



10335 Kingston Pike

10335 Kingston Pike
Knoxville, Tennessee 37922

Property Highlights

- Office / Medical Space located in the LandOak Development with excellent visibility and access to Kingston Pike
- Monument Signage and Building Signage Opportunities
- Located within minutes to Pellissippi Parkway and Lovell Road
- Convenient access to restaurants, banking and shopping

Offering Summary

Lease Rate:	Negotiable
Building Size:	14,208 SF
Available SF:	Fully Leased
Lot Size:	1.34 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	1,489	48,826	112,243
Total Population	3,480	114,284	257,730

For More Information

Michelle Gibbs

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Roger M. Moore, Jr, SIOR

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Offering Summary

Lease Rate:	Negotiable
Building Size:	14,208 SF
Available SF:	Fully Leased
Lot Size:	1.34 Acres
Year Built:	1999
Market:	west
Submarket:	Pellissippi Parkway

Property Overview

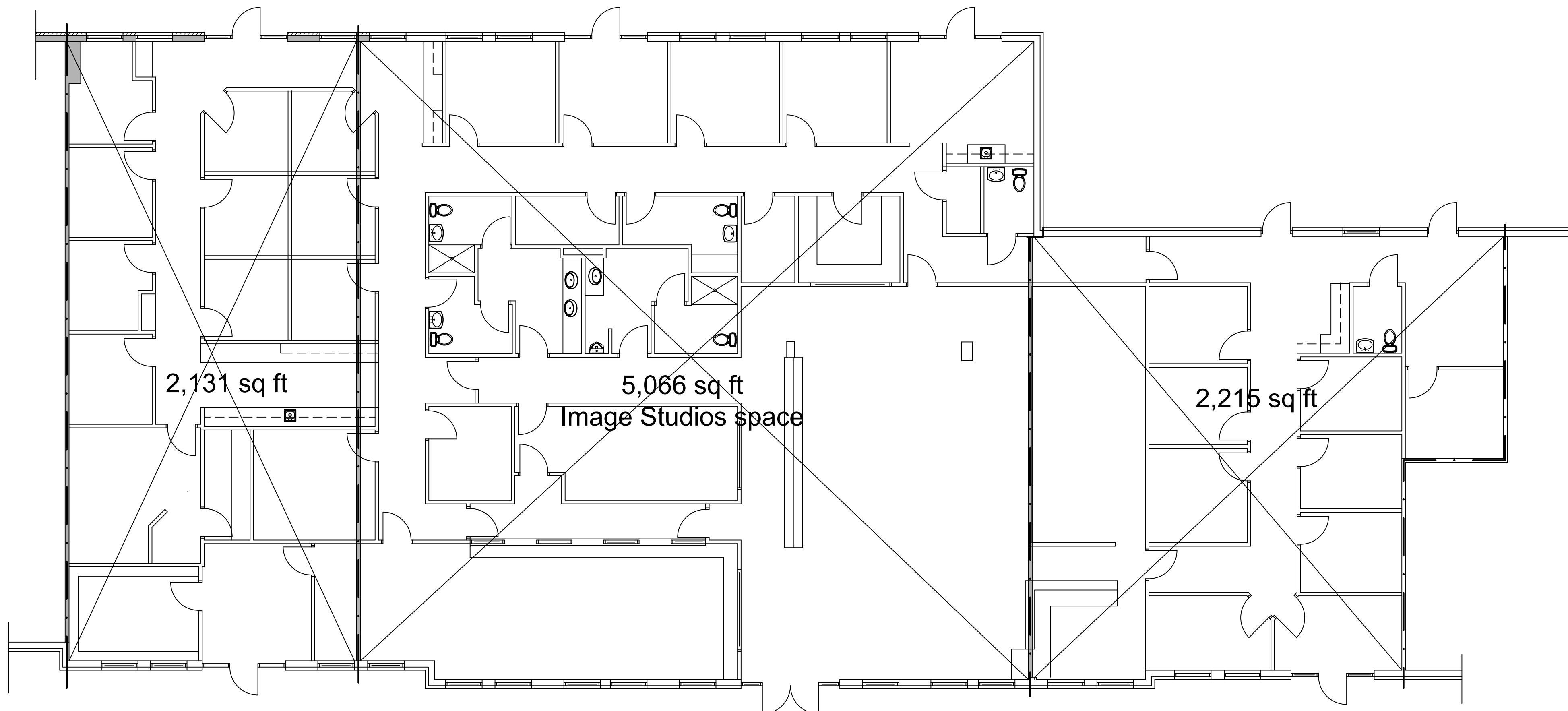
10335 Kingston Pike
Medical/Office space located in the LandOak Development with excellent visibility and access to Kingston Pike.

