



The Village At Hardin Valley

Spring Bluff Way

Knoxville, Tennessee 37932

Property Highlights

- 1,416 SF - 10905 Spring Bluff Way
- \$25.00 PSF plus NNN Expenses - currently estimated at \$4.50 PSF

Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	32,704 SF
Available SF:	1,416 SF
Lot Size:	4.539 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	1,220	29,709	113,393
Total Population	2,648	71,047	262,175

For More Information

Michelle Gibbs

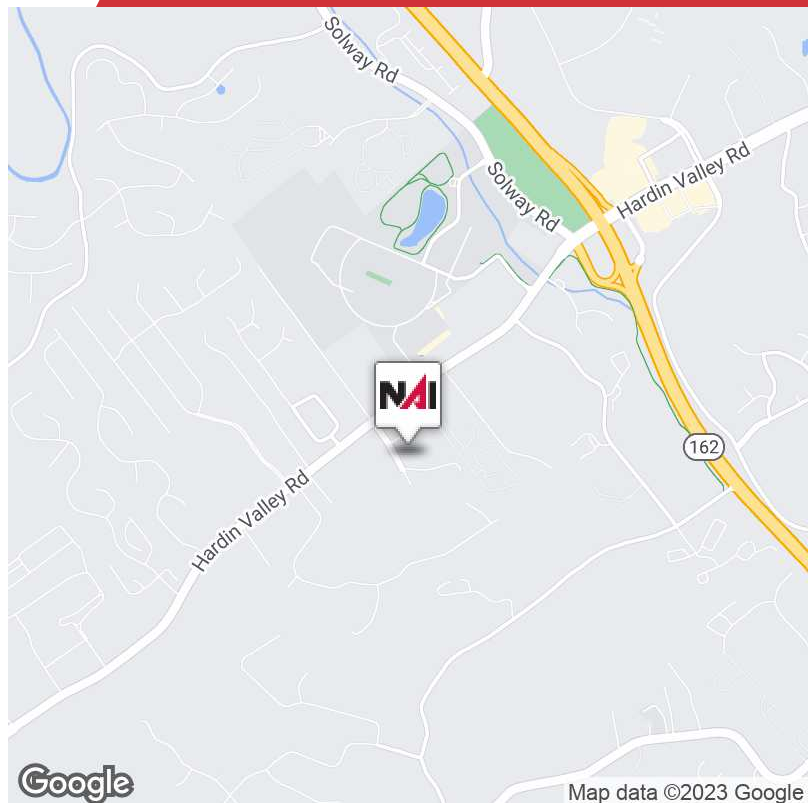
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Roger M. Moore, Jr, SIOR

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Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	32,704 SF
Available SF:	1,416 SF
Lot Size:	4.539 Acres
Number of Units:	1
Year Built:	2009
Zoning:	PC/TO
Market:	Hardin Valley
Submarket:	Pellissippi Parkway

