



For Sale

Office Building

13,967 SF | \$699,000

301 Broadway, Oak Ridge, Tennessee

301-303 Broadway
Oak Ridge, Tennessee 37830

For more information

Michelle Gibbs

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Roger M. Moore, Jr, SIOR

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Property Highlights

- 13,967 square feet available for purchase
- Great Owner/Occupant opportunity
- Located adjacent to Jackson Square
- Building located on 1.5 acres --zoning 0-2
- Parking located in front of the lower level of the building with 12 lined parking spaces and public parking is available for the main level space of the Building along Broadway and Kentucky Avenues.
- Located on a corner lot with frontage on 3 streets - Broadway, W. Tennessee and Kentucky Avenue.

Property Description

Two level office building available for purchase in Oak Ridge, Tennessee consisting of 13,967 square feet. The space primarily consists of multiple offices and open area on two levels with easy access at each level of the property. Upper level consists of 9,648 square feet--Lower level consists of 4,319 square feet.

OFFERING SUMMARY

Sale Price	\$699,000
Lot Size	1.5 Acres
Building Size	13,967 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,187	\$61,818
3 Miles	20,829	\$61,448
5 Miles	35,737	\$63,185

Additional Photos



Additional Photos



Main Floor Plan



Basement Floor Plan



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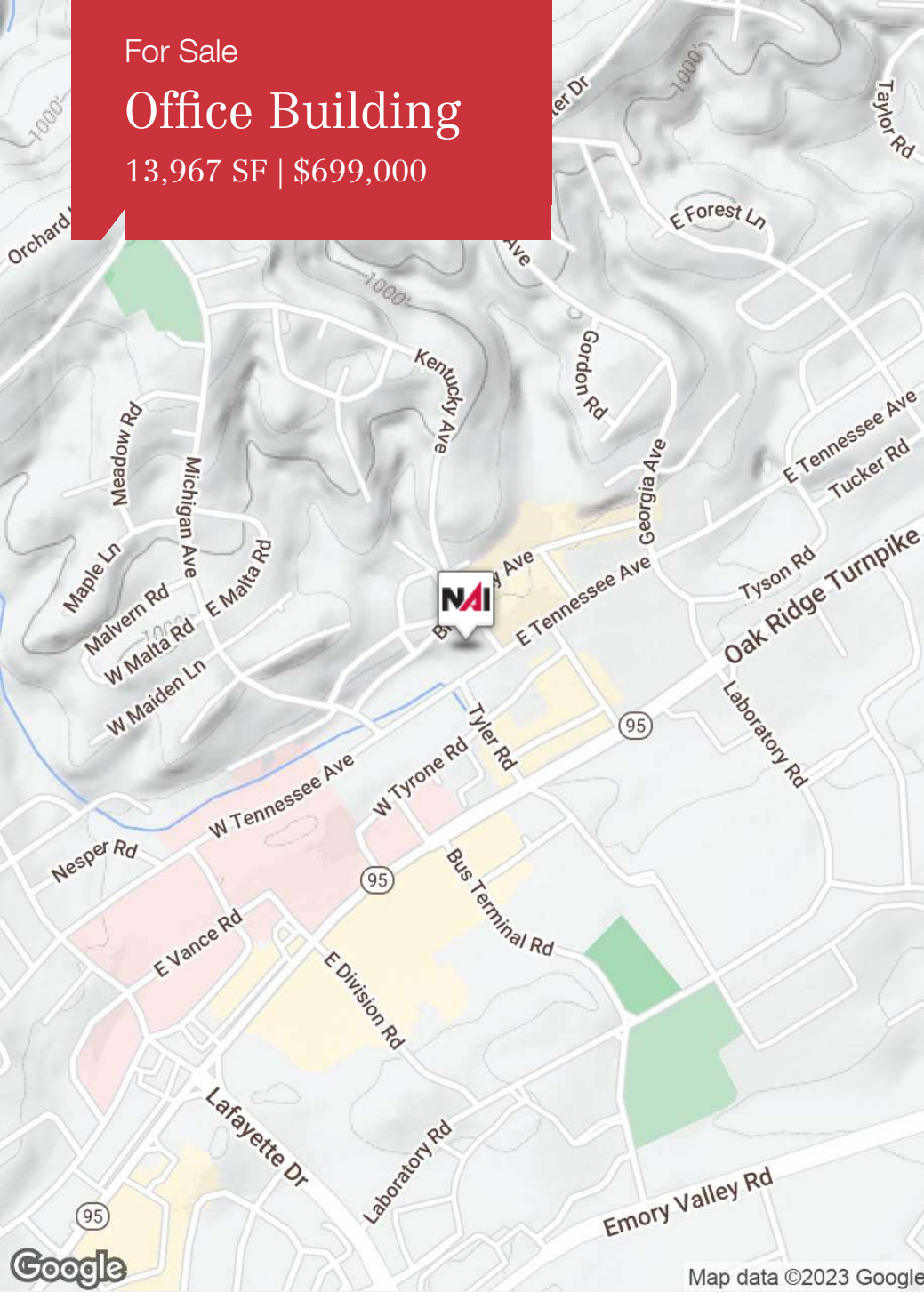


Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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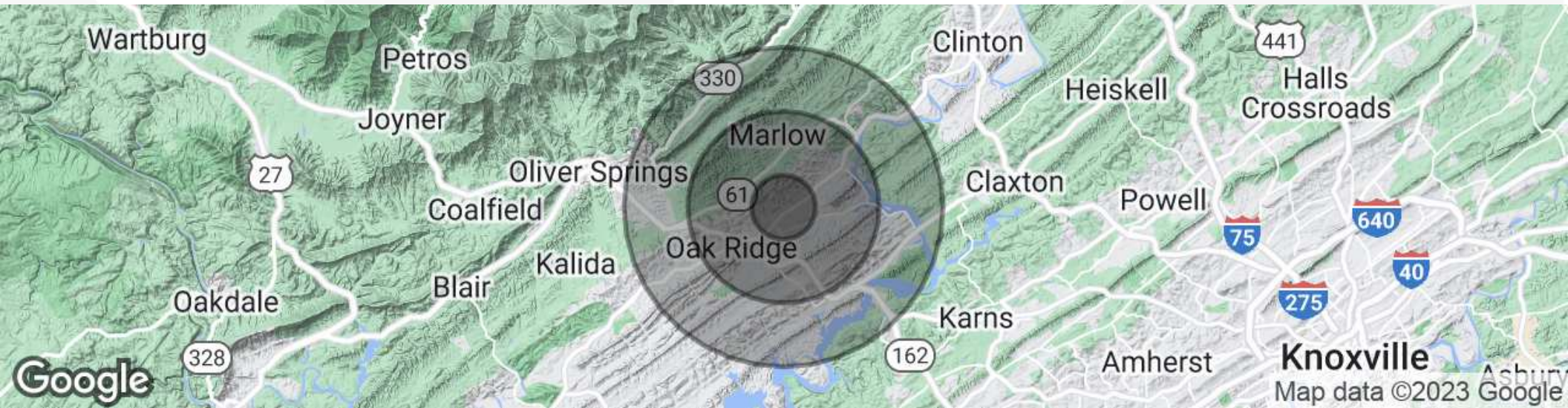
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POPULATION

Total population

Median age

Median age (Male)

Median age (Female)

1 MILE

4,187

44.3

43.6

45.9

3 MILES

20,829

42.9

41.5

45.1

5 MILES

35,737

42.3

40.8

44.4

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

1,919

2.2

\$61,818

3 MILES

9,320

2.2

\$61,448

\$116,237

5 MILES

15,418

2.3

\$63,185

\$143,790

* Demographic data derived from 2020 ACS - US Census

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Michelle Gibbs

Senior Advisor

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fax

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.

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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.