Suite A - 2,131 square feet

Base Rent: \$25.00 PSF
NNN's: Estimated \$3.78 PSF

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NOTE:

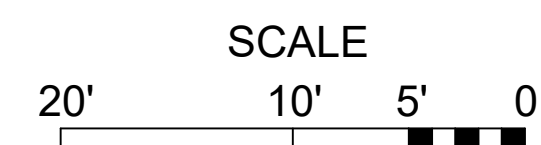
SQUARE FOOT AREA IS MEASURED FROM OUTSIDE FACE OF EXTERIOR WALLS AND CENTER LINE OF INTERIOR WALLS.

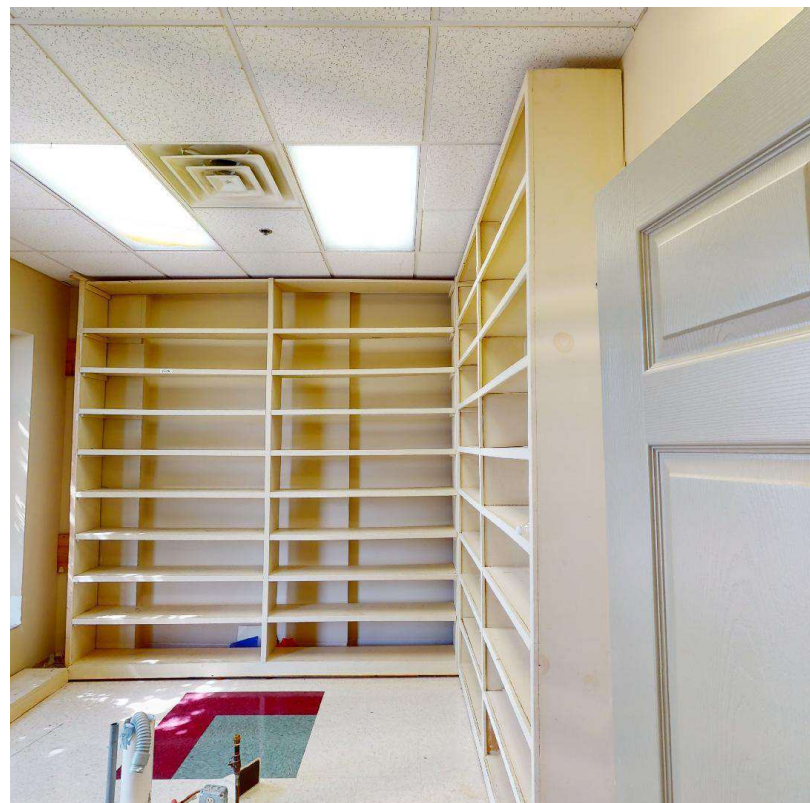
EXISTING FLOOR PLAN

**10321 KINGSTON PIKE
KNOXVILLE, TN**

