



Retail For Lease

Concord Galleria

Fully Leased | Negotiable

Concord Galleria - NEW - Shopping Center

10800 Kingston Pike
Knoxville, Tennessee 37934

Property Highlights

- High visibility off of Kingston Pike
- Estimated Completion - Second Quarter 2019
- Traffic light access-Traffic generating neighbors including Costco
- Close proximity to I-40, Turkey Creek, Lovell Road and Pellissippi Parkway
- CAM estimated \$3.85 PSF
- Drive-thru and outdoor seating available

Available Spaces

| Spaces | Lease Rate | Size (SF) |
|-------------------------------------|---------------|-----------|
| 10802 Kingston Pike - LEASED | \$29.00 SF/yr | 1,200 |
| 10804 Kingston Pike | \$23.00 SF/yr | 1,200 |
| 10806 Kingston Pike | \$23.00 SF/yr | 1,200 |
| 10808 Kingston Pike | \$23.00 SF/yr | 1,200 |
| 10810 Kingston Pike | \$28.00 SF/yr | 1,200 |
| 10812 Kingston Pike | \$24.00 SF/yr | 1,515 |

For more information

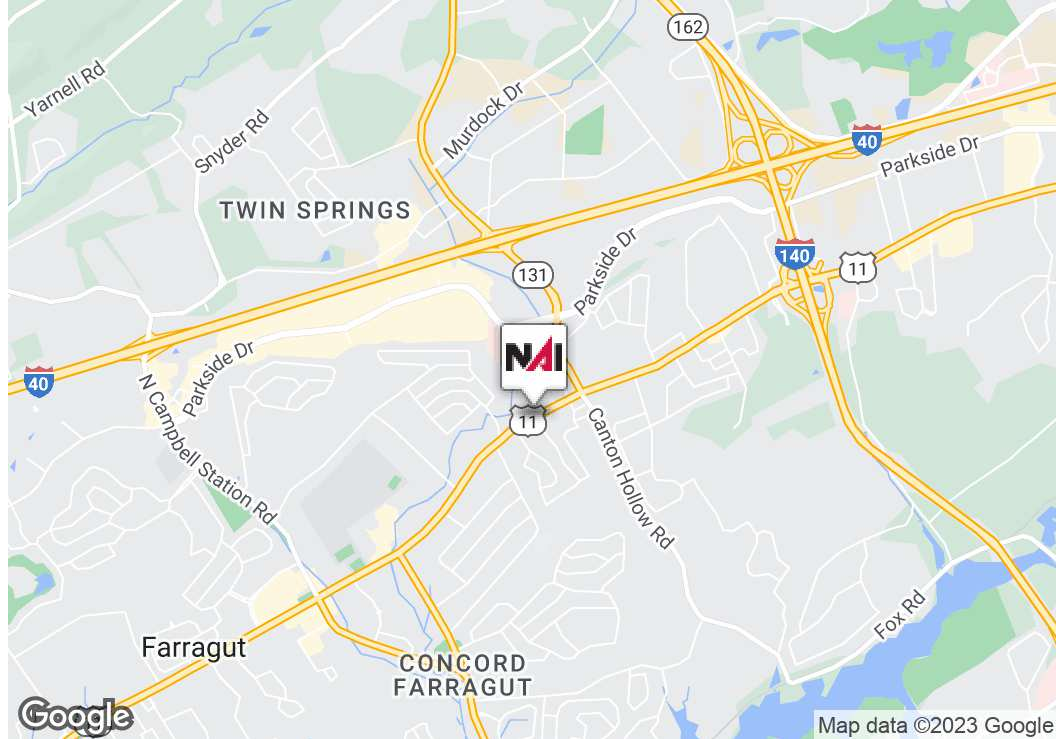
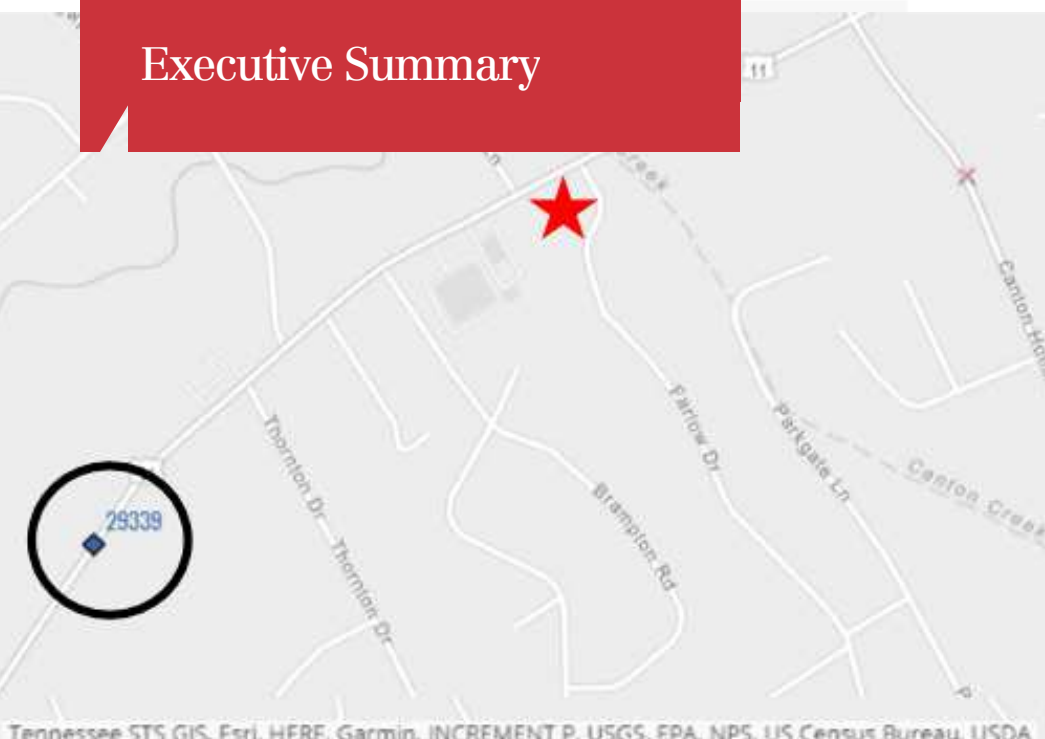
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Roger M. Moore, Jr, SIOR

