



For Lease

Middlebrook Retail 1,400 - 3,150 SF



Middlebrook Station

8663 Middlebrook Pike
Knoxville, Tennessee 37923

Property Highlights

- Outstanding street level visibility
- 30,000 Cars daily
- 32,000 residents within a 2 mile radius
- Major east/west arterial
- 2007 Construction
- Multiple suite sizes available
- County Zoning/Taxes

Property Description

Strong visibility and outstanding traffic counts highlight this opportunity at Middlebrook Station. Middlebrook offers the primary arterial for traffic heading due east/west north of I-40. Over 32,000 residents dwell within a 2 mile radius of the center, offering a diverse mix of clientele.

Limited commercial development opportunities within one mile in either direction offer an opportunity to establish a firm grip on a dense population base with fewer retail services in immediate proximity.

County CA zoning and county only taxes further highlight this property.

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,419	\$65,206
3 Miles	59,400	\$66,564
5 Miles	129,405	\$76,760

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
8639 Middlebrook Pike	\$20.00 SF/yr	1,400
8647-8651 Middlebrook Pike	\$18.00 SF/yr	3,150
8655 Middlebrook Pike	\$20.00 SF/yr	1,400

For more information

Michael Moore

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For Lease

Retail Property

3,150 SF | \$18.00 SF/yr



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,150 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8639 Middlebrook Pike	-	1,400 SF	NNN	\$20.00 SF/yr	-
8647-8651 Middlebrook Pike	Available	3,150 SF	NNN	\$18.00 SF/yr	-
8655 Middlebrook Pike	-	1,400 SF	NNN	\$20.00 SF/yr	-

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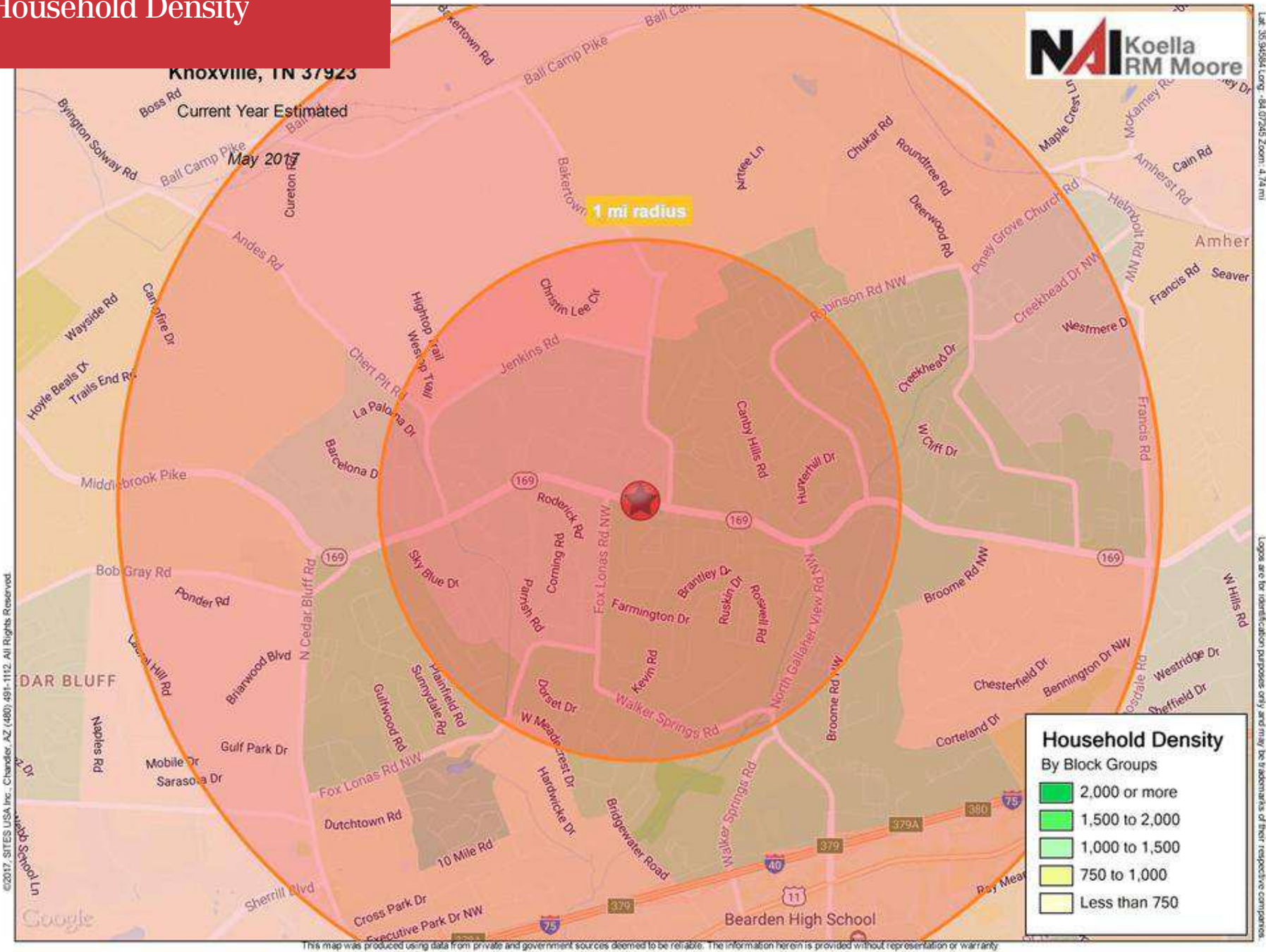
For Lease