MAY 13, 2022

KEITH C. JAMERSON
ARCHITECT







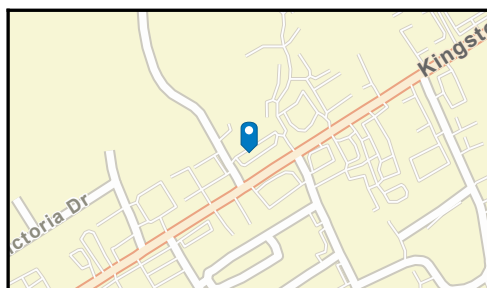
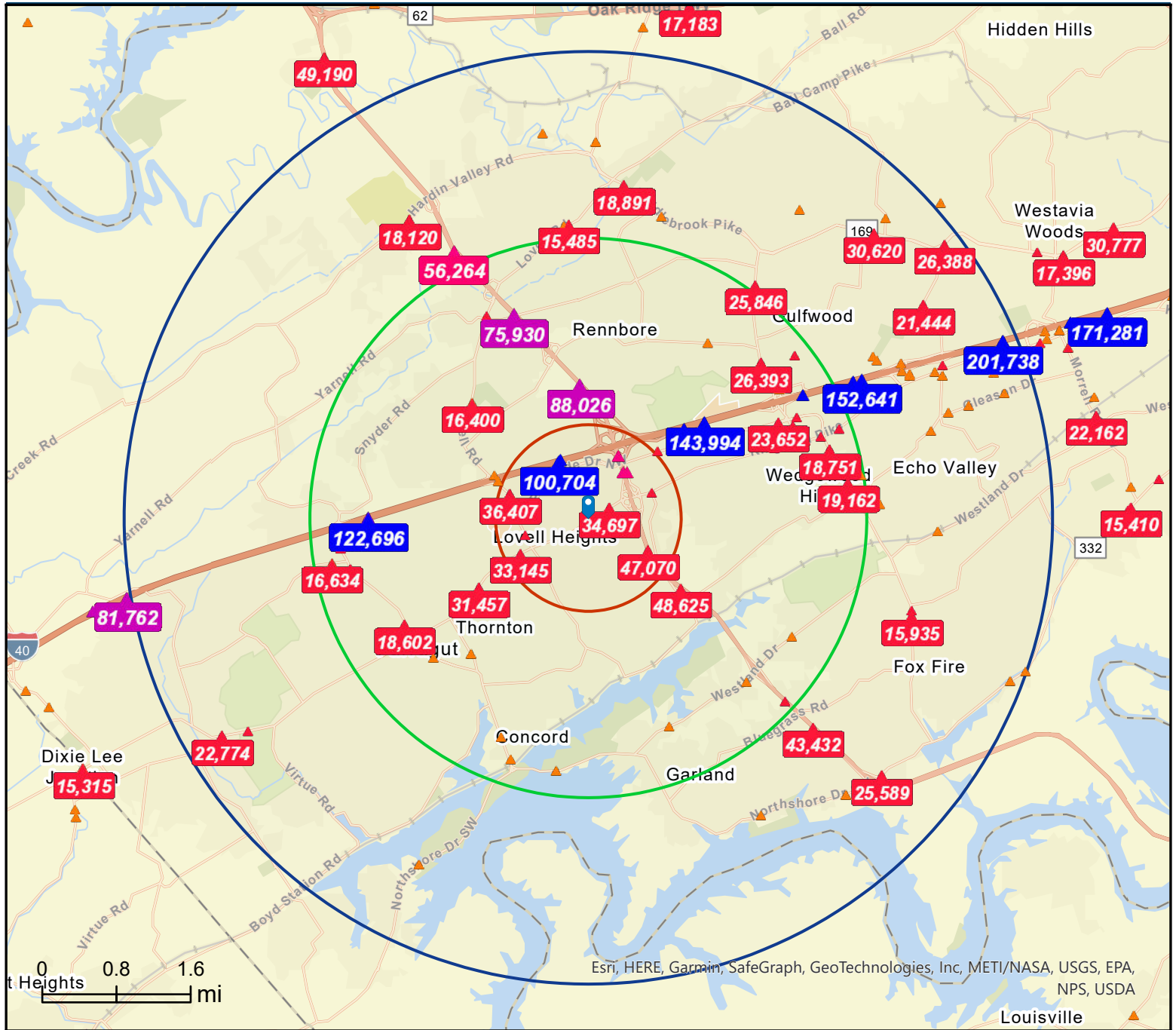
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Traffic Count Map

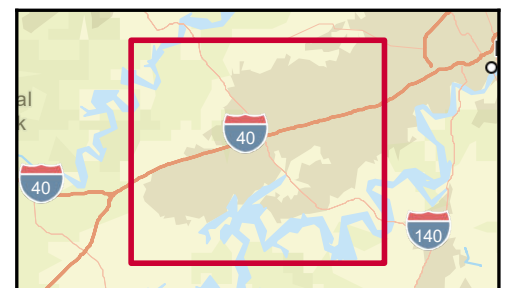
10321 Kingston Pike, Knoxville, Tennessee, 37922
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.90009
Longitude: -84.12690



