



8930 Cross Park Drive, Knoxville, TN

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Knoxville, Tennessee 37923

Property Overview

Unit #3 - 2,337 square feet - available 1-1-23. Space consists of reception area, multiple office and conference room.

Tenant pays utilities and janitorial services

Offering Summary

Lease Rate:	Negotiable
Building Size:	7,755 SF
Available SF:	Fully Leased

Demographics 1 Mile 3 Miles 5 Miles

Total Households	4,511	25,660	55,049
Total Population	9,510	58,310	131,333
Average HH Income	\$55,686	\$74,580	\$82,769

For More Information

Michelle Gibbs

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mgibbs@koellamoore.com

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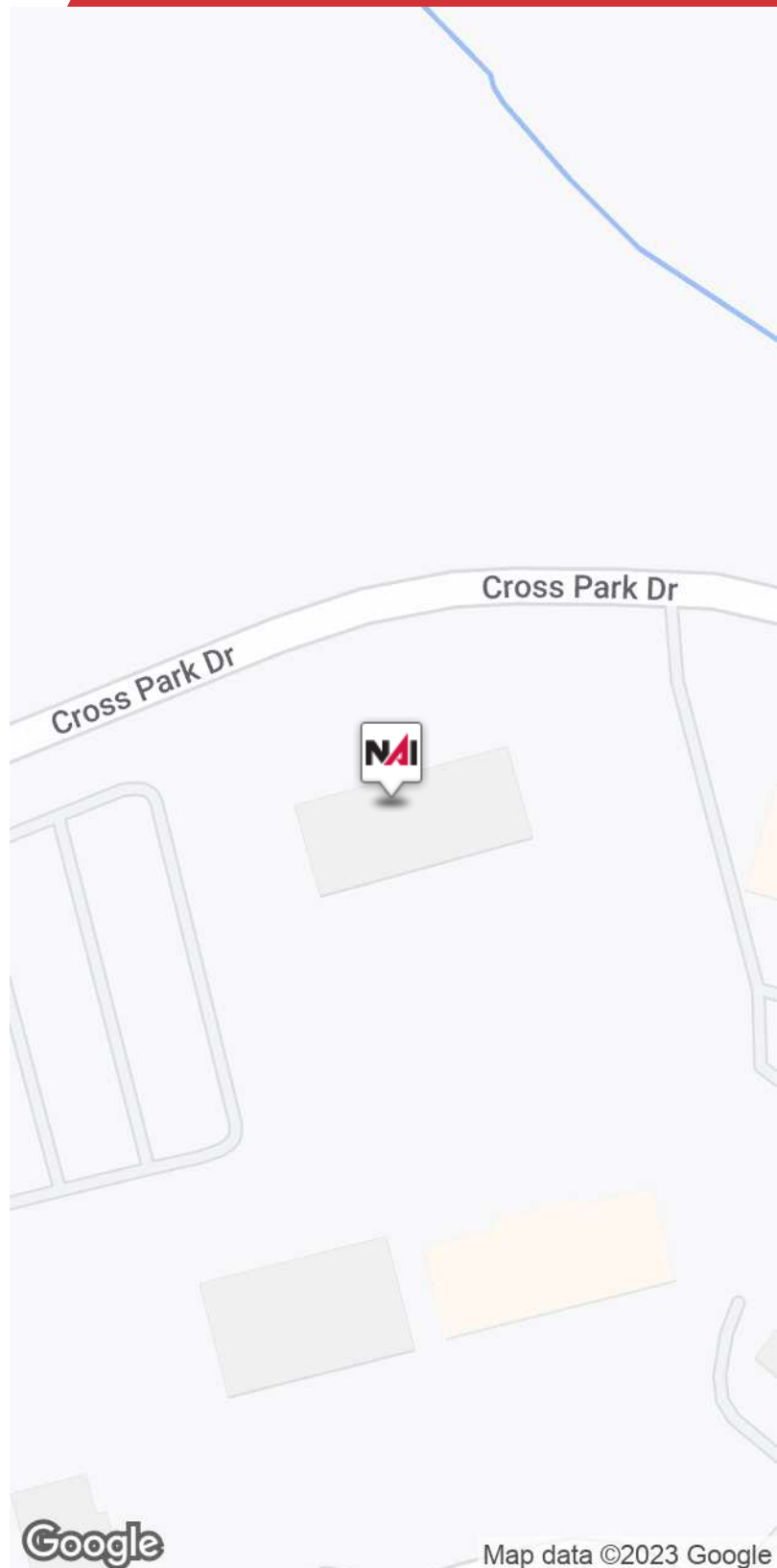
Location Description

The property is located in the heart of the Cedar Bluff Office Market right on Cross Park Drive. The property is in proximity to other office properties and within minutes to Banking, Restaurants and Shopping. This location provides easy access to I-40 and close proximity to Cedar Bluff and Walker Springs. Located nearby to Parkwest Medical Center and other medical entities.



