

# HIGH VISIBILITY TO INTERSTATE 40

201 Prosperity Road  
Knoxville, Tennessee 37923

## Property Highlights

- Excellent visibility to I-40 with signage opportunity to I-40
- Office + Warehouse
- Drive-thru, grade level door
- Estimated CAM \$2.55 PSF
- 29 private parking spaces
- Quick access to Cedar Bluff Road and Pellissippi Parkway
- Zoning: C-H-2

## Property Description

6,357 SF of office and warehouse space available in the highly desired Cedar Bluff area. This property features excellent interstate visibility, 29 private parking spaces with parking at the door, well maintained exterior and one drive-in, grade-level door. Interior consists of both open floor plan and private offices along the perimeter. Large windows provide natural light throughout the space.

## OFFERING SUMMARY

Available SF	Fully Leased
Lease Rate	\$12.00 SF/yr (NNN)
Lot Size	0.89 Acres
Building Size	6,357 SF

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,851	\$56,689
3 Miles	58,282	\$76,240
5 Miles	130,955	\$83,283

For more information

**Michelle Gibbs**

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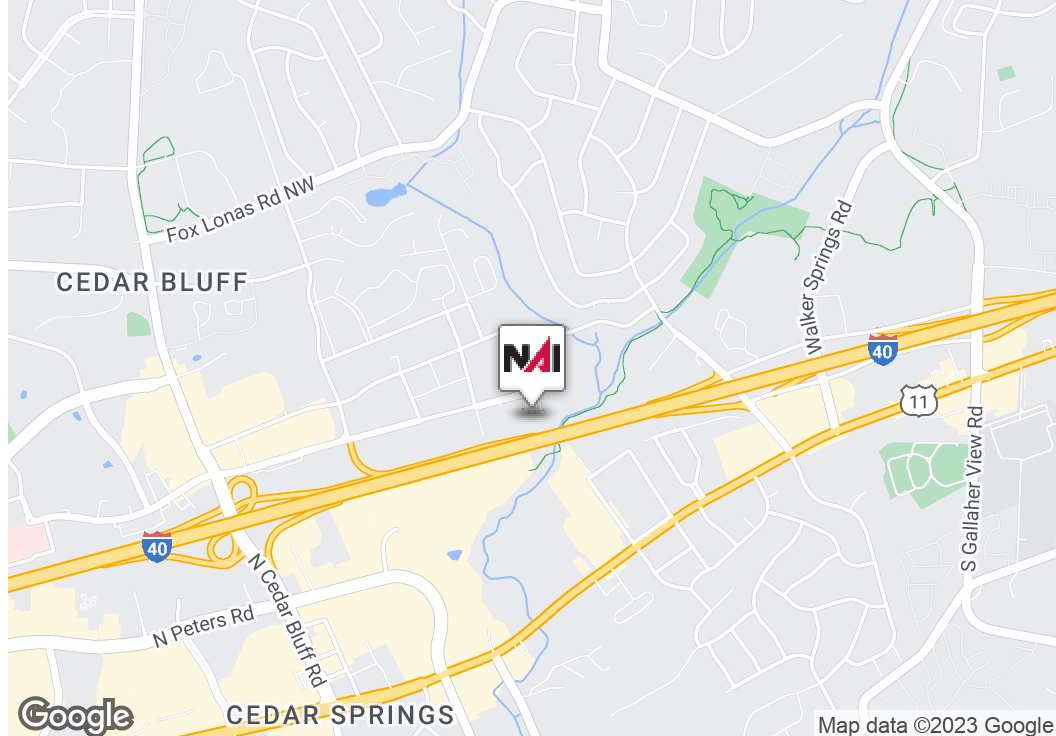
**Roger M. Moore, Jr, SIOR**

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For Lease

# Office / Warehouse

Fully Leased | Negotiable



AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
LOT SIZE:	38,747 SF
BUILDING SIZE:	6,357 SF
GRADE LEVEL DOORS:	
DOCK HIGH DOORS:	
BUILDING CLASS:	A
YEAR BUILT:	1994
ZONING:	C-H-2
MARKET:	Knox
SUB MARKET:	Cedar Bluff