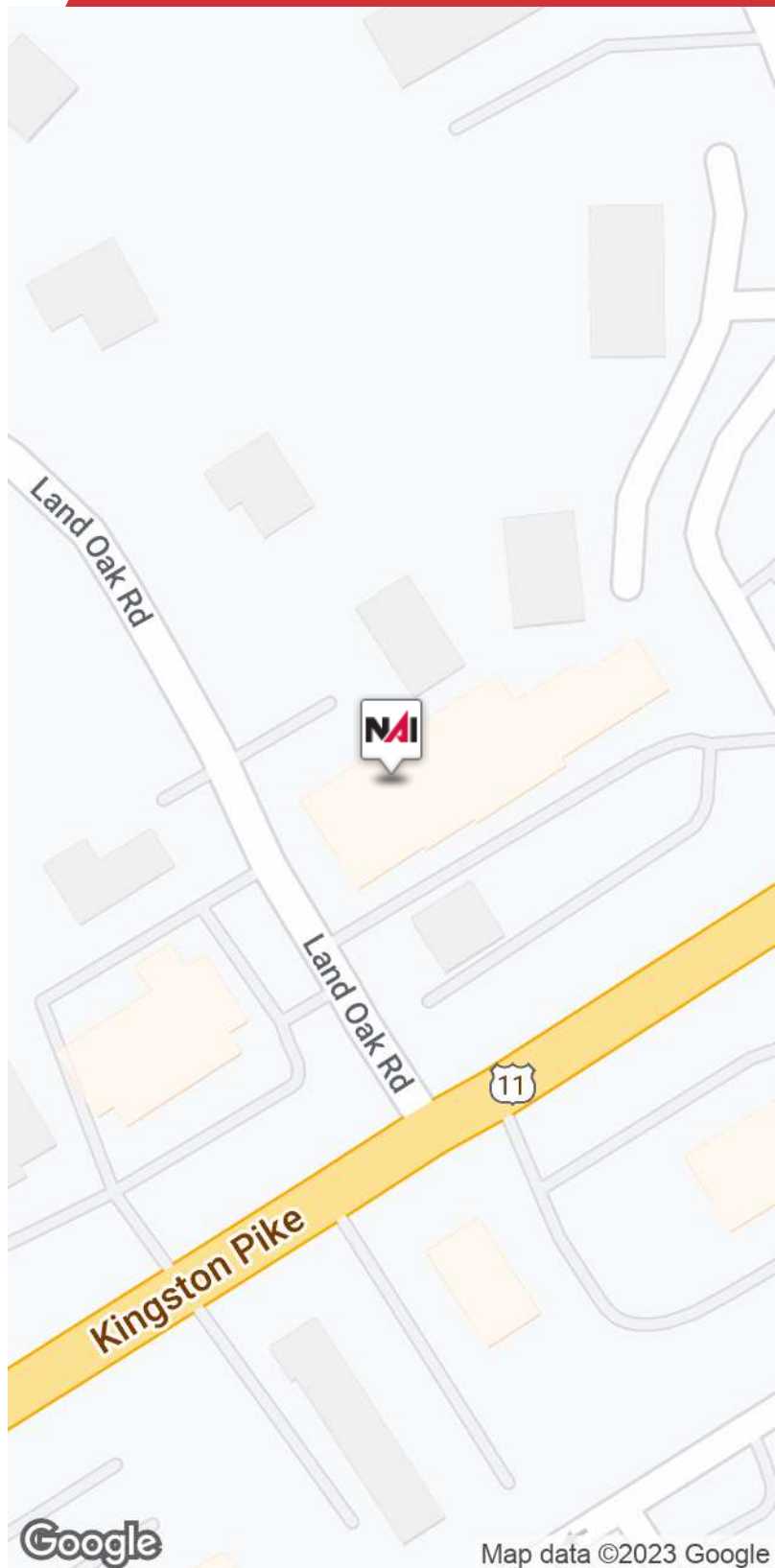
