

Bearden Office

1,893 SF



4600 Chambliss Avenue

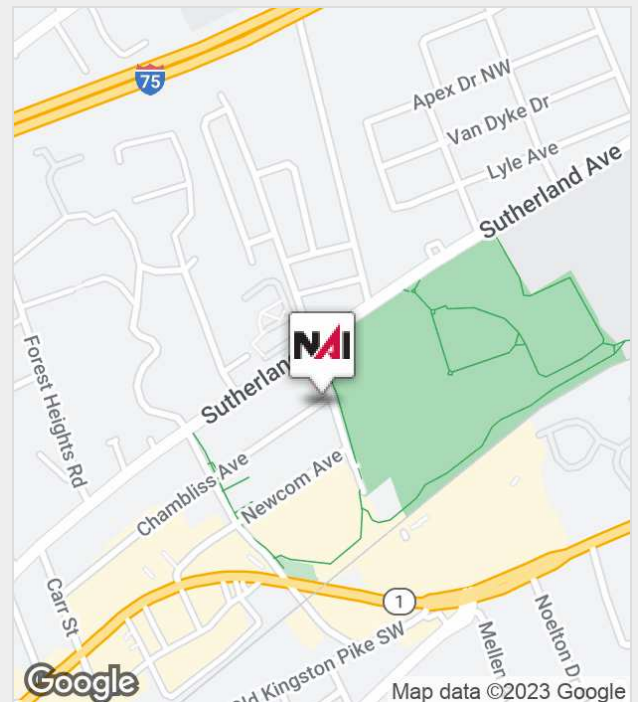
Knoxville, Tennessee 37919

Property Features

- Located in the Heart of Bearden
- Just minutes from downtown Knoxville.
- Easy access to Kingston Pike
- Great location accessible to banking, shopping and restaurants
- Expansion opportunity available

For Sale or Lease

\$325,000 / \$1,900 Month



For more information:

Michelle Gibbs

+1 865 531 6400 • mgibbs@koellamoore.com

For Sale or Lease

OFFICE SPACE FOR LEASE IN THE HEART OF BEARDEN



Property Summary

| | |
|-----------------|------------|
| Lot Size: | 0.37 Acres |
| Building Size: | 1,893 SF |
| Building Class: | B |
| Year Built: | 1940 |
| Renovated: | 2014 |
| Zoning: | O |
| Market: | Bearden |
| Sub Market: | West |

Property Overview

Free standing office building for Lease or Sale.
Located in the heart of Bearden
Easy access to Kingston Pike and just minutes from downtown Knoxville
Conveniently located near banking, restaurants and shopping
Lease: \$1,900.00 per month NNN - Tenant pays utilities, janitorial, landscaping and current net charges of \$343.28 per month
Sale: \$325,000

Location Overview

Located in the heart of Bearden just off Sutherland Avenue near a new University of Tennessee sports complex. Easy access to Kingston Pike and near banking, shopping and restaurants. Located just minutes from downtown Knoxville.
Square footage: Main level 1337 sq ft
Upper level 509 sq ft
Basement 770 sq ft
Main and upper levels are heated and cooled.

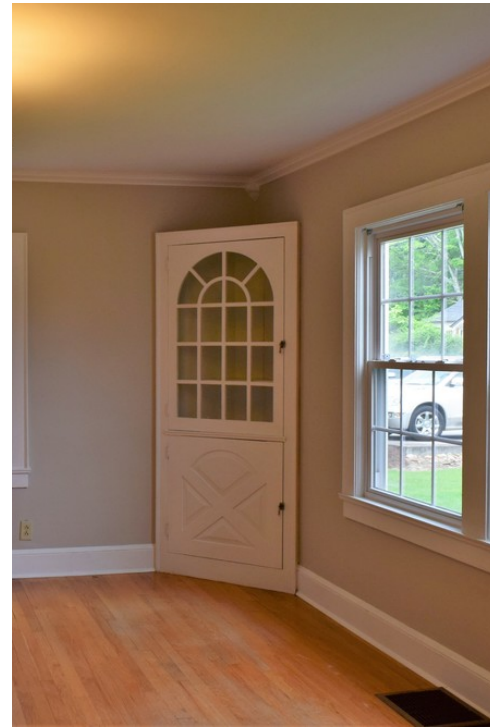
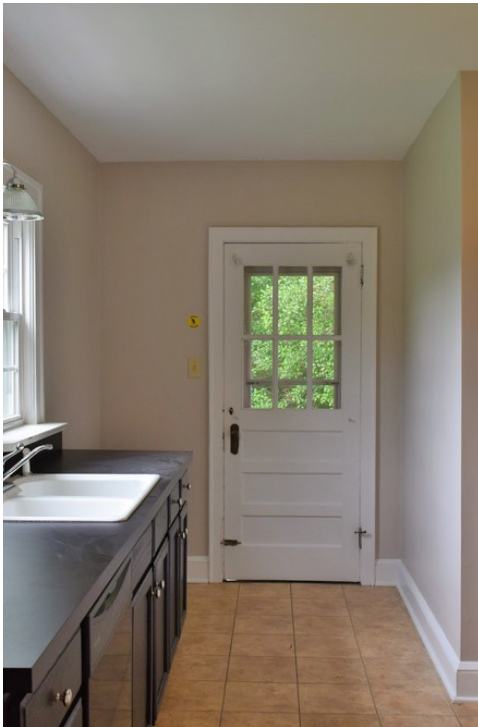
For Sale or Lease