## Property Overview

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## Additional Photos





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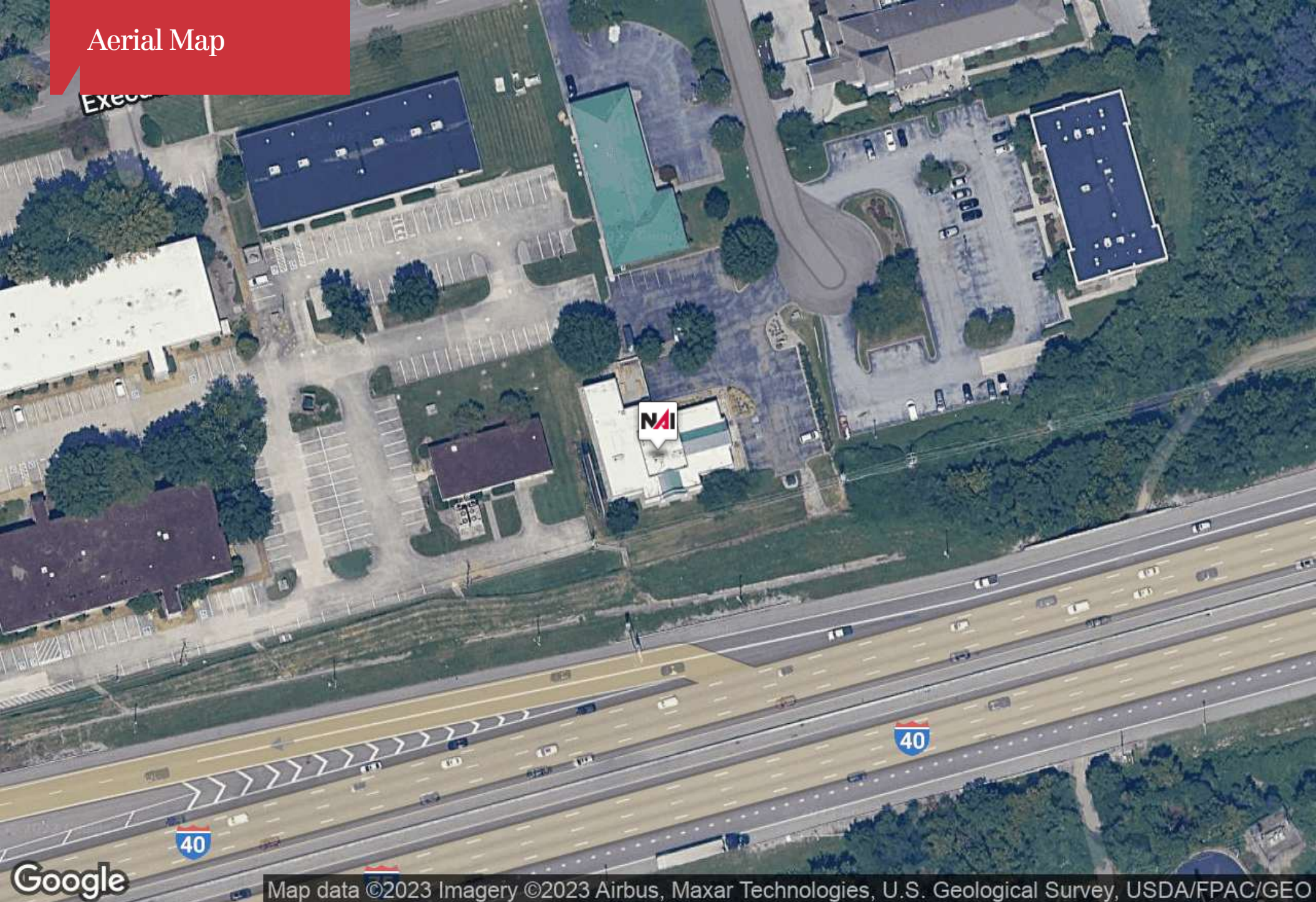
## Additional Photos





