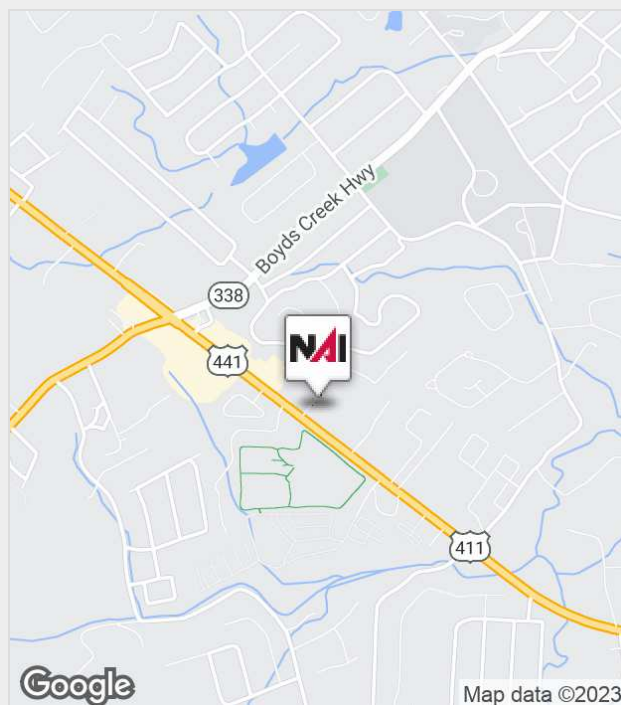
Seymour, Tennessee 37865

Property Features

- 100% Occupancy
- Long-Term Tenant
- Plenty of Parking
- Well Maintained

Sale Price

\$3,800,000



For more information:

Roger M. Moore, Jr, SIOR

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For Sale

Seymour Medical Office Investment



Property Summary

Sale Price:	\$3,800,000
Cap Rate:	6.05%
NOI:	\$229,781
Lot Size:	1.06 Acres
Building Size:	15,640 SF
Building Class:	B
Year Built:	2007
Zoning:	Commercial
Market:	Seymour
Traffic Count:	16,000

Property Overview

Medical office investment opportunity in Seymour, TN. The building is currently 100% occupied with UT Family Physicians. The exterior is well maintained and up to date. The property has plenty of parking in both front and rear with two curb cuts allowing for access from a side street as well as Northbound and Southbound lanes of Chapman Highway. Property features excellent visibility with ample signage.

Location Overview

Frontage along Chapman Highway (US-441) with traffic counts of 17,000+. The building is in close proximity to area schools, shopping and banking. Short drive to Knoxville and the popular tourist destinations of Sevierville, Pigeon Forge and Gatlinburg.