OFFICE SPACE FOR LEASE IN THE HEART OF BEARDEN



For Sale or Lease

OFFICE SPACE FOR LEASE IN THE HEART OF BEARDEN



For Sale or Lease

OFFICE SPACE FOR LEASE IN THE HEART OF BEARDEN



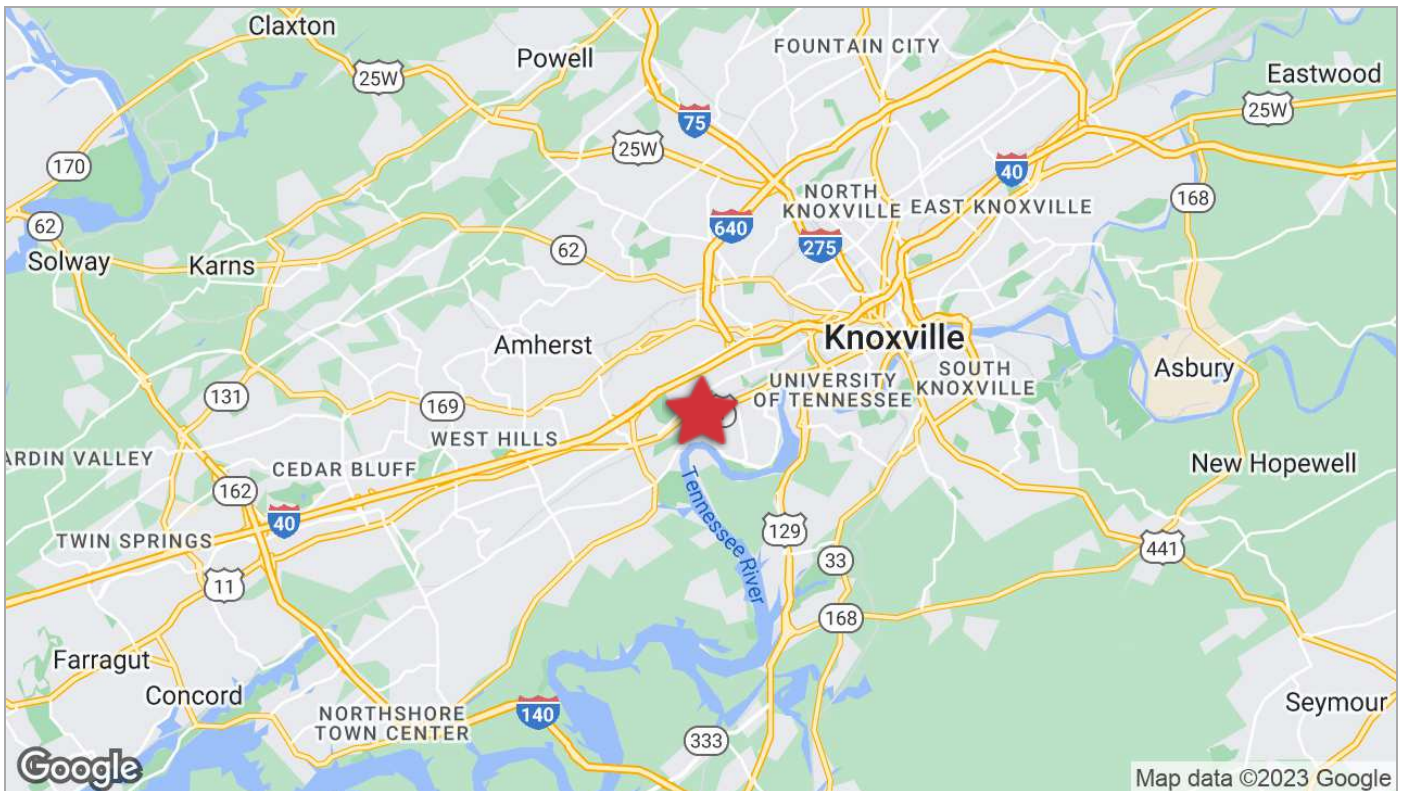
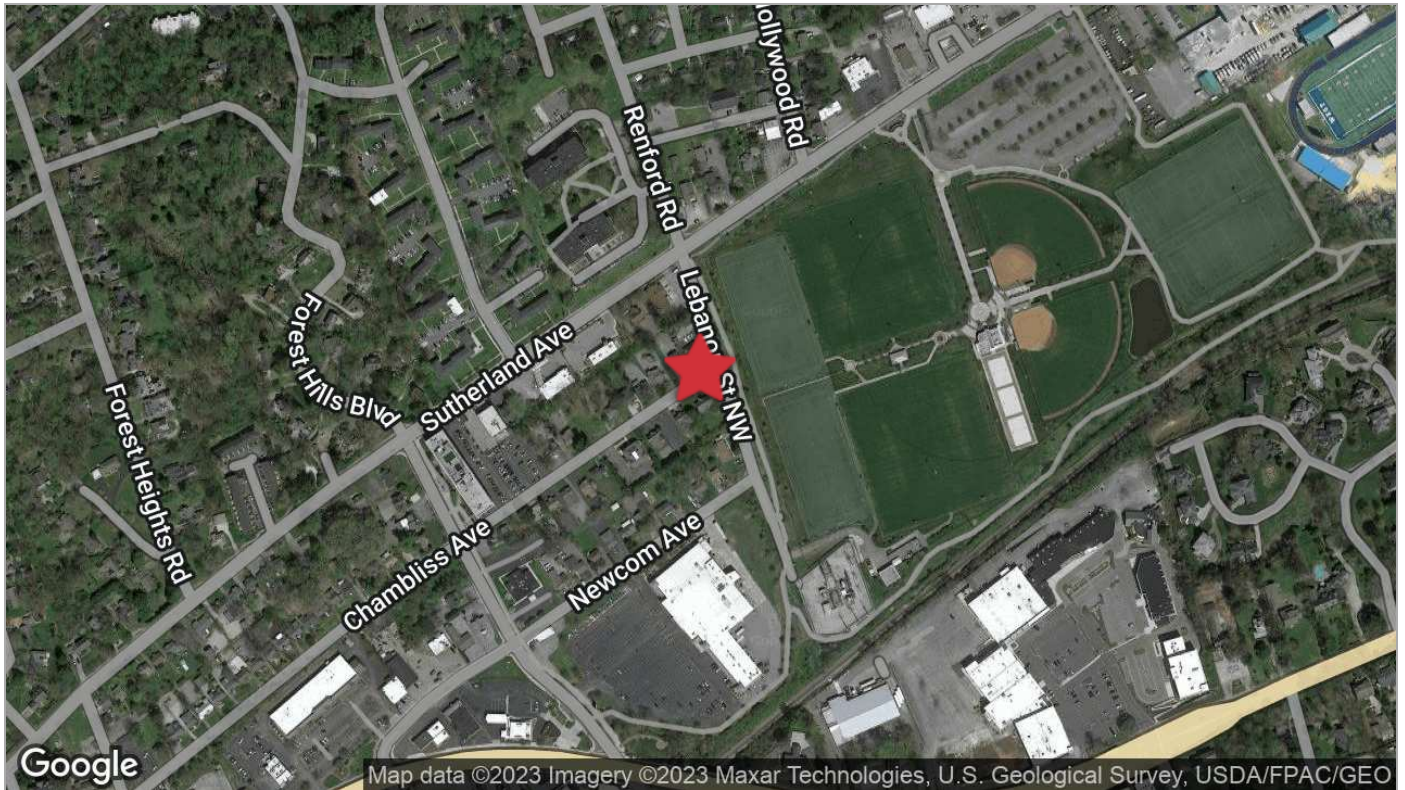
For Sale or Lease