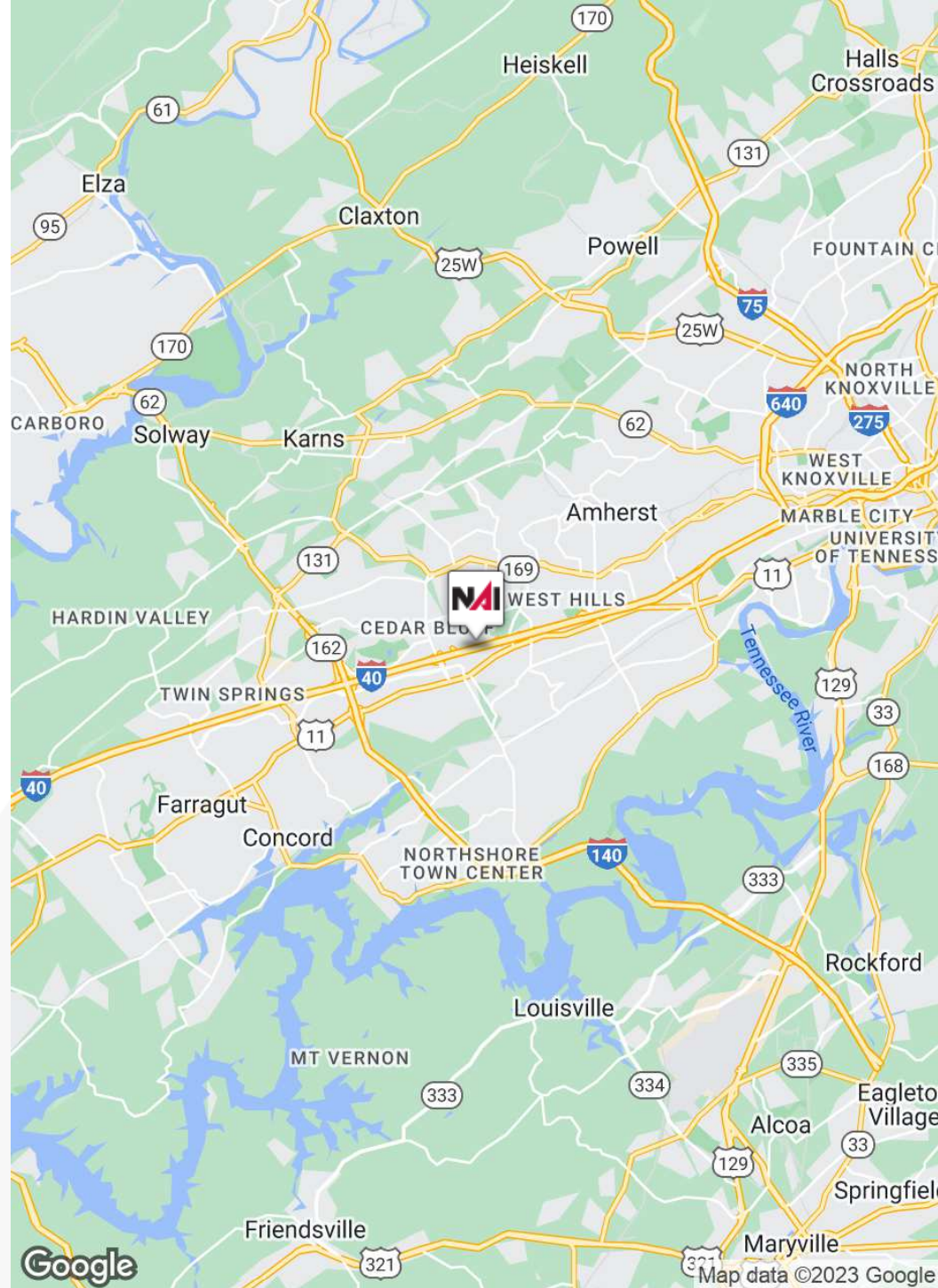