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Executive Summary



| | |
|----------------|--|
| AVAILABLE SF: | Fully Leased |
| LEASE RATE: | \$28.00 - 29.00 SF/yr (NNN; +CAM estimated \$3.25 PSF) |
| LOT SIZE: | 0.85 Acres |
| BUILDING SIZE: | 7,545 SF |
| YEAR BUILT: | 2018 |
| ZONING: | Commercial |
| MARKET: | Knoxville MSA |
| SUB MARKET: | West Knoxville |
| TRAFFIC COUNT: | 29,339 |

Property Overview

6-spaces with high visibility on Kingston Pike. In close proximity to I-40, Turkey Creek, Lovell Road, and Pellissippi Parkway. Traffic-generating neighbors include Costco. Traffic light access through the rear drive, grants easy access to Kingston Pike.

Estimated Completion Spring 2019

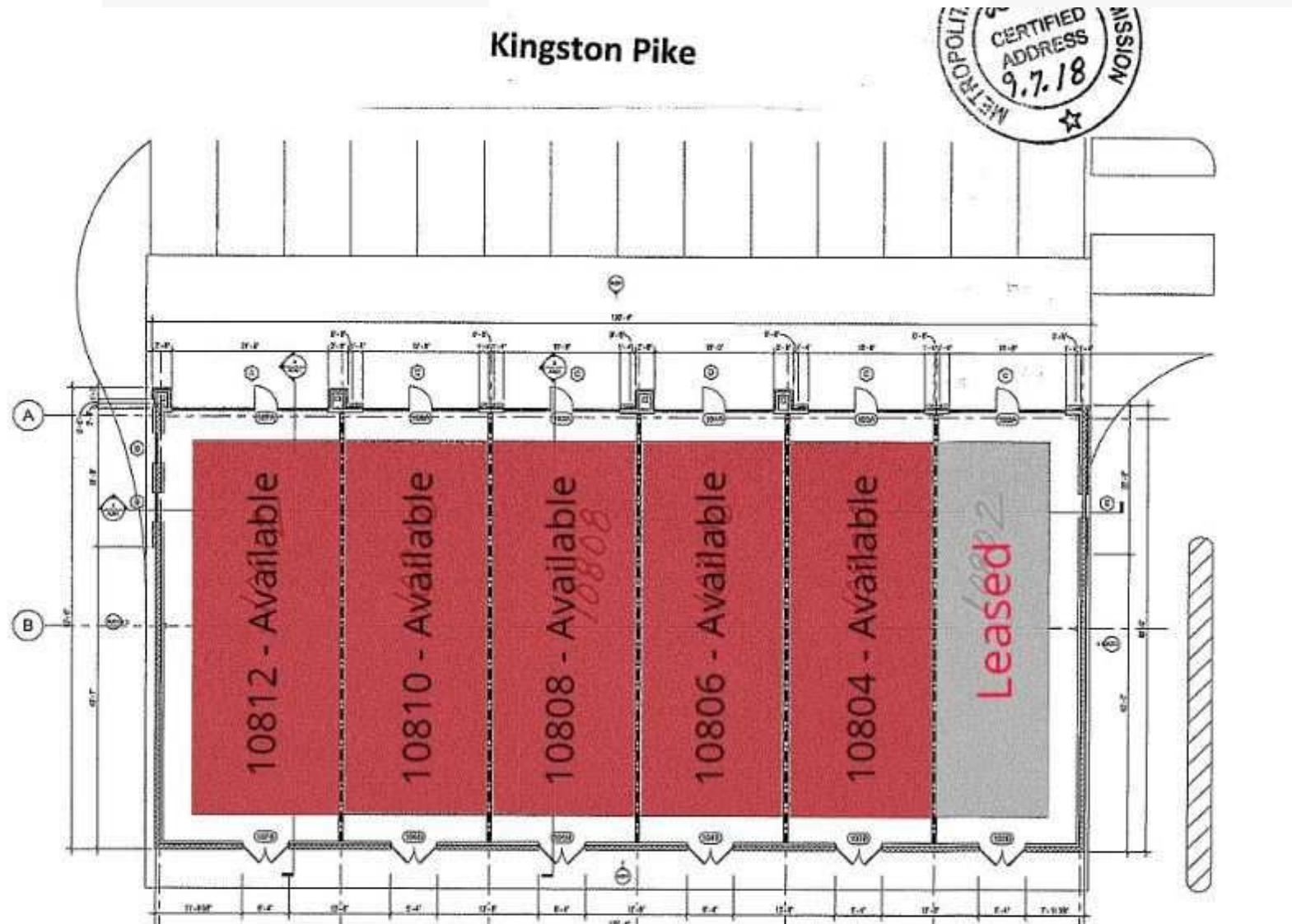
Location Overview

The property is located right on Kingston Pike near the Lovell Road intersection and across the street from Costco. In immediate proximity and access to Lovell Road, Turkey Creek, I-40 and Pellissippi Parkway. The property provides excellent visibility to Kingston Pike. Convenient access in and out of the property.

