

For Sale

Office Building

16,359 SF | \$1,750,000



McGhee Tyson Office Plaza

269 Cusick Rd./186 Airport Plaza
Alcoa, Tennessee 37701

Property Highlights

- Investment Opportunity
- Located within a Tennessee Opportunity Zone
- 100% Occupancy
- Conveniently located off of Alcoa Highway.
- Excellent access to both Knoxville and Maryville.
- Close proximity to airport, restaurants, hotels and shopping
- Professionally managed by NAI Koella | RM Moore

Property Description

McGhee Tyson Office Plaza is a 16,359 SF, three story, multi-tenant, office building located off of **Alcoa Highway** with excellent access to both **Knoxville** and **Maryville**. Featuring classic exterior design with all brick facade, this beautifully maintained building is professionally managed by NAI Koella | RM Moore.

For more information

Mary Ellen Kilburn

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SALE PRICE: \$1,750,000

BUILDING SIZE: 16,359 SF

BUILDING CLASS: A

YEAR BUILT: 1990

ZONING: commercial

MARKET: Alcoa

SUB MARKET: Knoxville

CROSS STREETS: Cusick Rd.

Property Overview

McGhee Tyson Office Plaza is a 16,359 SF, three story, multi-tenant, office building located off of Alcoa Highway with excellent access to both Knoxville and Maryville. Featuring classic exterior design with all brick facade, this beautifully maintained building is professionally managed by NAI Koella | RM Moore. Financial information is available on the property website page. More info can be requested through the broker.

Location Overview

McGhee Tyson Office Plaza is located directly off Alcoa Highway with excellent accessibility to both Knoxville and Maryville. Location is within **close proximity to airport, hotels, restaurants, banks, and shopping**. This all brick building is surrounded by mature landscapes and is maintained professionally by NAI Koella | RM Moore.

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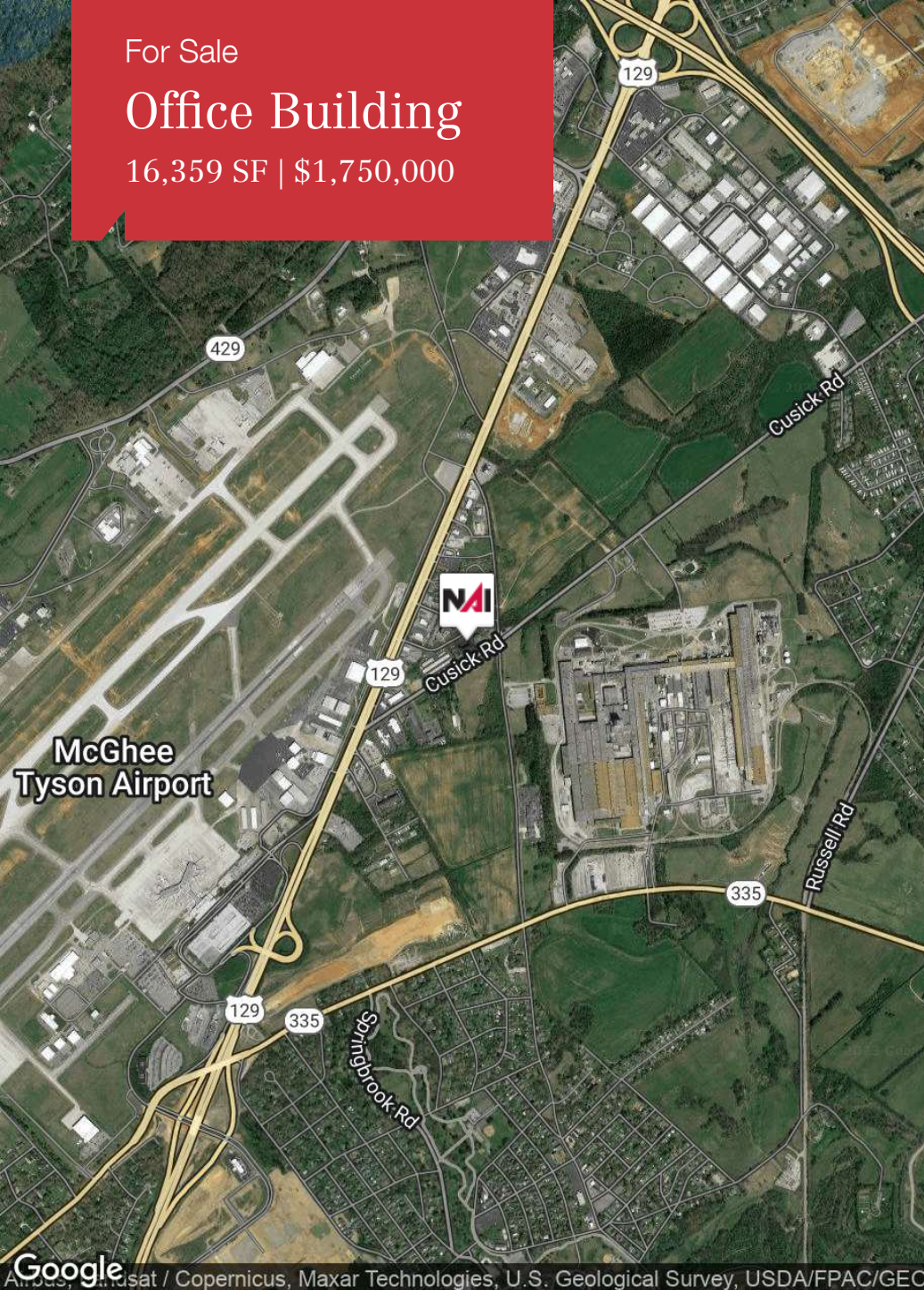


