

For Lease

# Office Building

2,310 - 15,000 SF | \$18.00 - 22.00 SF/yr



## Spring Cress Office Park

501 Adesa Blvd.

Lenoir City , Tennessee 37771

### Property Highlights

- Shell space available
- 2,300 SF - 15,000 SF
- Excellent access to Highway 321 and I-75

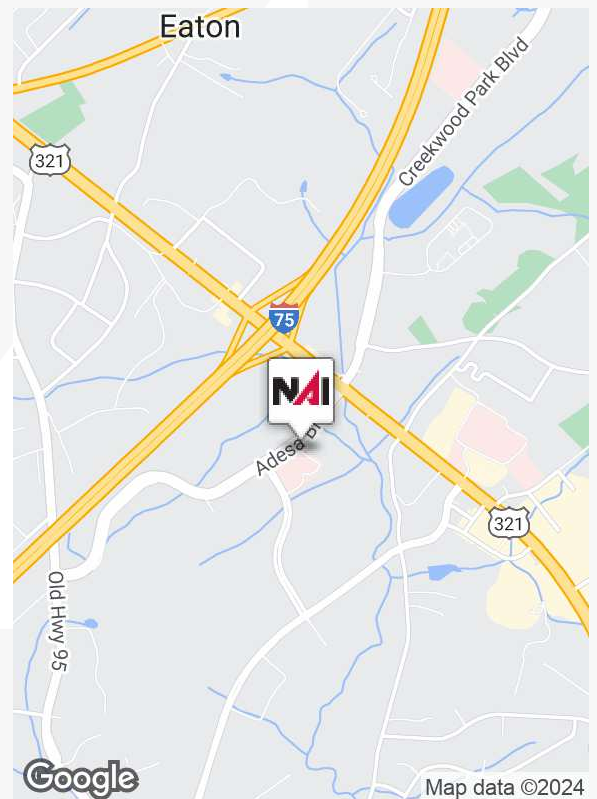
### Property Description

Located off of Highway 321 in Lenoir City, with excellent access to Interstate 75 with leasing opportunities as follows:

Suite B-210: Well finished showroom/office space offering executive corner office with a private bath, reception, open common area/bullpen additional bathroom and large break area.

\*Additionally, there is 15,000 SF of shell space that could be sub-divided to accommodate bays as small as 2,300 each.

NNN's are \$2.89/SF.



For more information

**Michael Moore**

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For Lease - 501 Adesa Blvd.

# Executive Summary

2,310 - 15,000 SF | \$18.00 - 22.00 SF/yr



GRM:

AVAILABLE SF: 2,310 - 15,000 SF

LEASE RATE: \$18.00 - 22.00 SF/yr  
(NNN)

BUILDING SIZE: 58,124 SF

BUILDING CLASS: A

ZONING: commercial

MARKET: Lenoir City

## Property Overview

Located off of Highway 321 in Lenoir City, with excellent access to Interstate 75 with leasing opportunities as follows:

\*Nicely finished title office offering approximately 1405 sf of office space and 905 sf of warehouse/flex space with roll up door.

The office portion offers a lobby, reception desk, 3 offices, conference room, 1 bathroom and small kitchenette.

Title 1 is moving. Please give advanced notice to schedule a showing. Do not disturb Tenant.

\*Additionally, there is 15,000 SF of shell space that could be subdivided to accommodate bays as small as 2,300 each.

NNN's are \$2.89/SF.

## Available Spaces

Lease Rate

Lease Type

Size (SF)