For Lease

Retail Property

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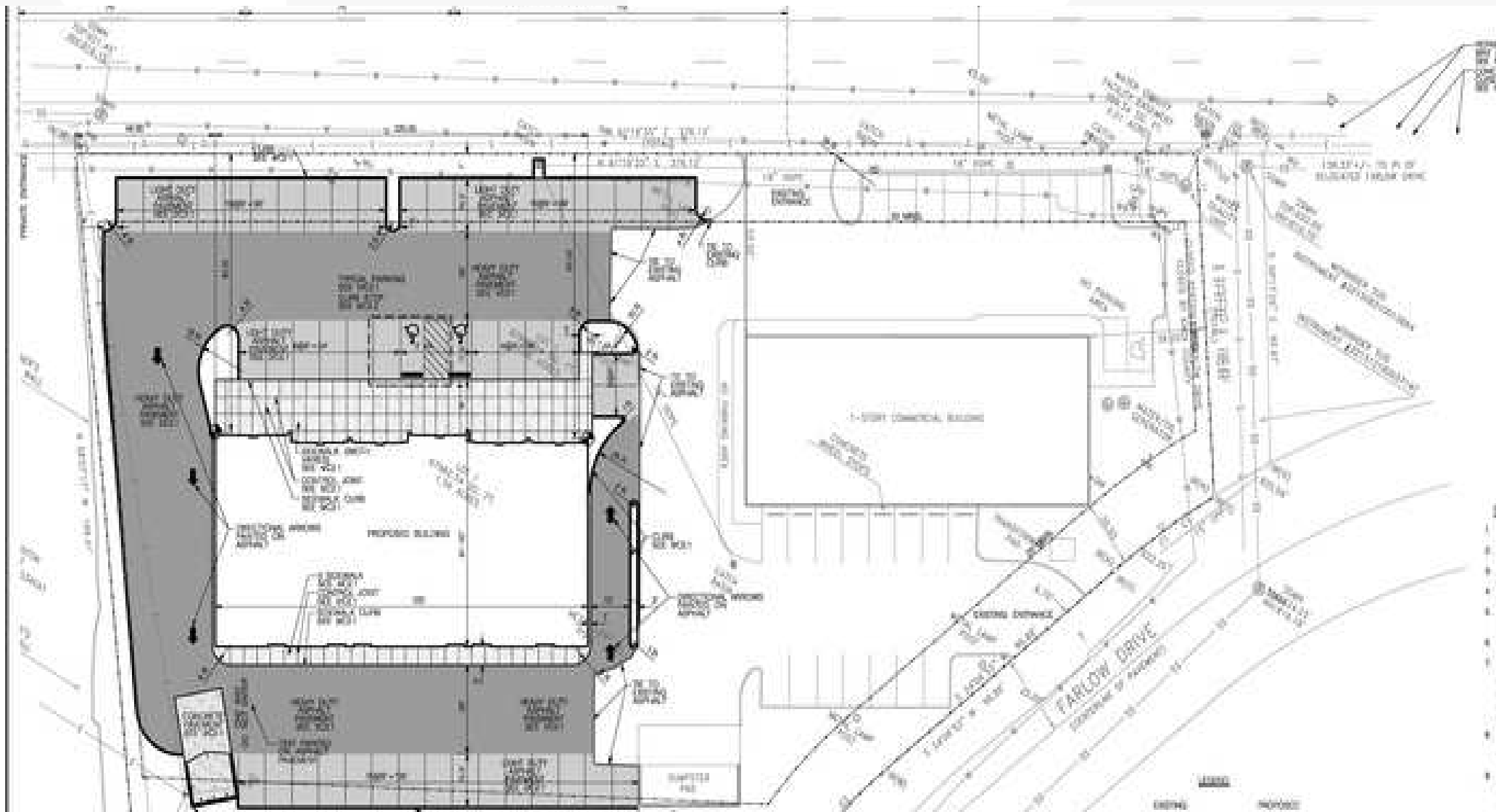
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THE CONCORD
NEW RETAIL SHELL

