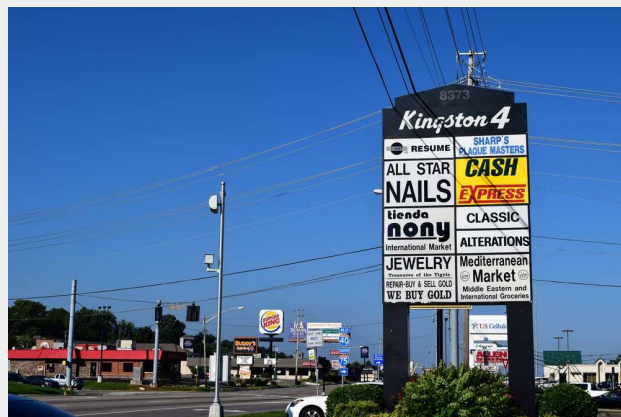


8373 Kingston Pike

Knoxville, Tennessee 37909

Property Features

- Easy Access to I-40 & direct access to Kingston Pk
- Plenty of parking at the door
- Located in a high energy area of west Knoxville
- Excellent visibility to Kingston Pike and I-40



For more information:

Michelle Gibbs

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For Lease

Kingston Pike And Gallaher Road Retail/Office



Property Summary

Available SF:	Fully Leased
Lease Rate:	Negotiable
Building Size:	21,000 SF
Year Built:	1986
Zoning:	C-3
Market:	West
Sub Market:	Suburban
Cross Streets:	Gallaher View Road

Property Overview

Kingston 4 features great visibility from Kingston Pike and Gallaher View Road. Strong neighboring tenants including national retailers and restaurants. High traffic area at lighted intersection.

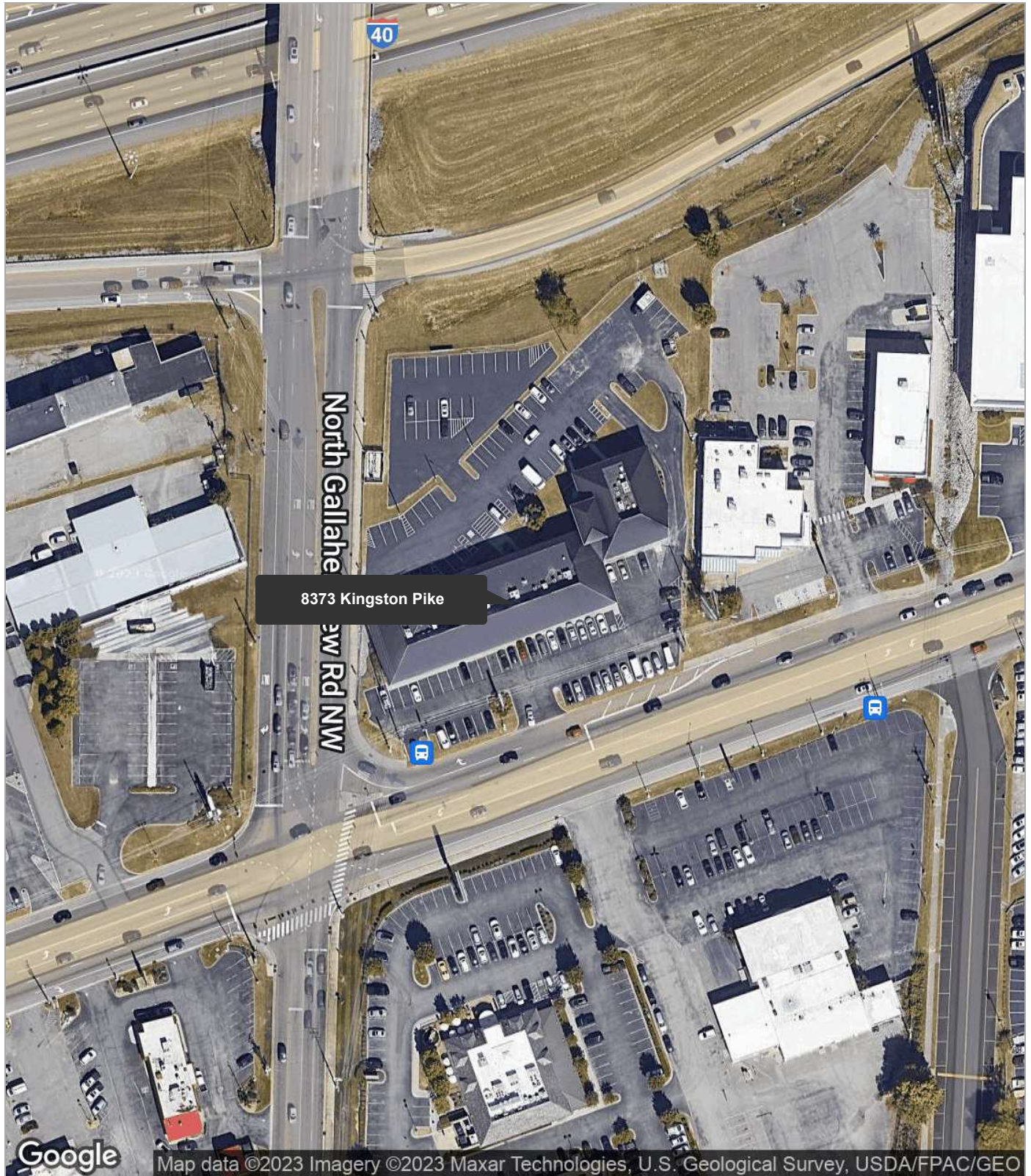
Available Spaces:
Suite 900 - 2,507 Square Feet
\$10.00 PSF
Current CAM Estimate: \$1.87 PSF