Property Highlights

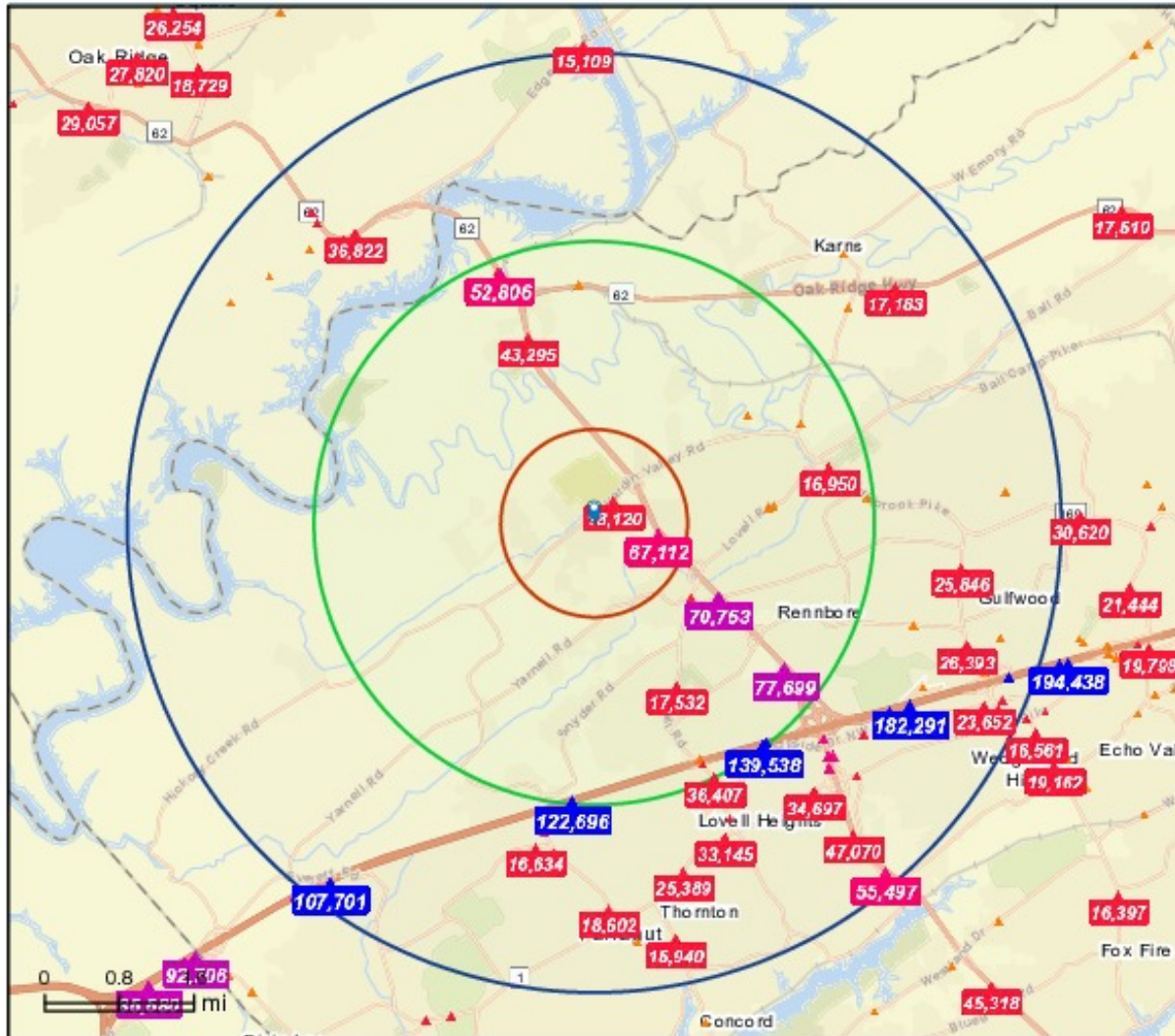
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- \$25.00 PSF plus NNN Expenses - currently estimated at \$4.50 PSF



Traffic Count Map

10914 Spring Bluff Way, Knoxville, Tennessee, 37932
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.94302
Longitude: -84.16493



Source: ©2020 Kalibrate Technologies (Q4 2020).