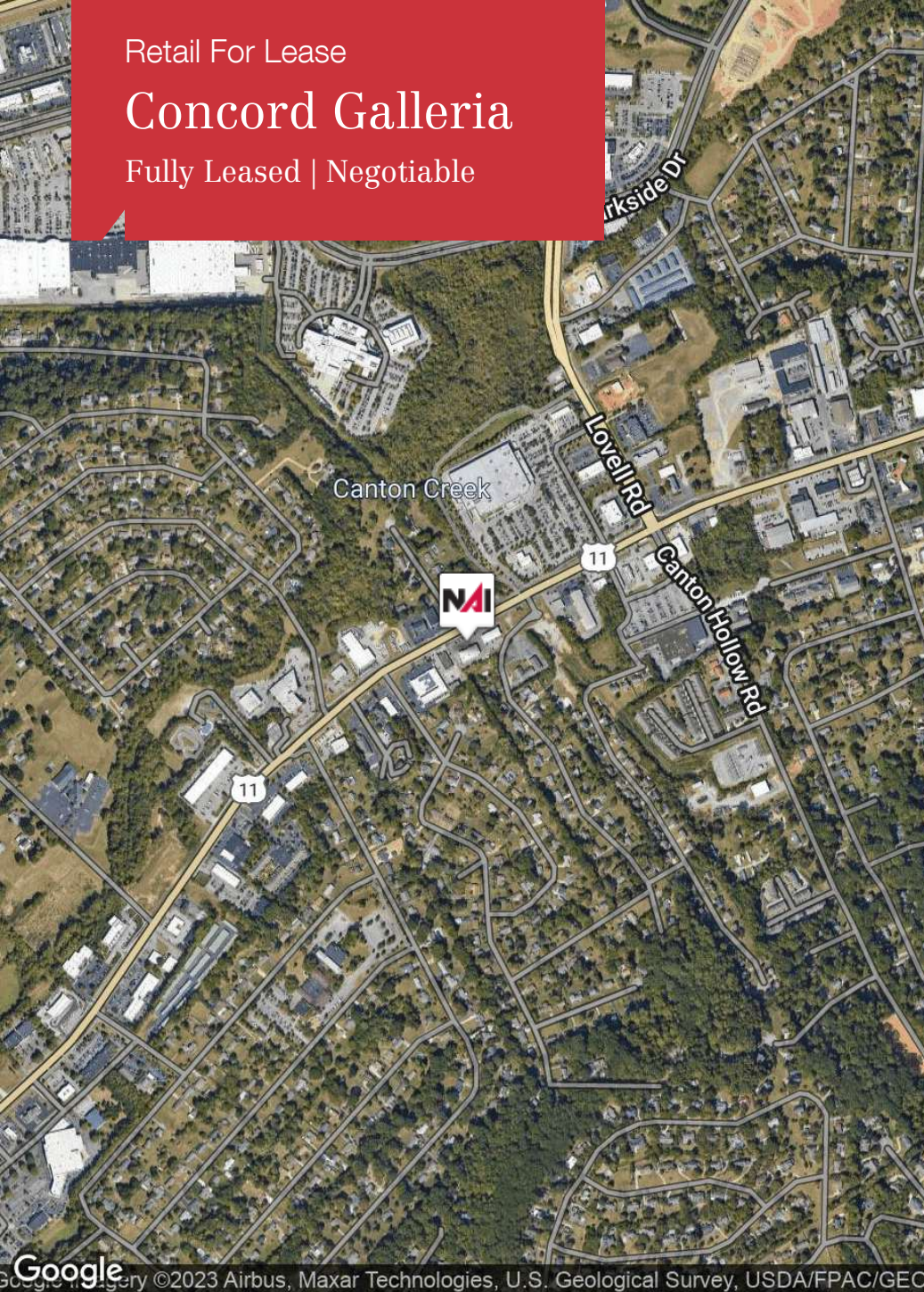
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EXTERIOR ELEVATIONS