Traffic Counts & Zoning

3,150 SF | \$18.00 SF/yr



Household Density



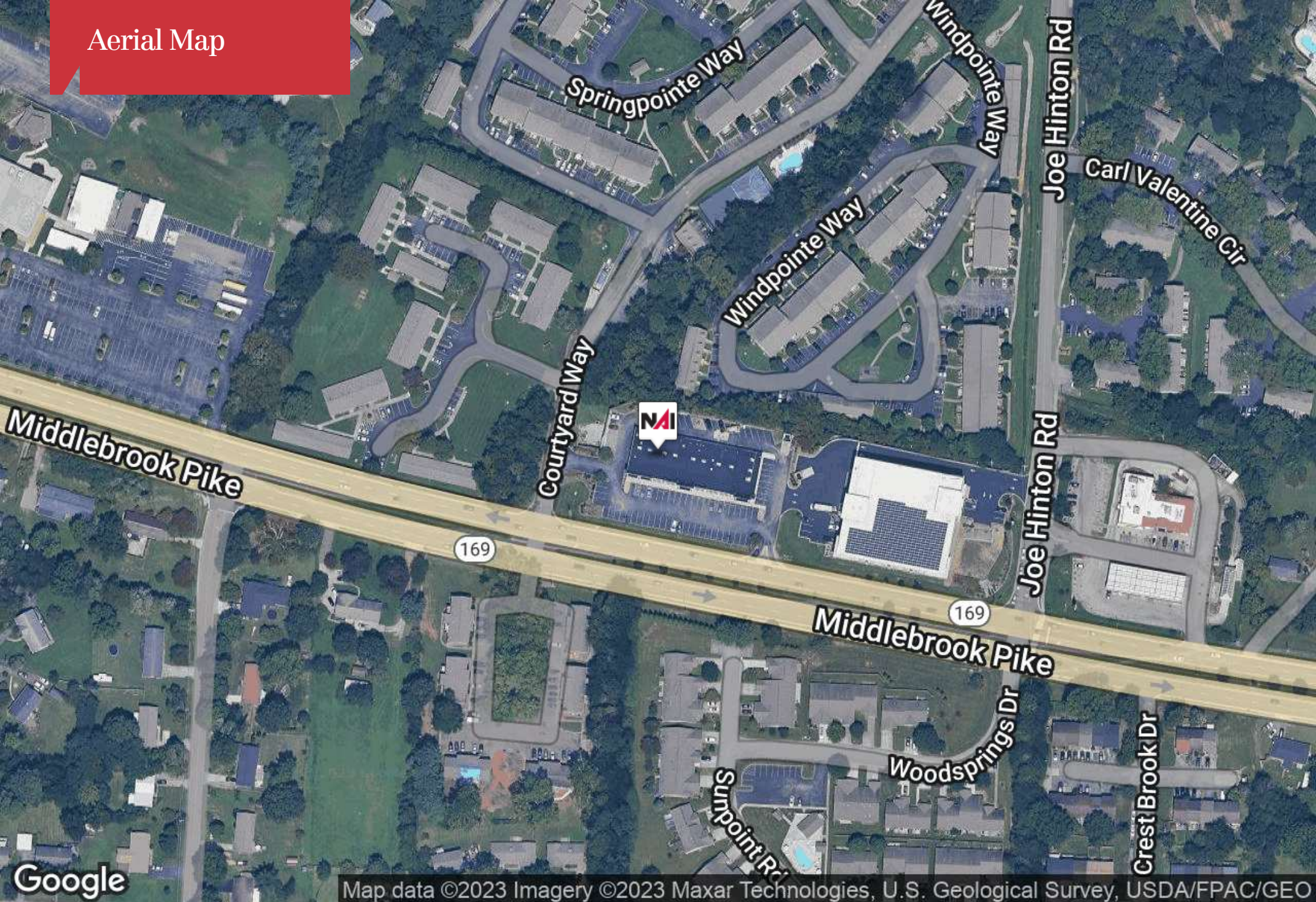
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Aerial Map