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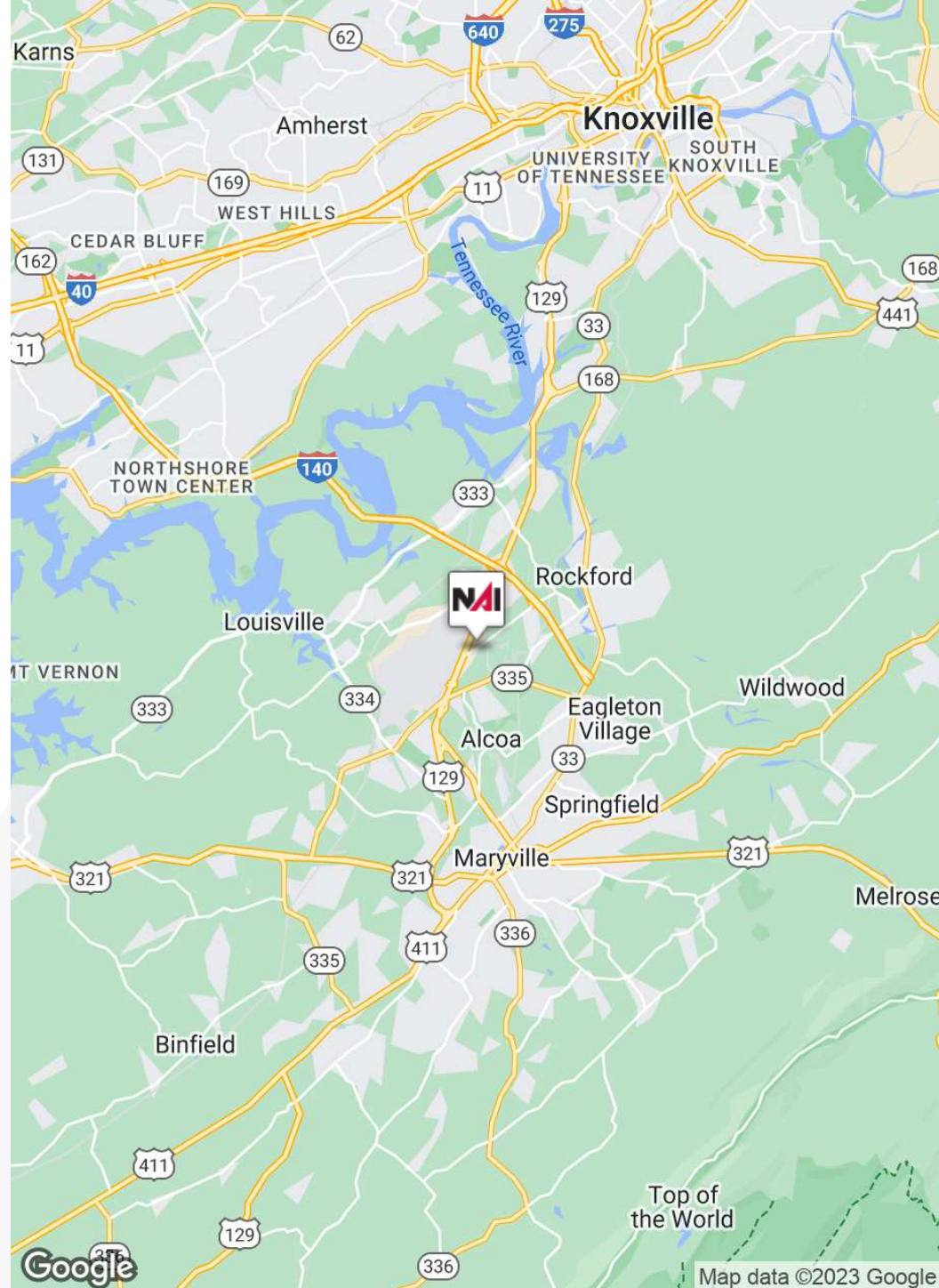
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Google / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Map data ©2023 Google