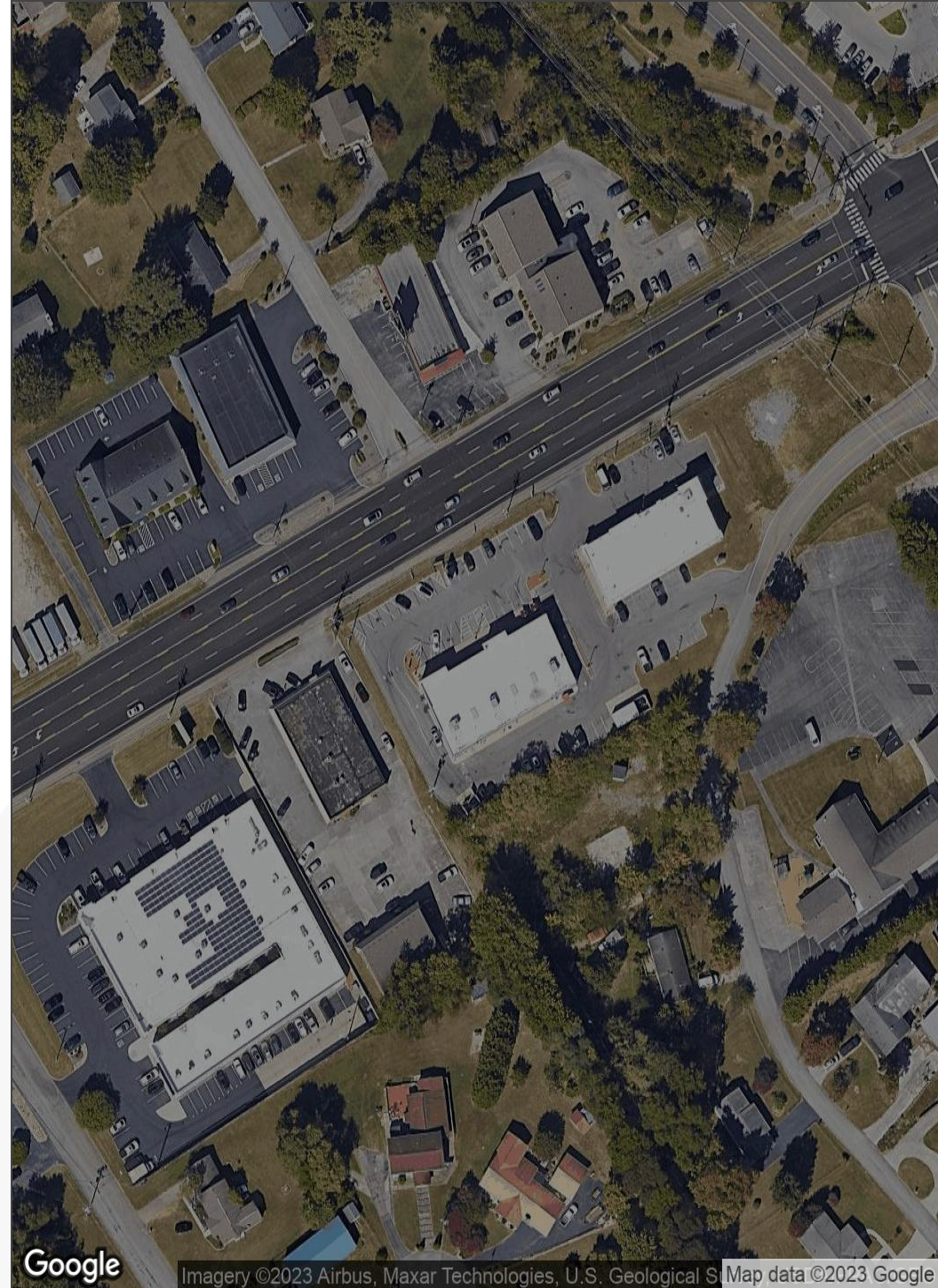
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