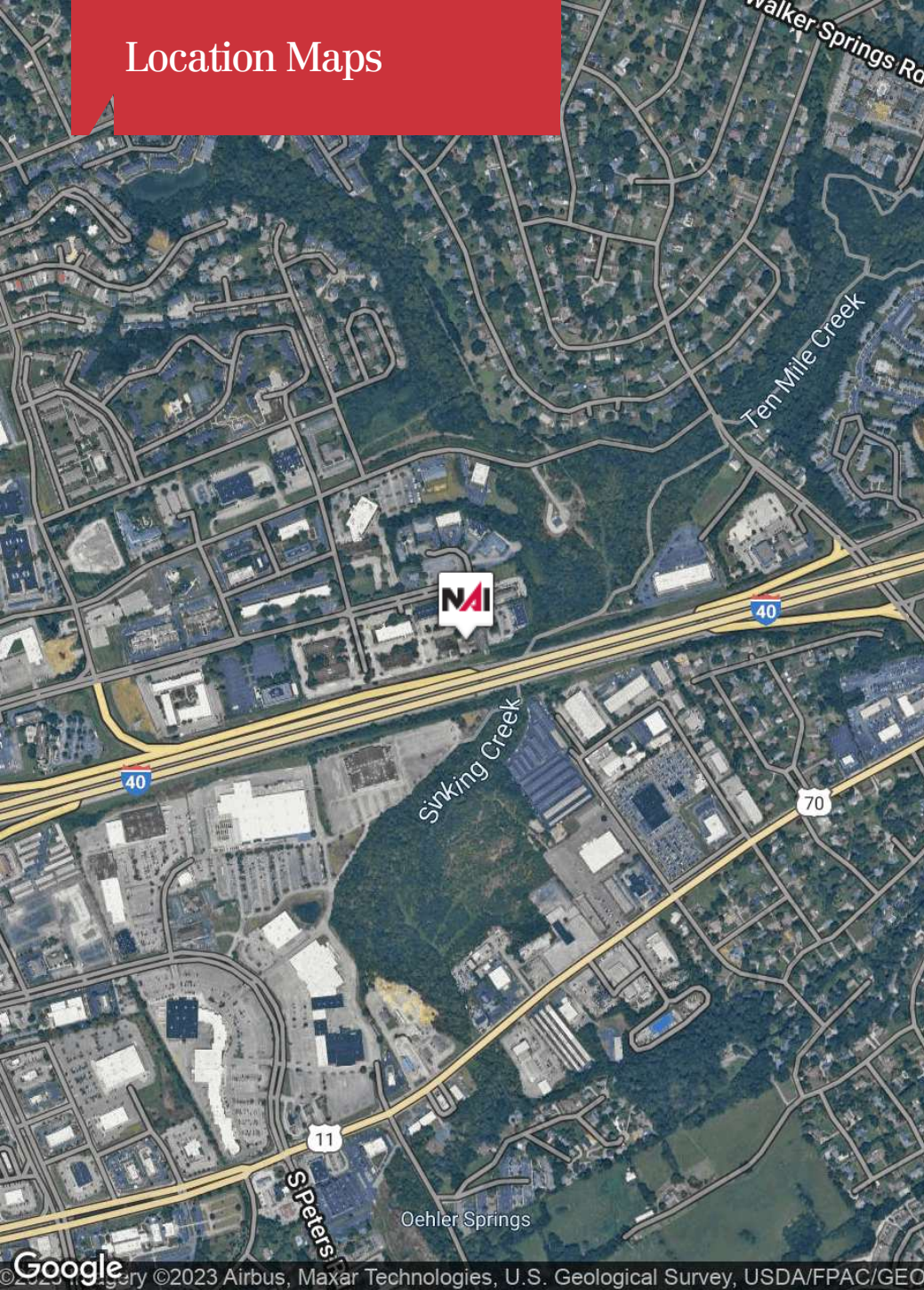