255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com

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A map of Knoxville, Tennessee, and surrounding areas. The map shows major highways (Interstates 40, 75, 640, 27, 61, 33, 11W, 11E, 40, 140, 75, 27, 58, 30, 411, 68, 129, 28, 74, 19, 165) and numerous cities and towns including Rocky Top, Maynardville, Rutledge, Morristown, Talbott, Jefferson City, White Pine, Dandridge, Newport, Kodak, Seymour, Sevierville, Cosby, Pigeon Forge, Gatlinburg, Townsend, Maryville, Alcoa, Louisville, Farragut, Lenoir City, Loudon, Sweetwater, Vonore, Madisonville, Niota, Athens, Decatur, Tellico Plains, Bryson City, Cherokee, and Sylva. A red pin with the NAI logo is located near the intersection of I-40 and I-75, south of Knoxville. A green pin marks the location of Clingmans Dome. A red banner in the top left corner contains the text: "For Sale", "Office Building", and "16,359 SF | \$1,750,000". The Google logo is in the bottom left corner, and "Map data ©2023 Google" is in the bottom right corner.

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Population

	1 Mile	5 Miles	10 Miles
Total Population	1,222	51,211	216,069
Median Age	43.3	37.6	37.8
Median Age (Male)	43.9	36.2	36.8
Median Age (Female)	42.9	39.1	38.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	525	20,645	88,209
# of Persons Per HH	2.3	2.5	2.4
Average HH Income	\$56,068	\$55,877	\$72,776
Average House Value	\$165,277	\$179,144	\$223,052

Race

	1 Mile	5 Miles	10 Miles
% White	93.0%	85.7%	89.9%
% Black	5.4%	6.8%	4.5%
% Asian	0.3%	0.8%	2.0%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.5%	0.3%
% Other	0.0%	4.3%	1.6%

Ethnicity

	1 Mile	5 Miles	10 Miles
% Hispanic	0.2%	4.8%	3.3%

* Demographic data derived from 2020 ACS - US Census

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Mary Ellen Kilburn

Senior Advisor

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Memberships & Affiliations

Knoxville Area Association of Realtors
International Conference of Shopping Centers (ICSC)
International Association of Amusement Parks & Attractions
American Glamping Association
Tennessee Real Estate Commission

Education

B.S. in Marketing from Louisiana State University

Professional Background

Mary Ellen Kilburn is a Senior Advisor with NAI Koella Moore serving clients in the East Tennessee market with a focus on the Pigeon Forge/Sevierville/Gatlinburg/Knoxville markets. She has built a portfolio of clients and opportunities from the ground up through networking, business development prospecting, social media engagement, and industry associations. Her active use of LinkedIn has created thousands of views and engagements leading to multiple business opportunities for the NAI Koella Moore team. In addition, her participation in various industry organizations has led to various development projects in the area including a premier historic hotel property development in downtown Knoxville and several outdoor hospitality projects in the Pigeon Forge/Sevierville tourism markets.

Prior to joining NAI Koella Moore, Kilburn worked as a Senior Associate with Avison Young where she served as the firm's specialist in retail, entertainment, and hospitality properties. Kilburn also served as a Commercial Real Estate and Business Development Specialist for The Mountain Mile Entertainment District based in Pigeon Forge, Tennessee where she managed a full range of daily operations including sales, marketing, and leasing for commercial properties in East Tennessee and North Carolina, including national retail chains.

Kilburn's first career before entering the commercial real estate industry included a variety of management and executive roles for food manufacturing and consumer packaged food businesses including Frito-Lay and Harvest Direct. Kilburn took a leave of absence from professional life for 12 years to raise her three sons and invest herself in community organizations including Friends of the Smokies and the Lakeshore Park Conservancy. Kilburn graduated from Louisiana State University with a B.S. in Marketing. She has made Knoxville and East Tennessee her home for over 25 years.