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# Additional Photos

2,300 - 15,000 SF | \$18.00 - 22.00 SF/yr

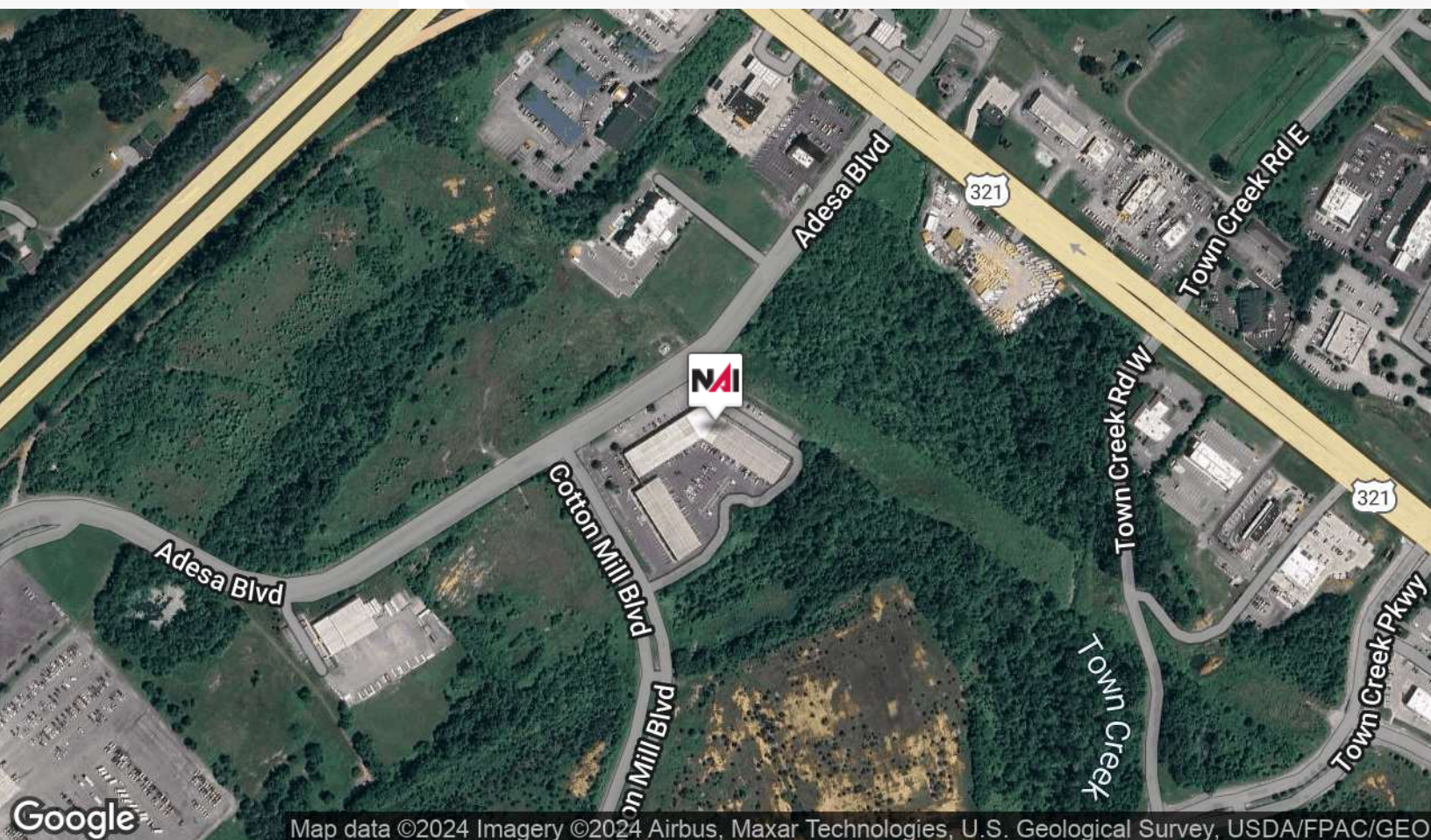
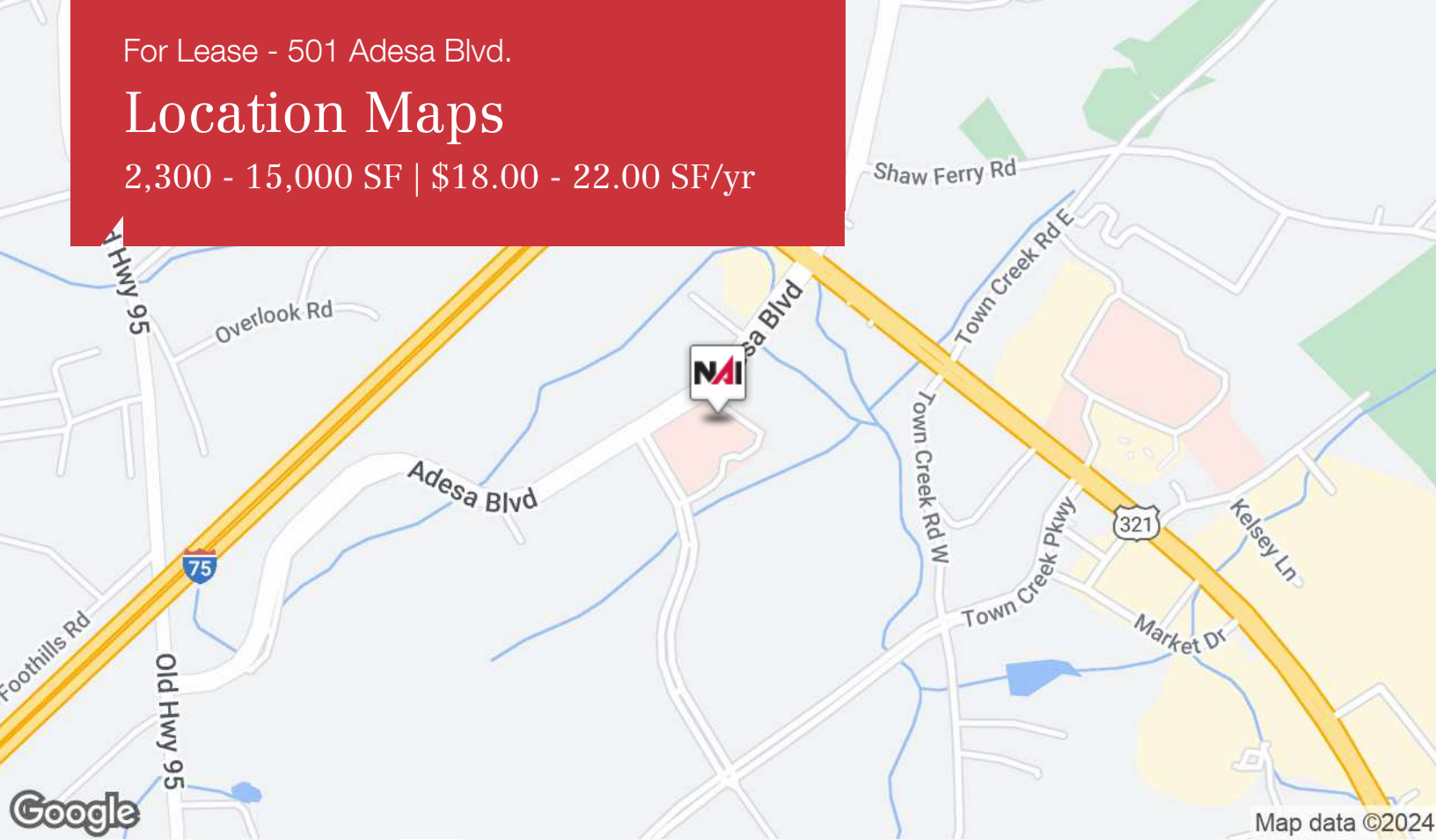