OFFICE SPACE FOR LEASE IN THE HEART OF BEARDEN



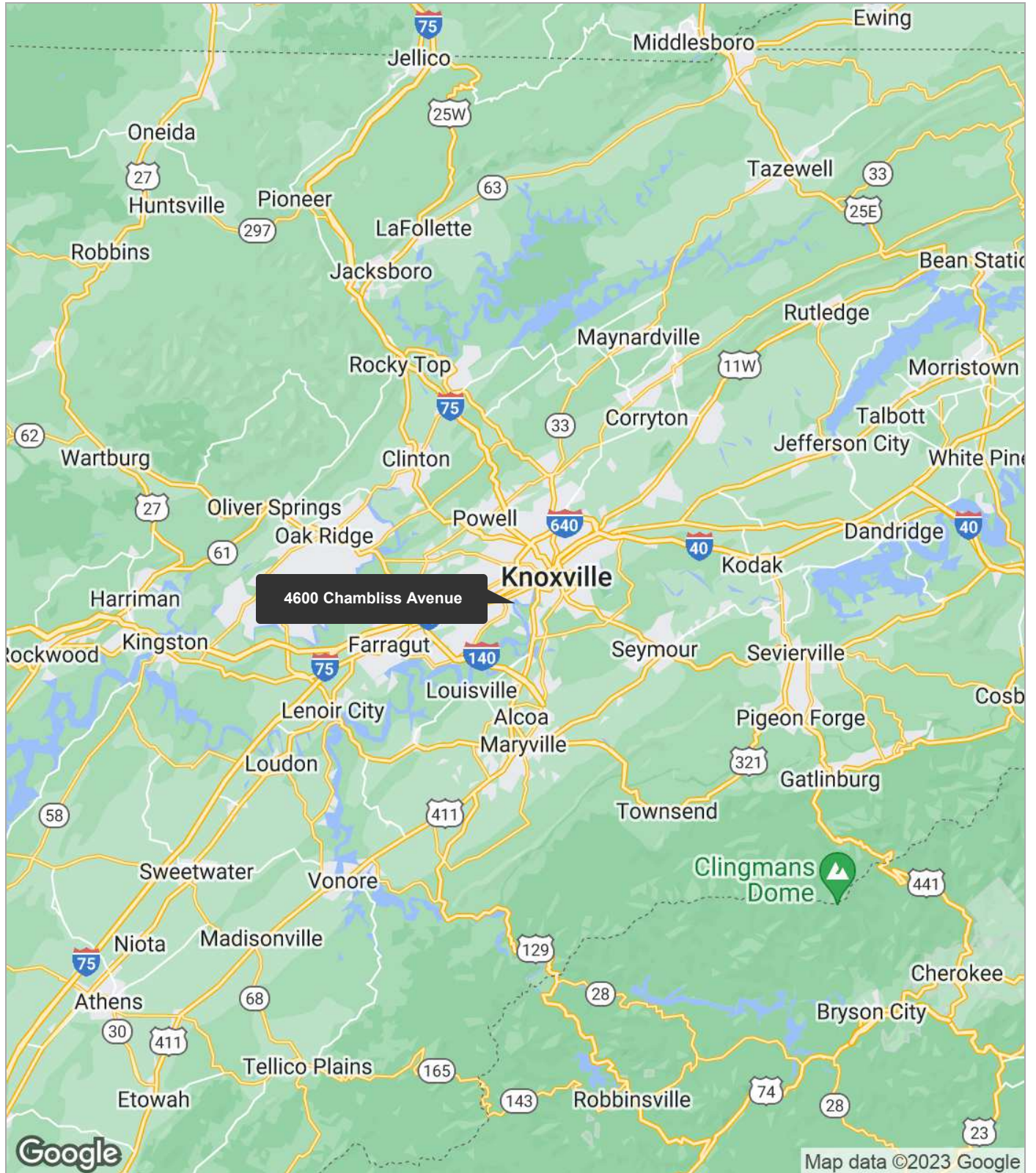
For Sale or Lease

OFFICE SPACE FOR LEASE IN THE HEART OF BEARDEN



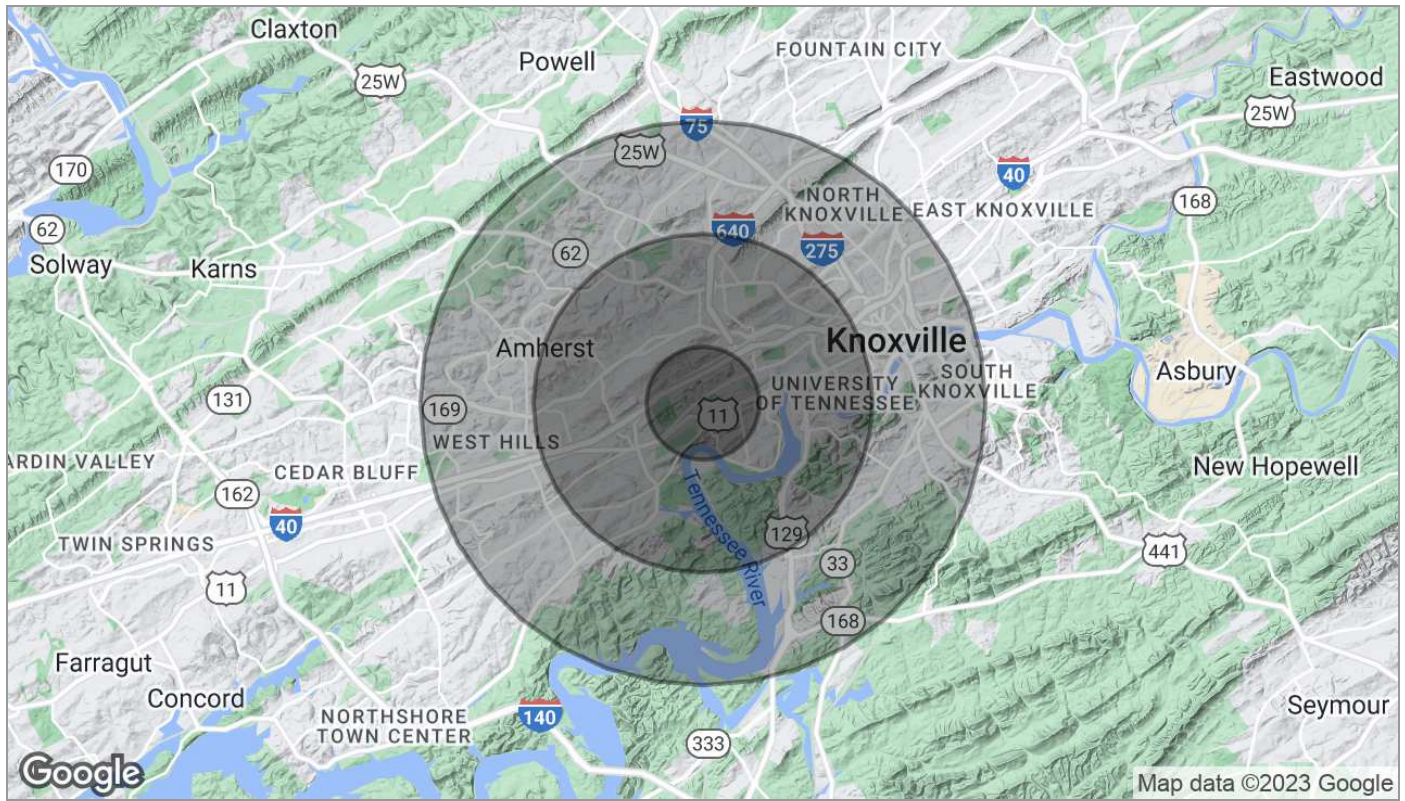
For Sale or Lease

OFFICE SPACE FOR LEASE IN THE HEART OF BEARDEN



For Sale or Lease

OFFICE SPACE FOR LEASE IN THE HEART OF BEARDEN



| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 6,365 | 45,753 | 134,534 |
| MEDIAN AGE | 31.5 | 33.0 | 33.4 |
| MEDIAN AGE (MALE) | 29.4 | 32.5 | 33.0 |
| MEDIAN AGE (FEMALE) | 32.2 | 33.4 | 34.0 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| TOTAL HOUSEHOLDS | 3,106 | 20,315 | 58,332 |
| # OF PERSONS PER HH | 2.0 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$65,261 | \$62,824 | \$55,117 |
| AVERAGE HOUSE VALUE | \$300,362 | \$205,803 | \$169,451 |

* 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.