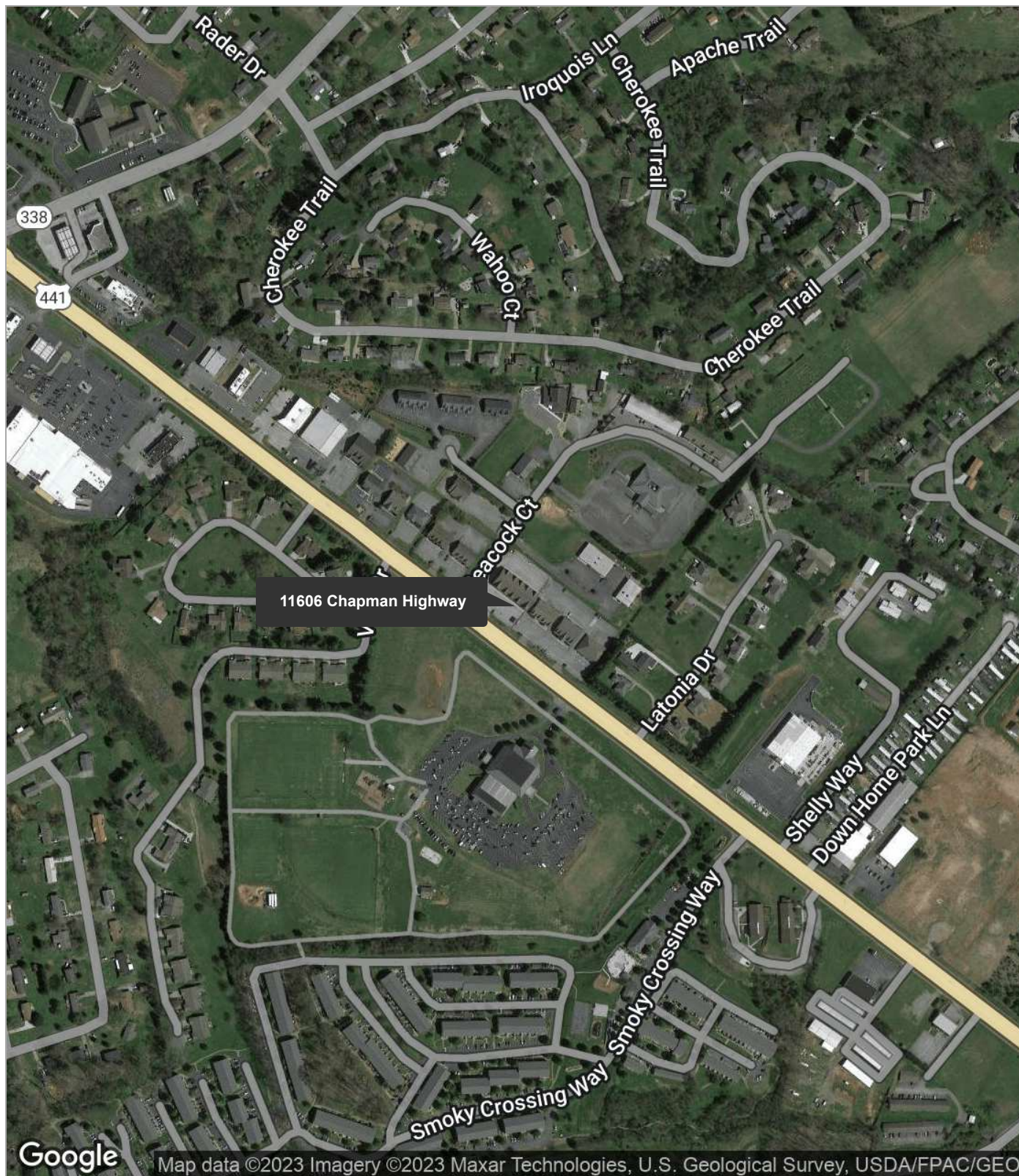
For Sale