Location Overview

Kingston 4 Center is located in west Knoxville with direct access off of Kingston Pike. The center has high visibility to Gallaher View Road and I-40. The center is located in a high-energy and traffic area of Kingston Pike.

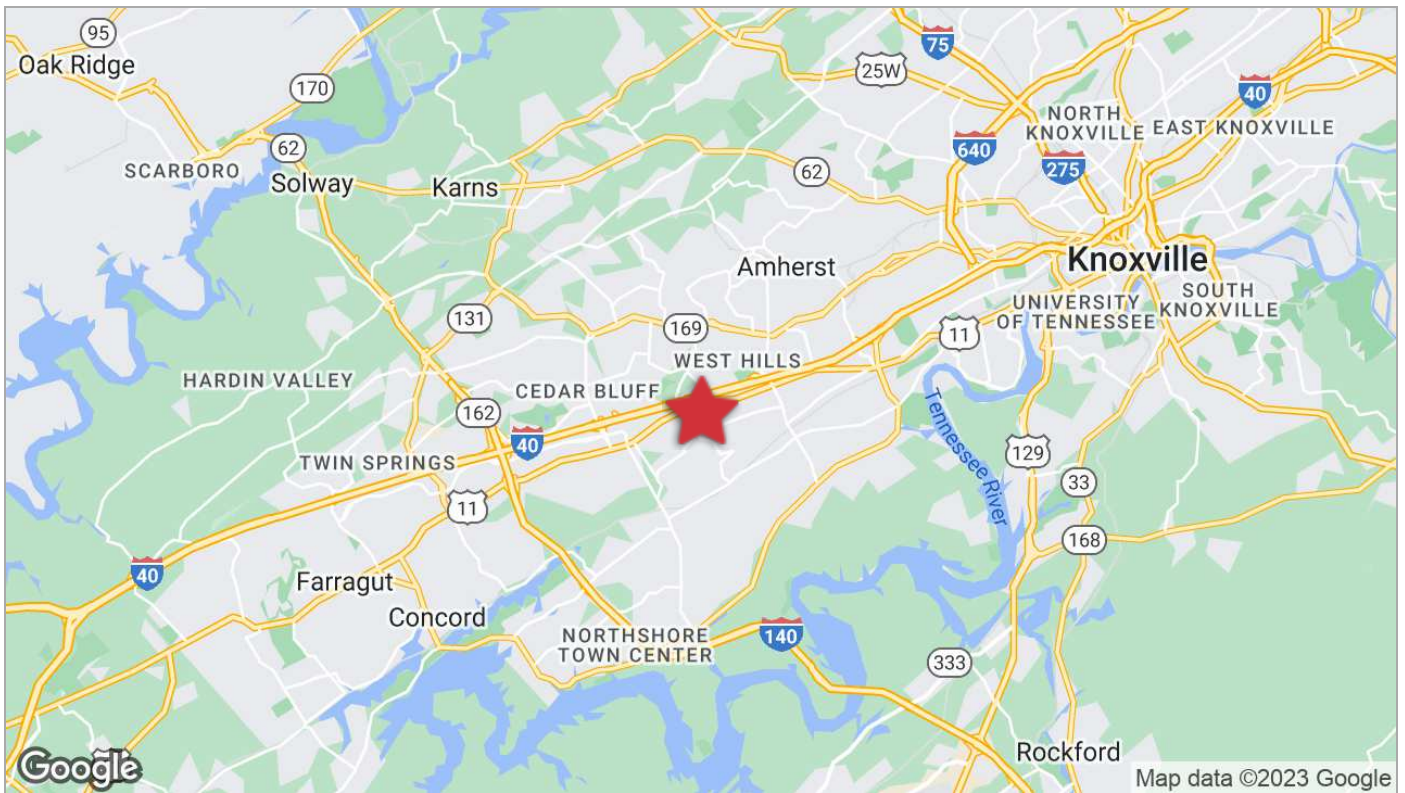
For Lease

Kingston Pike And Gallaher Road Retail/Office



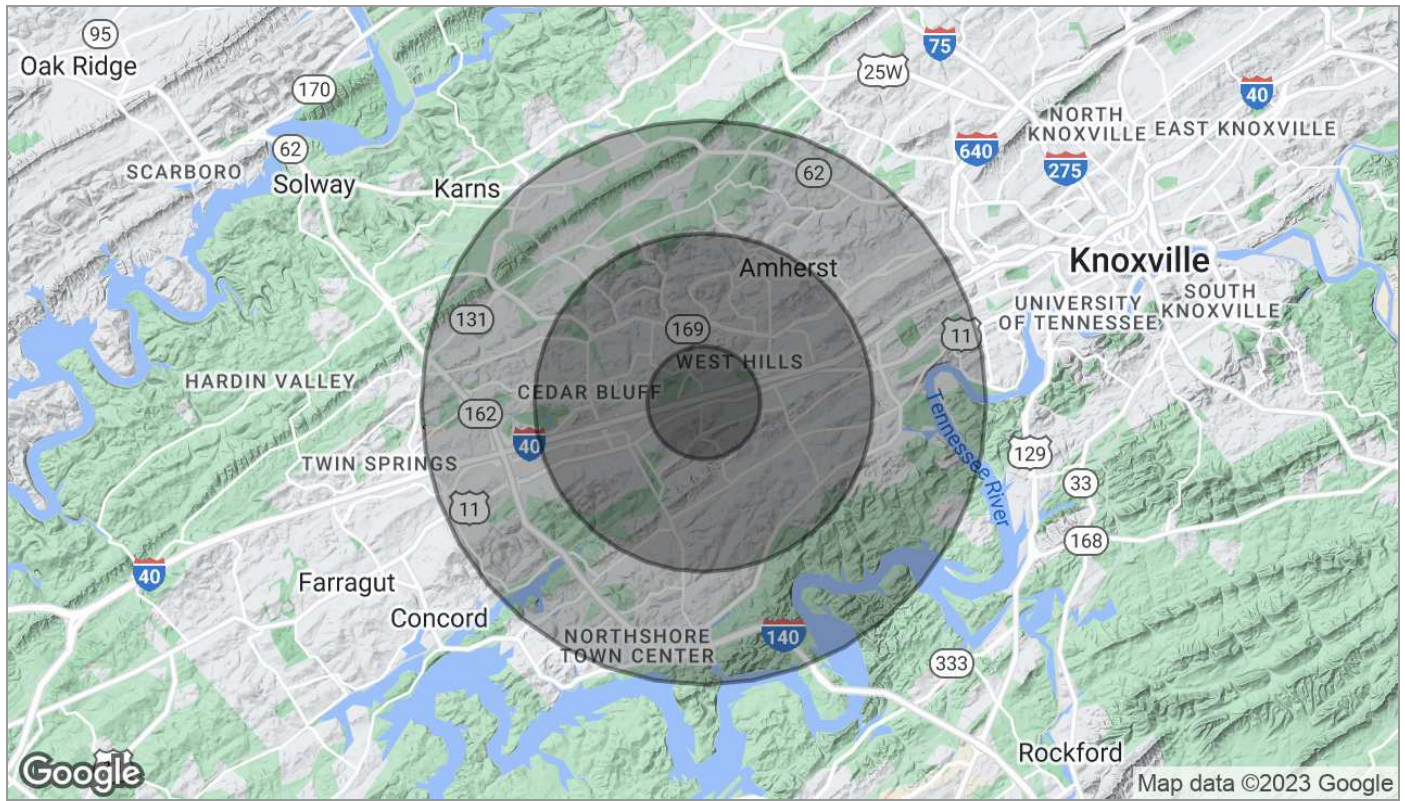
For Lease

Kingston Pike And Gallaher Road Retail/Office



For Lease

Kingston Pike And Gallaher Road Retail/Office



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,848	63,614	131,914
MEDIAN AGE	33.7	35.3	35.8
MEDIAN AGE (MALE)	31.0	34.0	35.0
MEDIAN AGE (FEMALE)	37.1	36.9	36.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,907	28,438	56,138
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$58,642	\$76,256	\$81,332
AVERAGE HOUSE VALUE	\$180,982	\$196,451	\$216,849

* Demographic data derived from 2020 ACS - US Census

For Lease

Kingston Pike And Gallaher Road Retail/Office

Agent Profile



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.