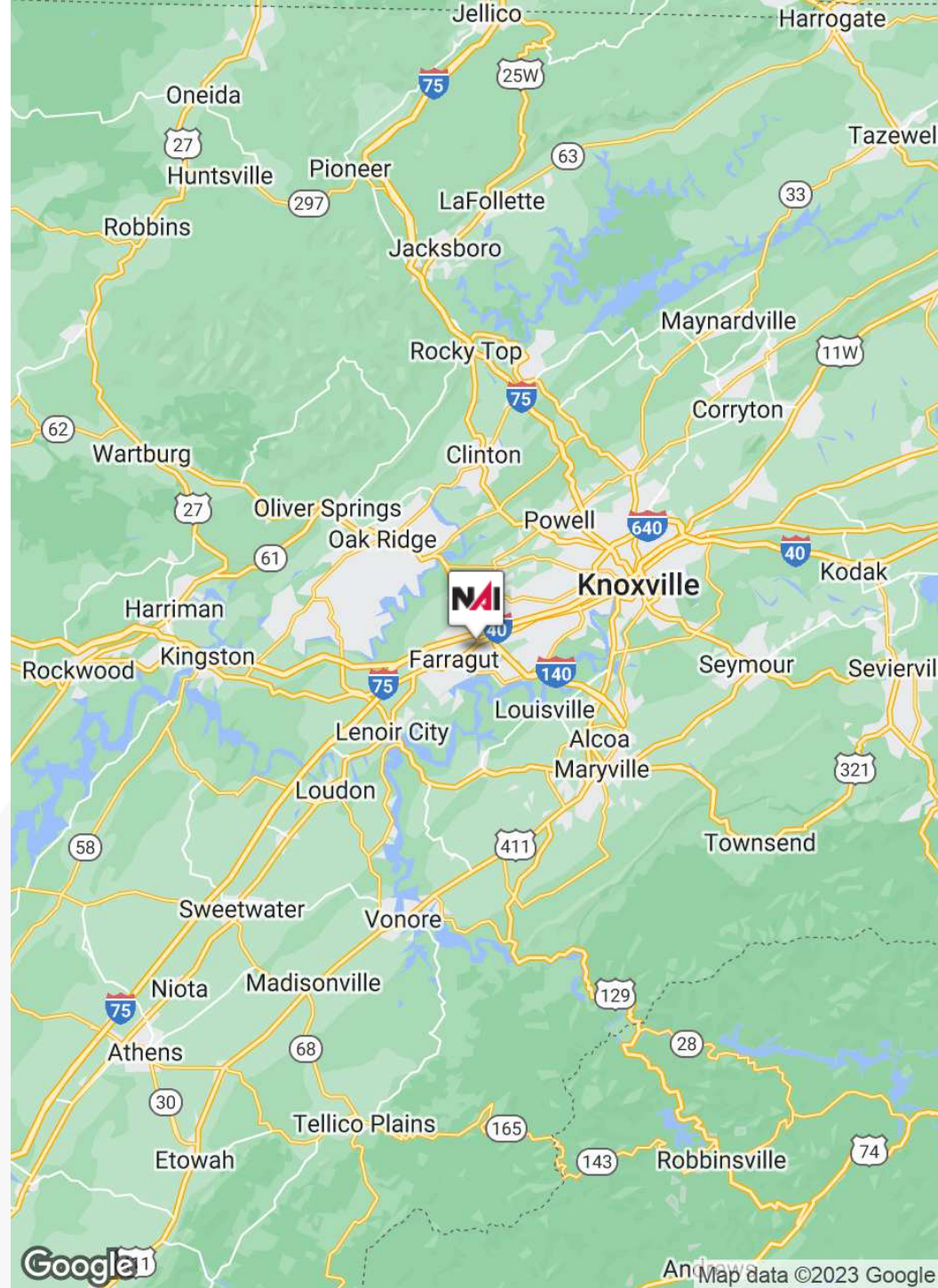
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Concord Galleria