Seymour Medical Office Investment



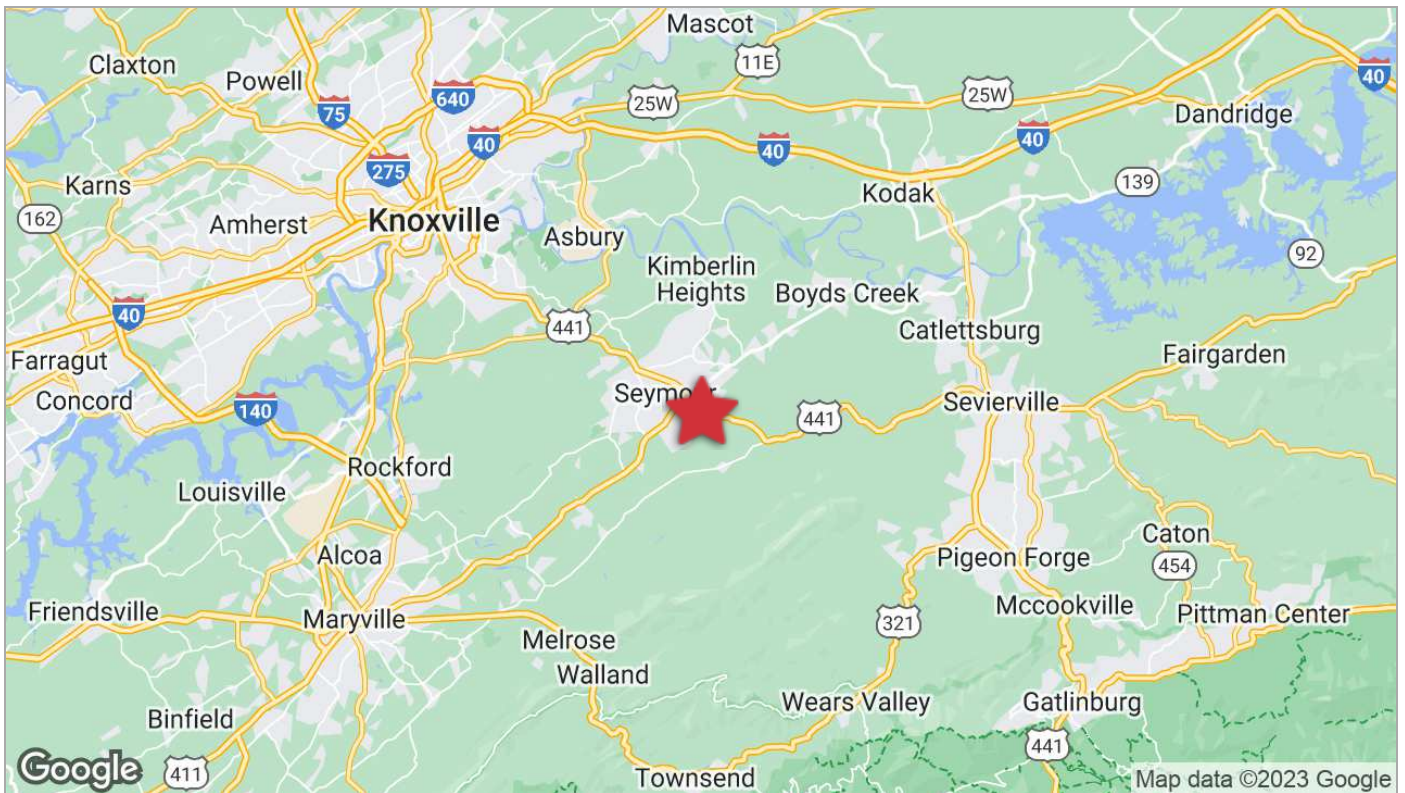