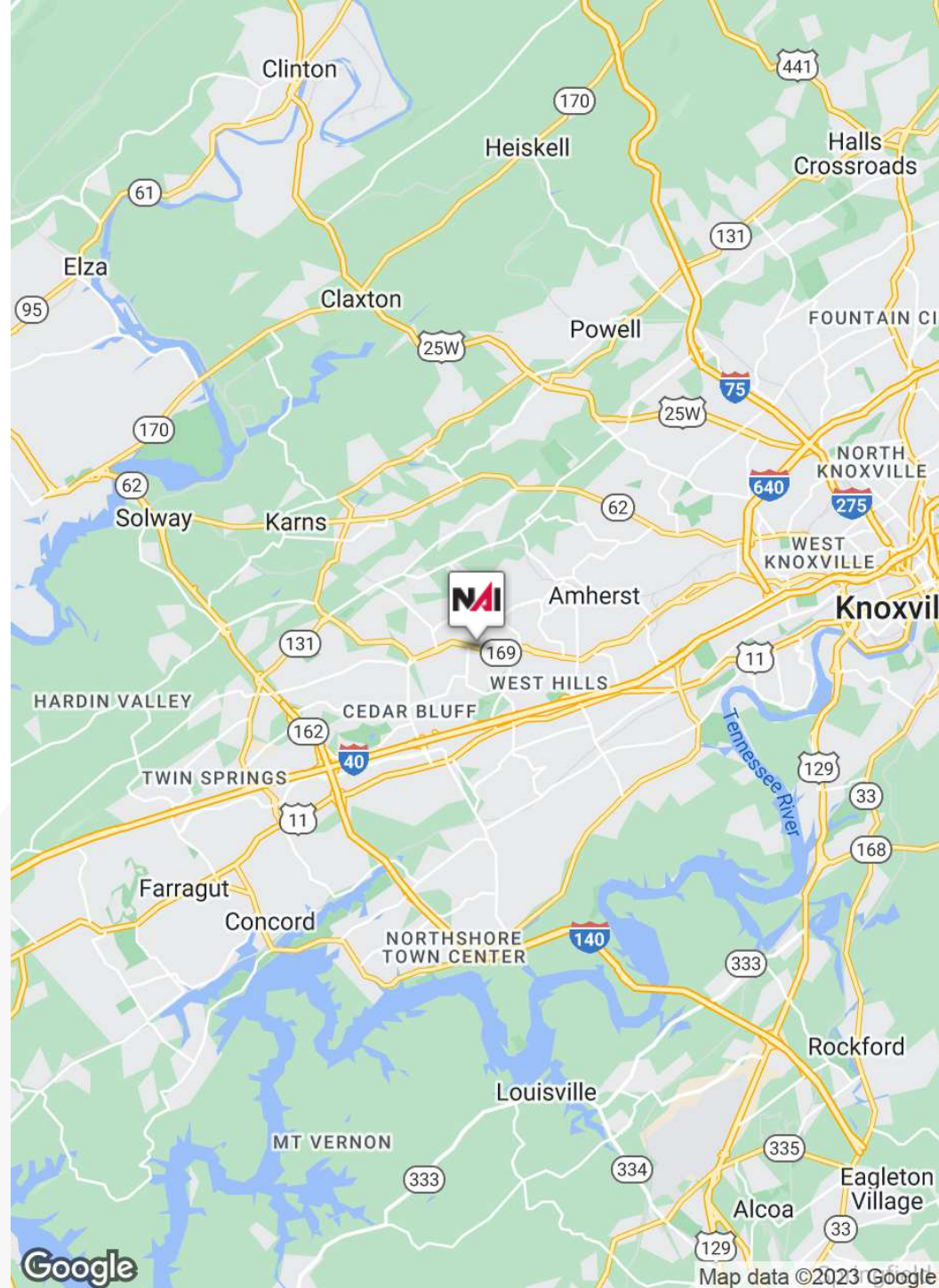