# Aerial Map

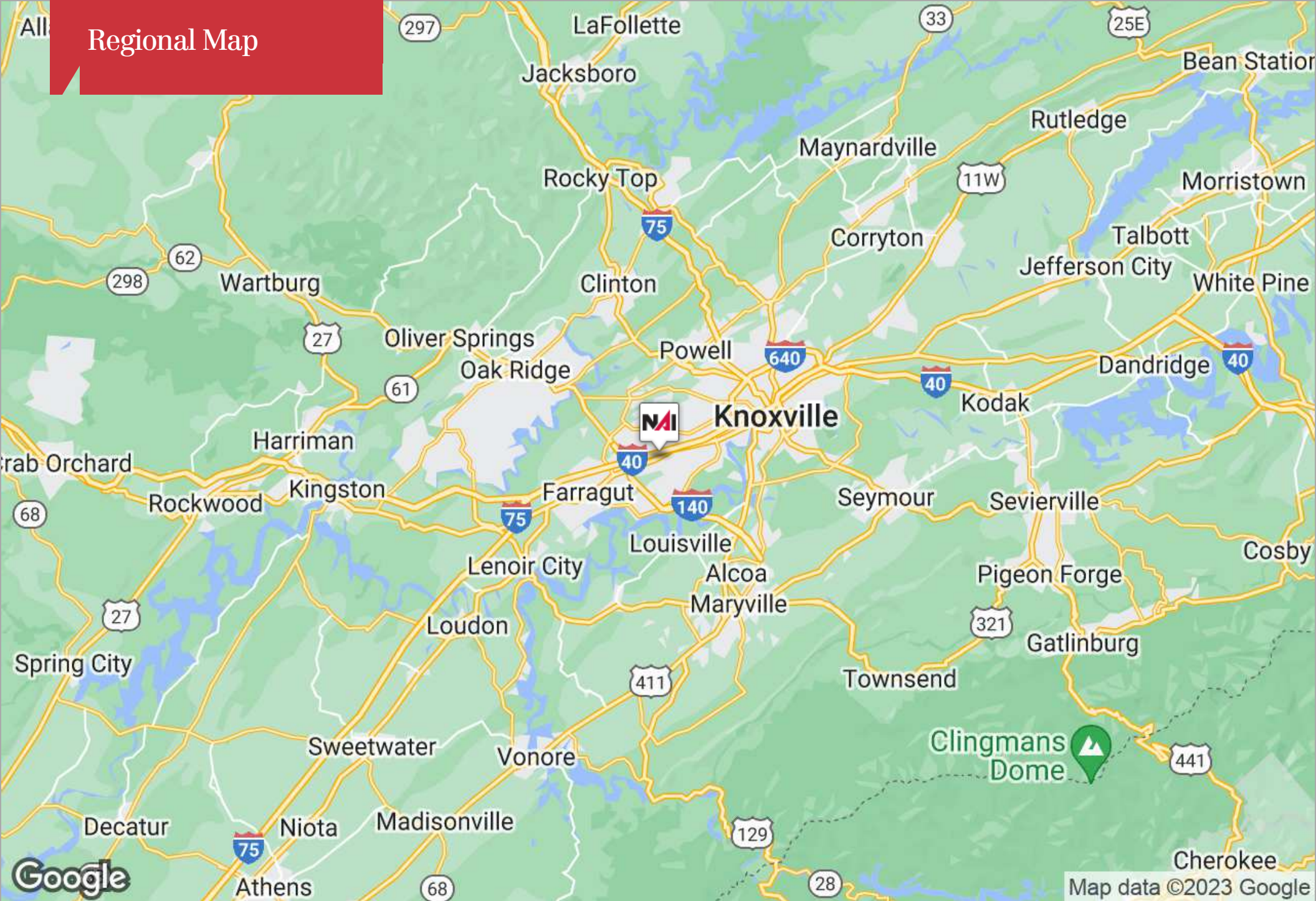




## Location Maps









# Demographics Map



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	8,851	58,282	130,955
Median Age	32.6	35.6	36.2
Median Age (Male)	29.3	34.2	35.4
Median Age (Female)	34.3	37.2	37.0
<b>Households &amp; Income</b>			
Total Households	4,225	25,554	54,825
# of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$56,689	\$76,240	\$83,283
Average House Value	\$183,337	\$203,648	\$221,958
<b>Race</b>			
% White	85.1%	88.5%	88.9%
% Black	10.2%	6.1%	5.8%
% Asian	2.1%	2.3%	2.6%
% Hawaiian	0.1%	0.2%	0.1%
% Indian	0.0%	0.1%	0.2%
% Other	1.5%	0.8%	0.7%
<b>Ethnicity</b>			
% Hispanic	13.1%	5.6%	4.5%

\* Demographic data derived from 2020 ACS - US Census





# 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.





# Roger M. Moore, Jr, SIOR

President

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## 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

University of Tennessee

## 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.