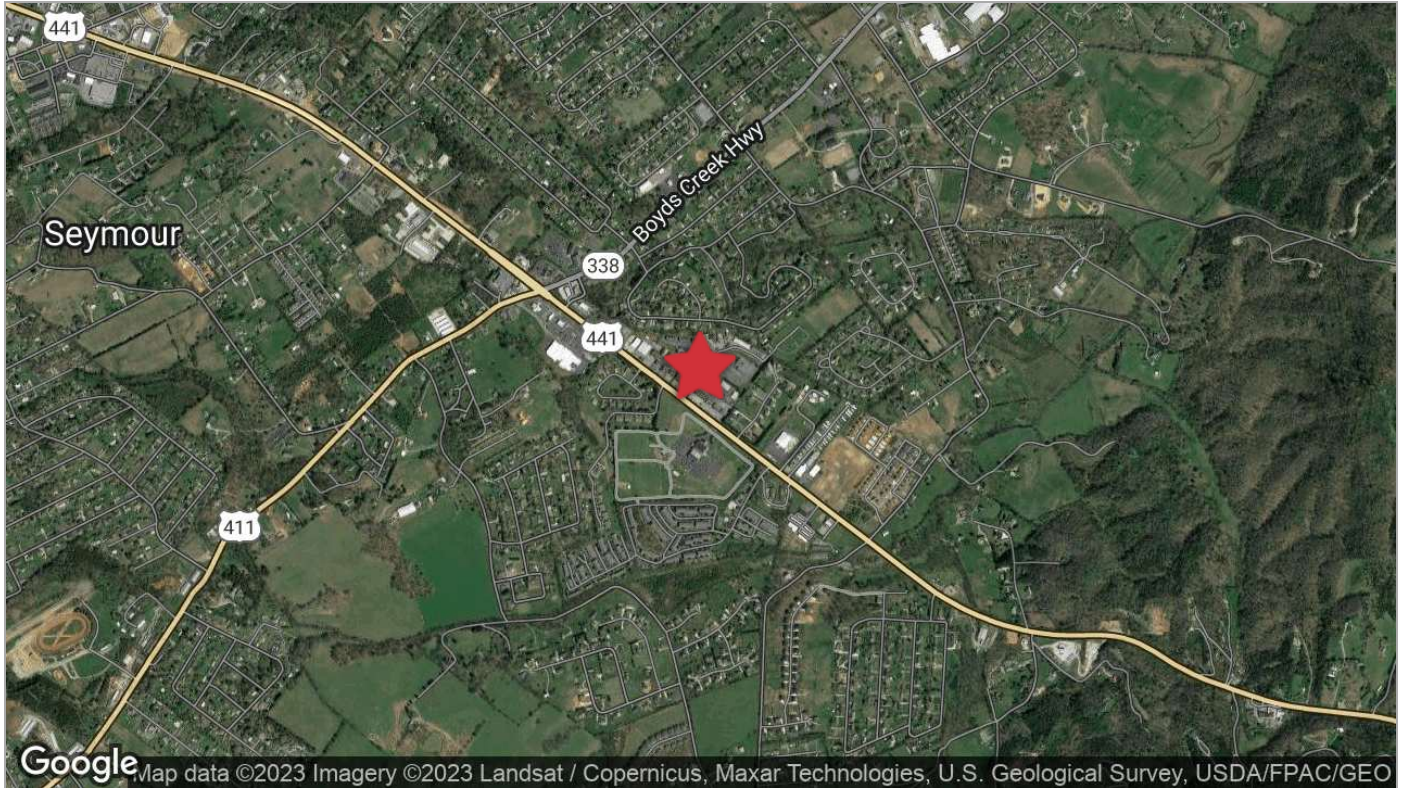
For Sale