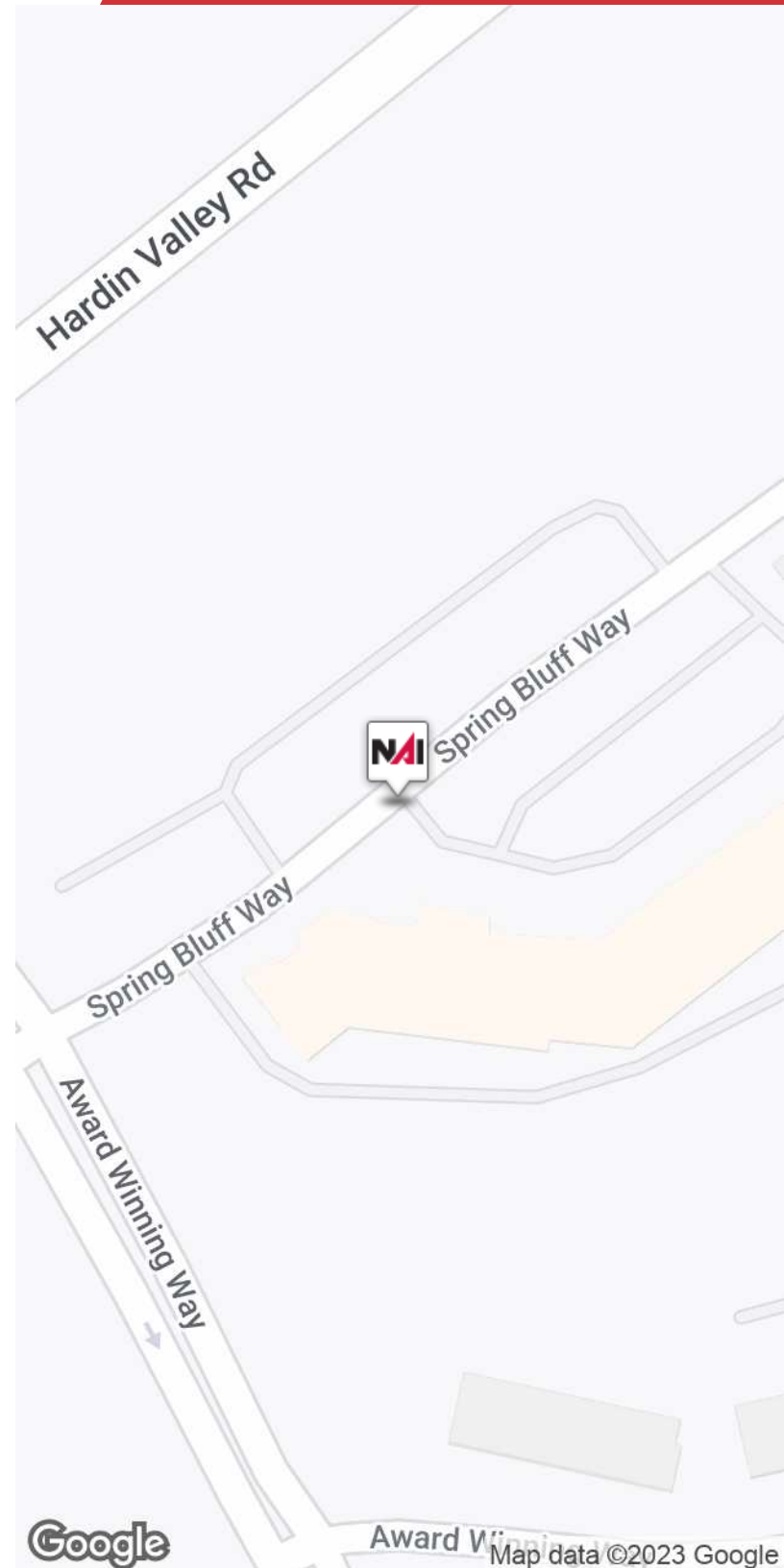
Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