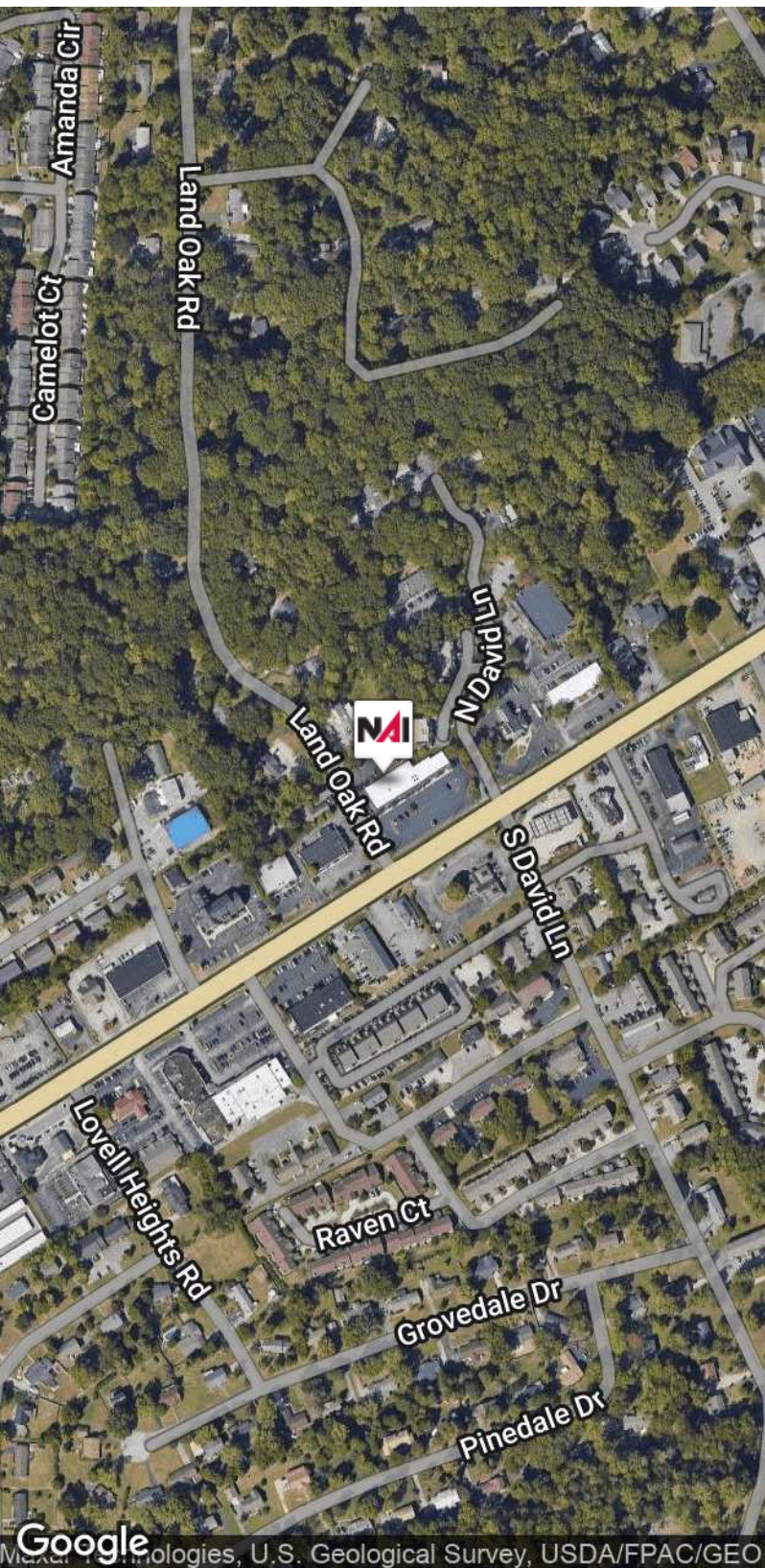
Average Daily Traffic Volume