Seymour Medical Office Investment



For Sale

Seymour Medical Office Investment



1 Mile Demo

3,616

Population



1,424

Households

41.5

Median Age

\$41,469

Median Disposable Income

INCOME



\$49,830

Median Household
Income



\$22,418

Per Capita Income



\$70,406

Median Net Worth

EDUCATION

12%

No High
School
Diploma



35%

High School
Graduate



32%

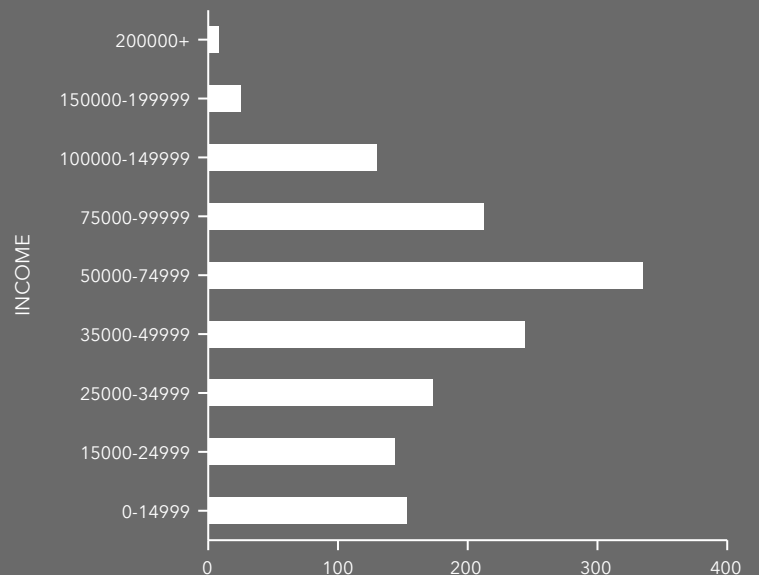
Some College



20%

Bachelor's/Grad/Prof
Degree

HOUSEHOLD INCOME



EMPLOYMENT



63%

White Collar



16%

Blue Collar



Services

21%

Unemployment
Rate

4.9%



3 Mile Demo

17,341

Population



6,666

Households

42.7

Median Age

\$43,419

Median Disposable Income

INCOME



\$51,303

Median Household
Income



\$23,558

Per Capita Income



\$107,560

Median Net Worth

EDUCATION

13%

No High
School
Diploma



38%

High School
Graduate



30%

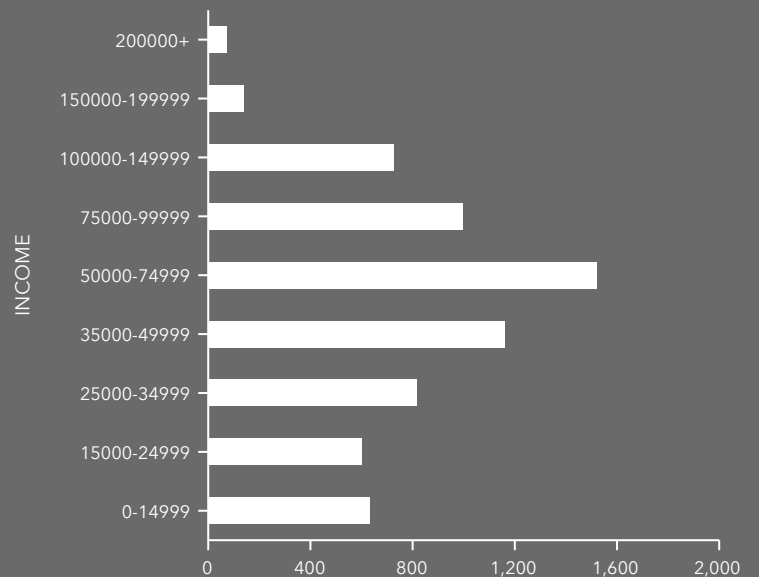
Some College



20%

Bachelor's/Grad/Prof
Degree

HOUSEHOLD INCOME



EMPLOYMENT



59%

White Collar



25%

Blue Collar



Services

15%

Unemployment
Rate

4.3%



5 Mile Demo

INCOME

29,086

Population

42.7

Median Age



11,042

Households

\$42,391

Median Disposable Income



\$50,504

Median Household
Income



\$23,662

Per Capita Income



\$110,744

Median Net Worth

EDUCATION

13%

No High
School
Diploma



38%

High School
Graduate



30%

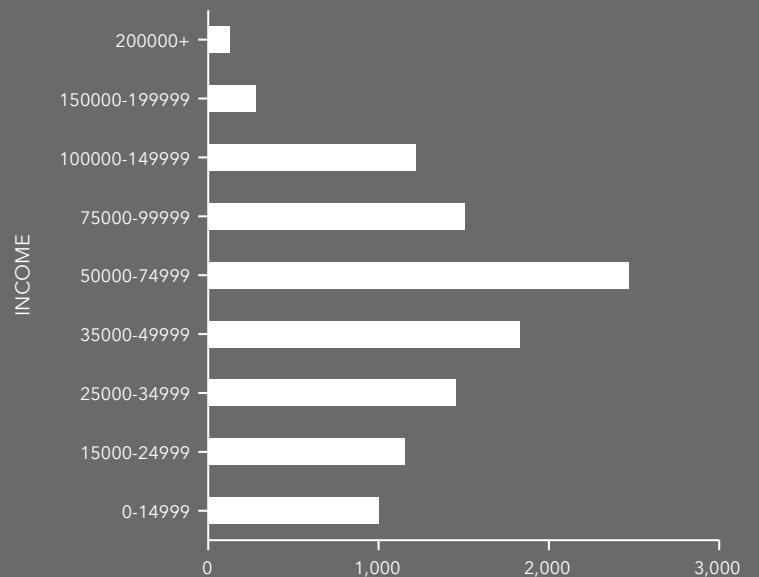
Some College



19%

Bachelor's/Grad/Prof
Degree

HOUSEHOLD INCOME



EMPLOYMENT



57%

White Collar



26%

Blue Collar



Services

17%

Unemployment
Rate

4.8%



Agent Profile



Roger M. Moore, Jr, SIOR

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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