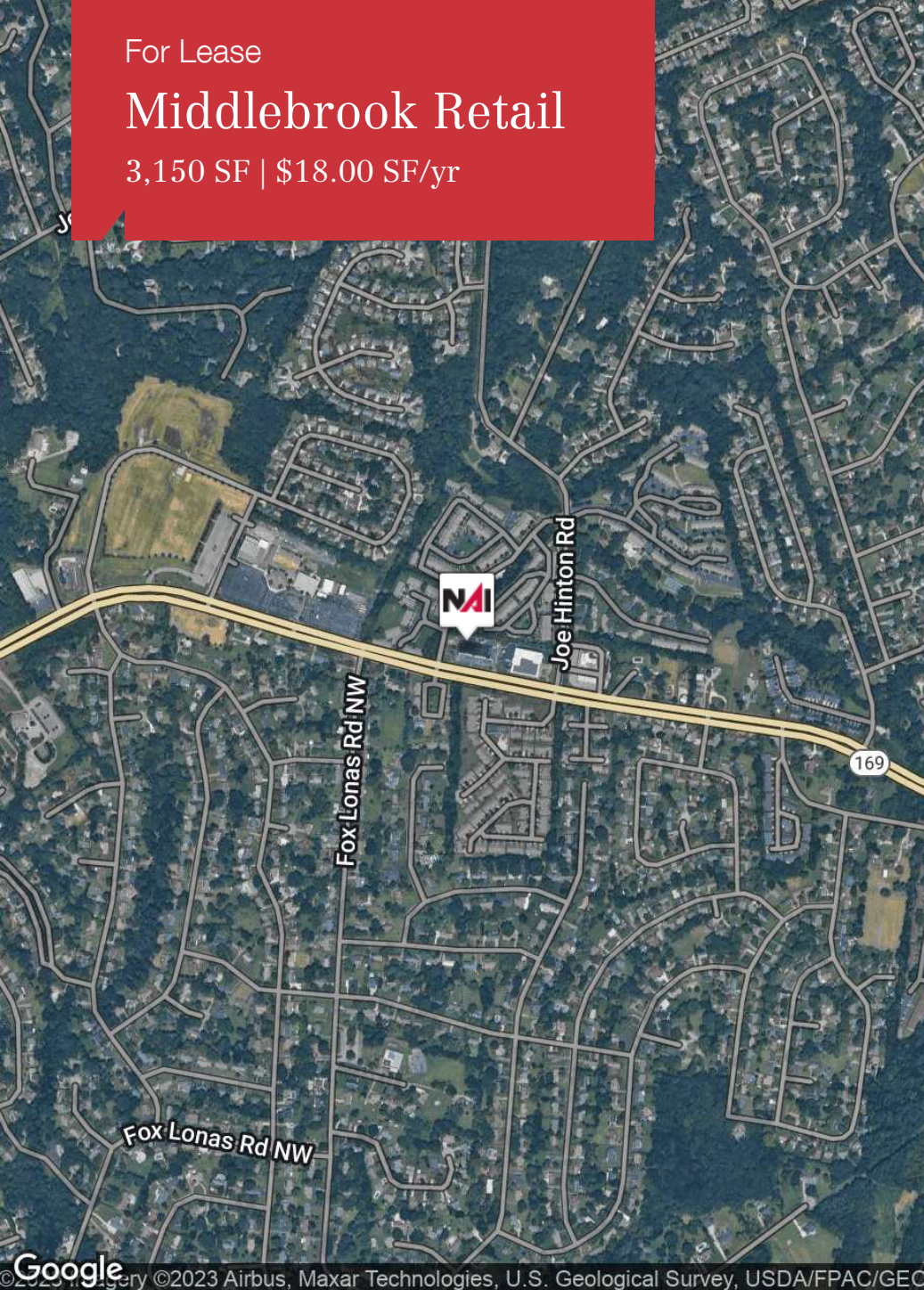
Google

Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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Middlebrook Retail

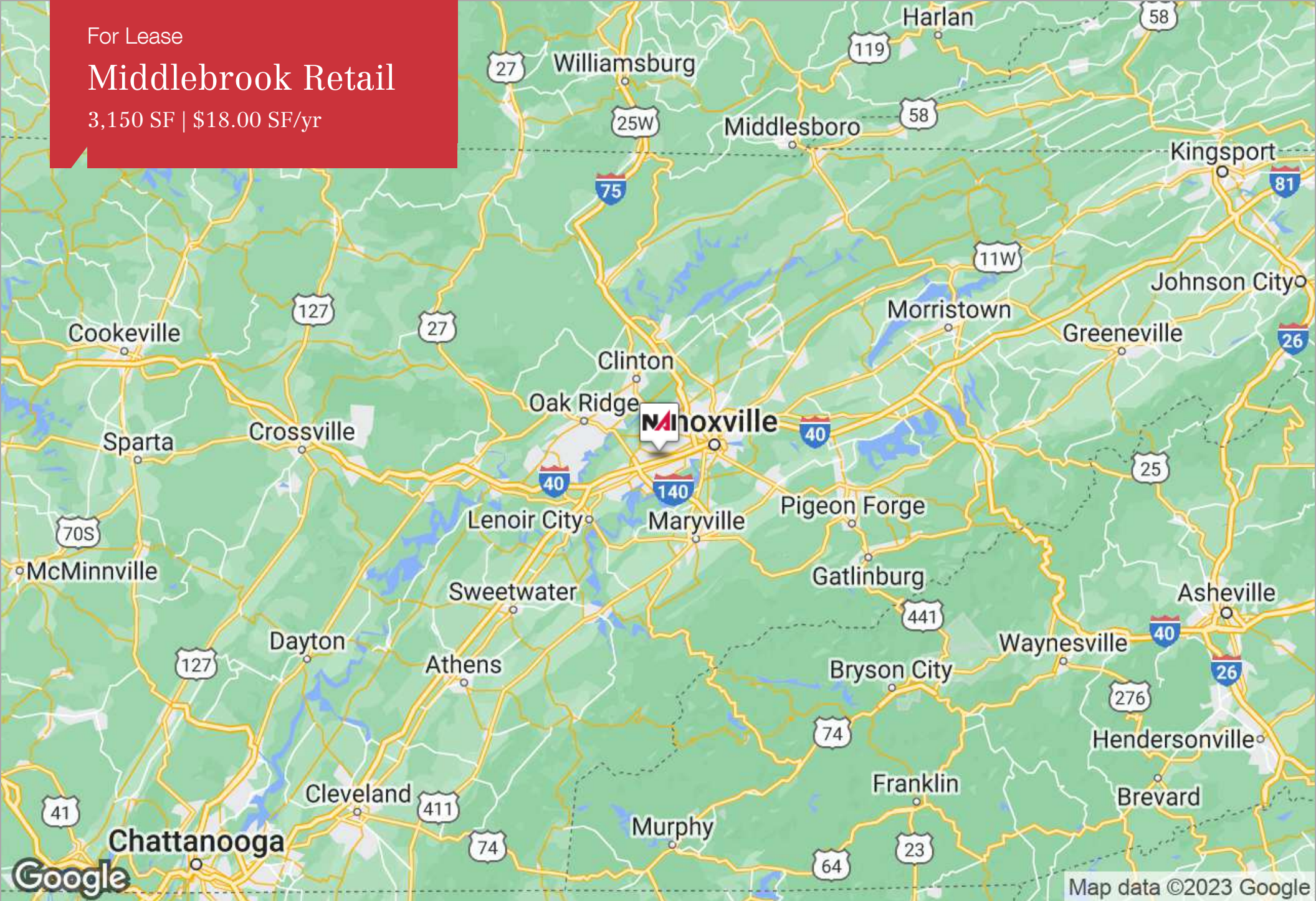
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Middlebrook Retail