An aerial map of the Concord, North Carolina area. A red banner is overlaid on the top left of the map. The banner contains the text: "Retail For Lease", "Concord Galleria", and "Fully Leased | Negotiable". The map shows the Concord Galleria location marked with a red "NAI" logo. Major roads like I-40, I-140, and US-11 are visible. Surrounding areas include Twin Springs, Farragut, and Concord. The map is overlaid with a red banner containing the text: "Retail For Lease", "Concord Galleria", and "Fully Leased | Negotiable".



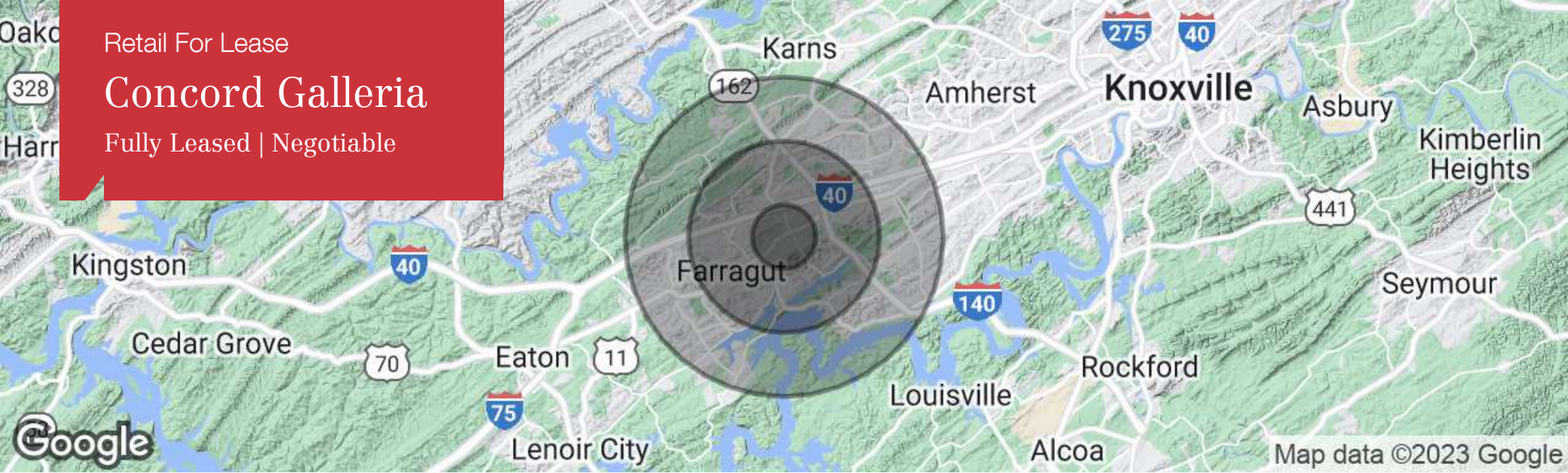
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Population

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| Total Population | 4,142 | 31,996 | 83,423 |
| Median Age | 41.5 | 41.1 | 39.2 |
| Median Age (Male) | 41.2 | 41.0 | 38.3 |
| Median Age (Female) | 41.2 | 41.1 | 39.6 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,718 | 12,486 | 31,986 |
| # of Persons Per HH | 2.4 | 2.6 | 2.6 |
| Average HH Income | \$85,732 | \$96,532 | \$96,732 |
| Average House Value | \$242,666 | \$273,969 | \$278,567 |

Race

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % White | 94.6% | 91.3% | 89.7% |
| % Black | 0.4% | 3.1% | 4.8% |
| % Asian | 4.2% | 4.4% | 3.6% |
| % Hawaiian | 0.0% | 0.2% | 0.1% |
| % Indian | 0.0% | 0.2% | 0.2% |
| % Other | 0.2% | 0.1% | 0.5% |

Ethnicity

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % Hispanic | 3.4% | 2.2% | 3.4% |

* 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.