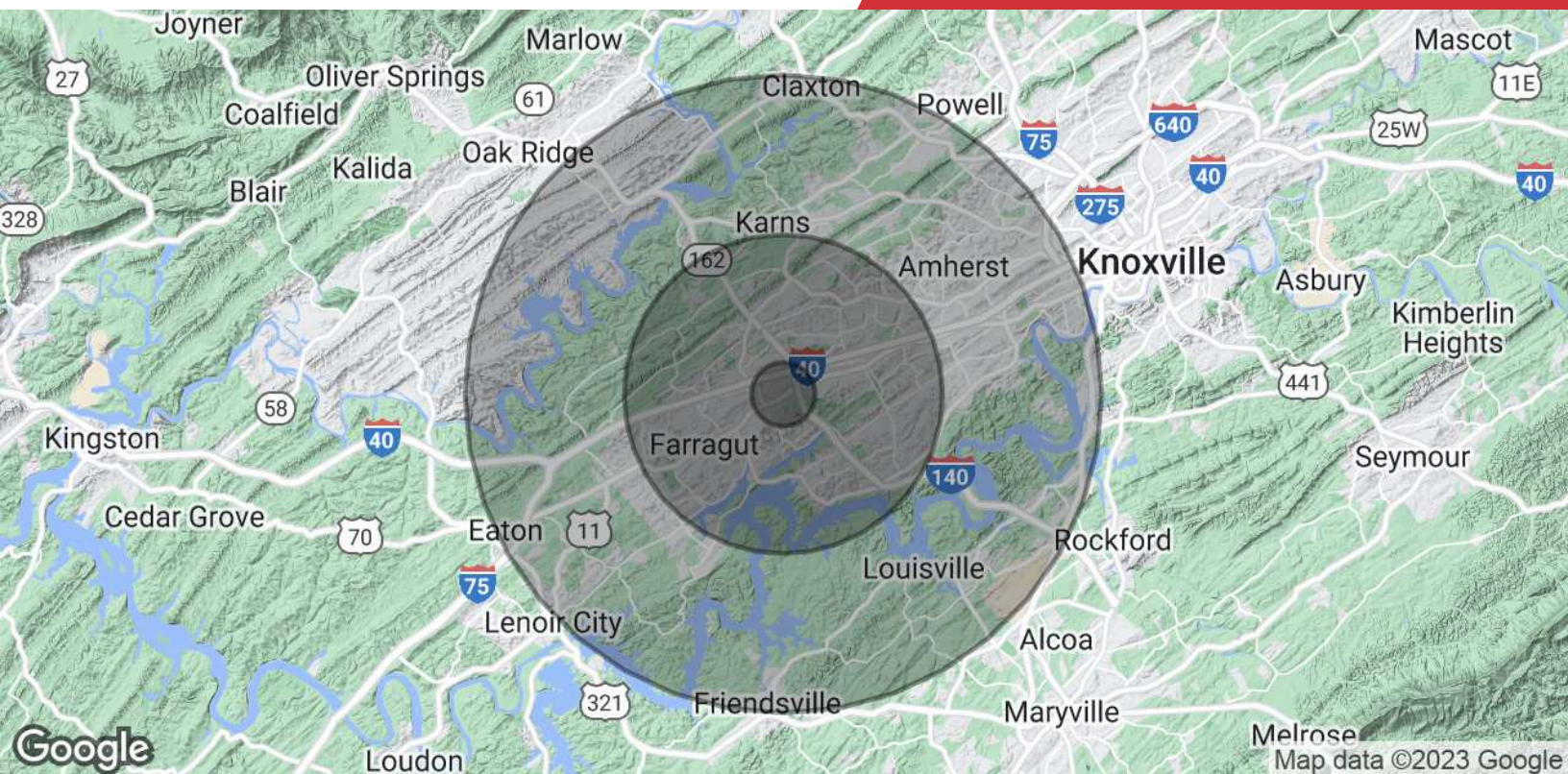
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

September 23, 2022





Population

	1 Mile	5 Miles	10 Miles
Total Population	3,480	114,284	257,730
Average age	46.2	40.0	40.6
Average age (Male)	41.7	38.8	39.6
Average age (Female)	49.9	41.2	41.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	1,489	48,826	112,243
# of persons per HH	2.3	2.3	2.3
Average HH income	\$106,206	\$105,458	\$97,124
Average house value	\$284,420	\$288,337	\$274,177

* 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.

NAI Koella | RM Moore
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Roger M. Moore, Jr, SIOR

President

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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.

Education

University of Tennessee

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