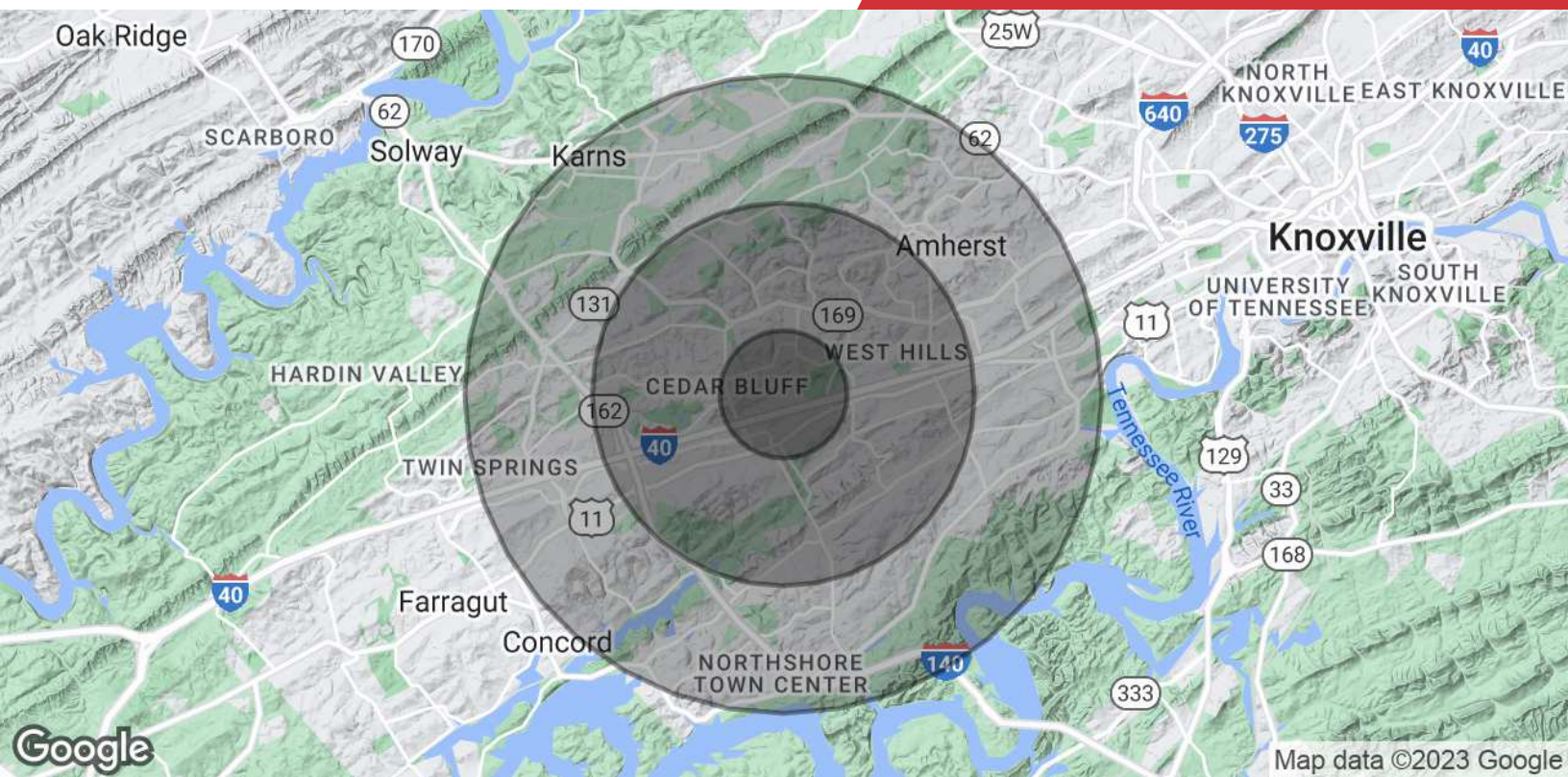


Google
Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Google

Map data ©2023 Google



Population	1 Mile	3 Miles	5 Miles
Total Population	9,510	58,310	131,333
Average Age	32.4	35.6	36.2
Average Age (Male)	29.1	34.1	35.4
Average Age (Female)	34.2	37.2	37.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,511	25,660	55,049
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$55,686	\$74,580	\$82,769
Average House Value	\$173,827	\$200,685	\$219,977

* 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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