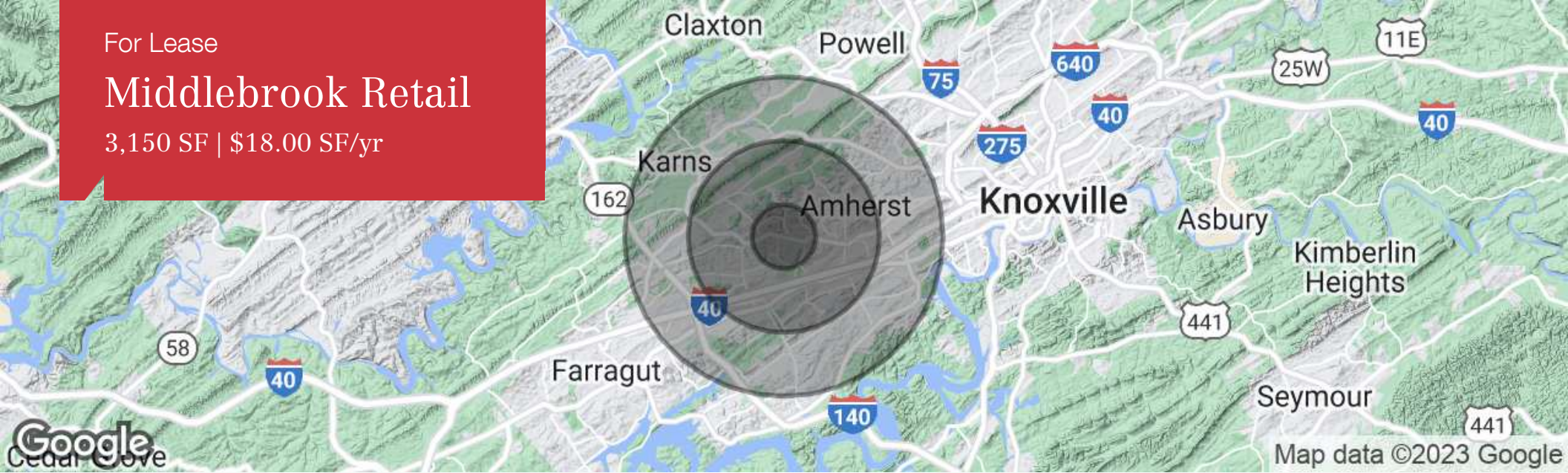
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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,419	59,400	129,405
Median Age	34.4	35.0	36.3
Median Age (Male)	32.4	33.5	35.3
Median Age (Female)	35.9	36.6	37.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,655	26,385	55,481
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$65,206	\$66,564	\$76,760
Average House Value	\$173,032	\$179,857	\$205,645

Race

	1 Mile	3 Miles	5 Miles
% White	90.1%	88.1%	88.8%
% Black	6.1%	7.1%	5.9%
% Asian	1.9%	1.7%	2.4%
% Hawaiian	0.0%	0.1%	0.1%
% Indian	0.1%	0.1%	0.2%
% Other	0.5%	0.8%	0.6%

Ethnicity

	1 Mile	3 Miles	5 Miles
% Hispanic	7.4%	6.4%	4.4%

* Demographic data derived from 2020 ACS - US Census

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Michael Moore

Senior Advisor

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Memberships & Affiliations

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

Education

University of Tennessee College of Journalism, 1992-1997

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.