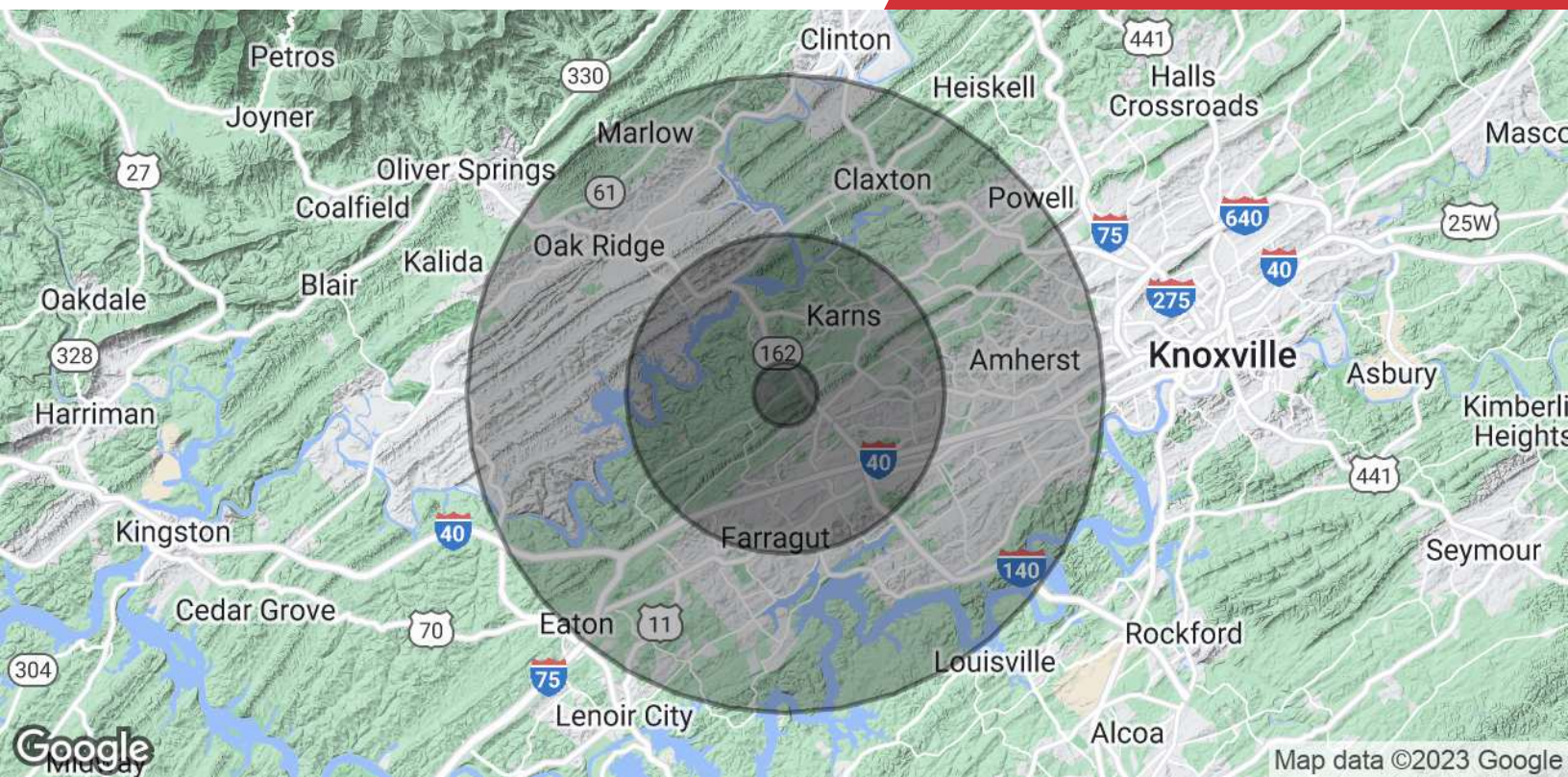


January 26, 2021

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Population

	1 Mile	5 Miles	10 Miles
Total Population	2,648	71,047	262,175
Average age	37.3	39.7	40.4
Average age (Male)	37.7	38.6	39.2
Average age (Female)	37.8	41.0	41.6

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	1,220	29,709	113,393
# of persons per HH	2.2	2.4	2.3
Average HH income	\$104,395	\$97,529	\$93,601
Average house value	\$324,952	\$269,904	\$256,805

* 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.

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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.

Memberships

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

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