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# Location Maps

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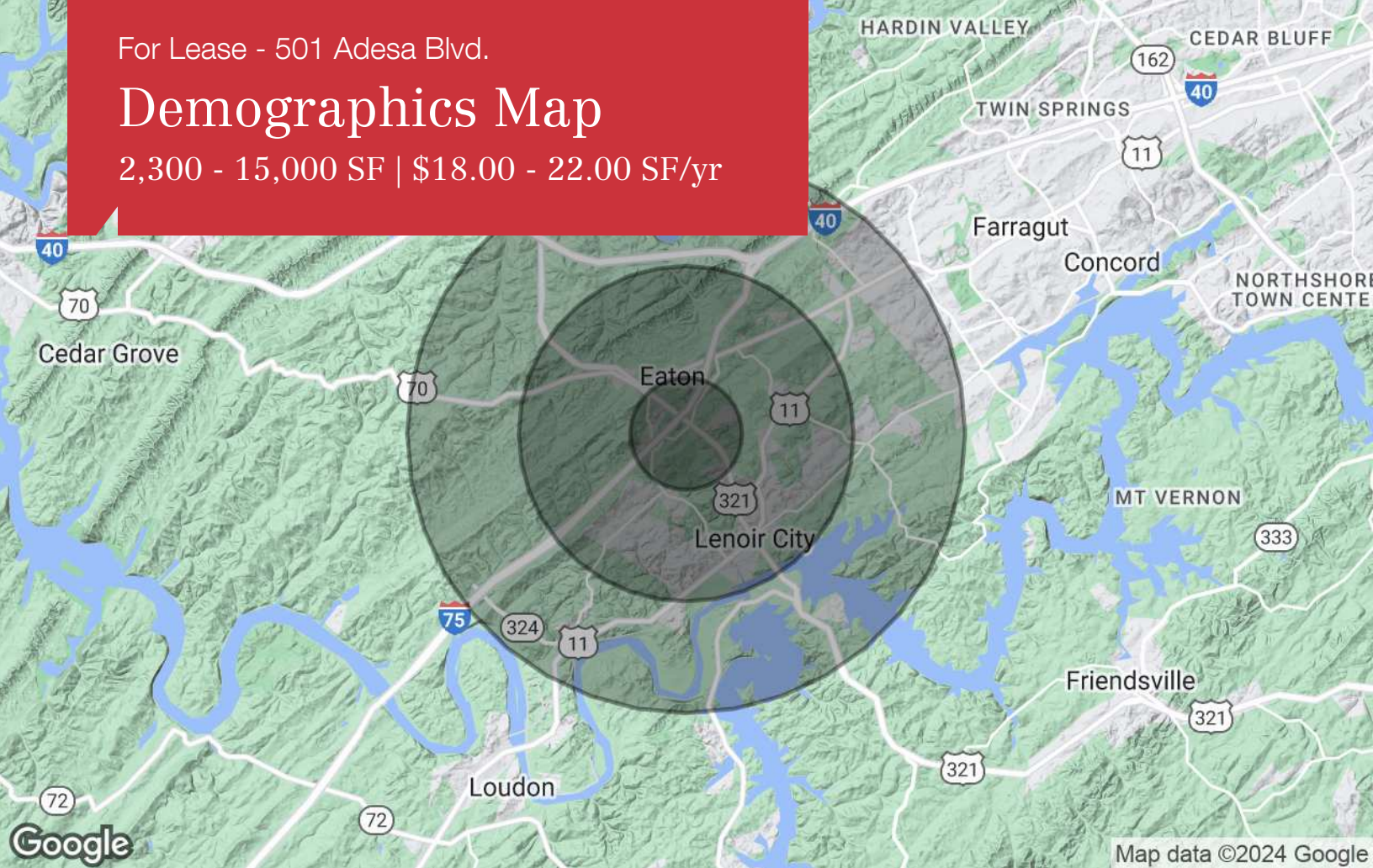




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# Demographics Map

2,300 - 15,000 SF | \$18.00 - 22.00 SF/yr



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,527	14,304	26,185
MEDIAN AGE	33.3	36.3	40.3
MEDIAN AGE (MALE)	32.1	35.3	39.4
MEDIAN AGE (FEMALE)	38.1	39.9	42.7

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,006	5,715	10,527
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$42,896	\$50,961	\$62,327
AVERAGE HOUSE VALUE	\$129,141	\$162,179	\$216,613

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	94.9%	95.7%	96.6%
% BLACK	3.6%	2.8%	2.0%
% ASIAN	0.2%	0.3%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	1.2%	1.0%	0.6%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	11.6%	9.7%	7.6%

\* Demographic data derived from 2020 ACS - US Census

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# Demographics Report

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# Advisor Bio 1

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## MICHAEL MOORE

Senior Advisor

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### PROFESSIONAL BACKGROUND

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

### EDUCATION

University of Tennessee College of Journalism, 1992-1997

### MEMBERSHIPS

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

#### NAI KOELLA | RM MOORE

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