

For Lease

# Lovell Road Retail

2,072 - 7,225 SF | \$31.00 SF/yr



## Lovell Road Retail Center

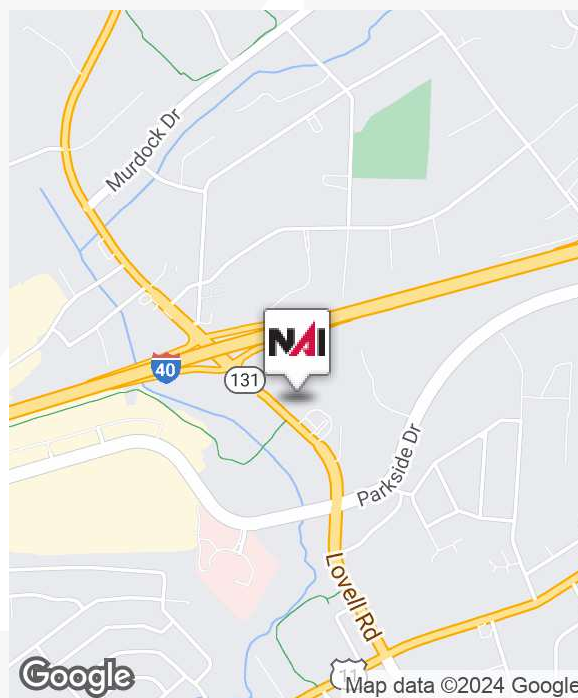
326 Lovell Road  
Knoxville, Tennessee 37934

### Property Highlights

- New Construction Shell Space for Lease
- Close Proximity to I-75/I-40 and Turkey Creek
- Great Visibility on Lovell Road
- 46,500 Average Daily Traffic Count
- Medical Office or Retail Uses Welcome
- Tenant Improvement Allowance Available
- \*Potential to Also Include Suite A and Lease Entire 7225 SF Building

### Available Spaces

Spaces	Lease Rate	Lease Type	Size (SF)
B	\$31.00 SF	NNN	2,072
C	\$31.00 SF	NNN	2,366
Entire Building	TBD		7,225



For more information

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## Exterior Photos



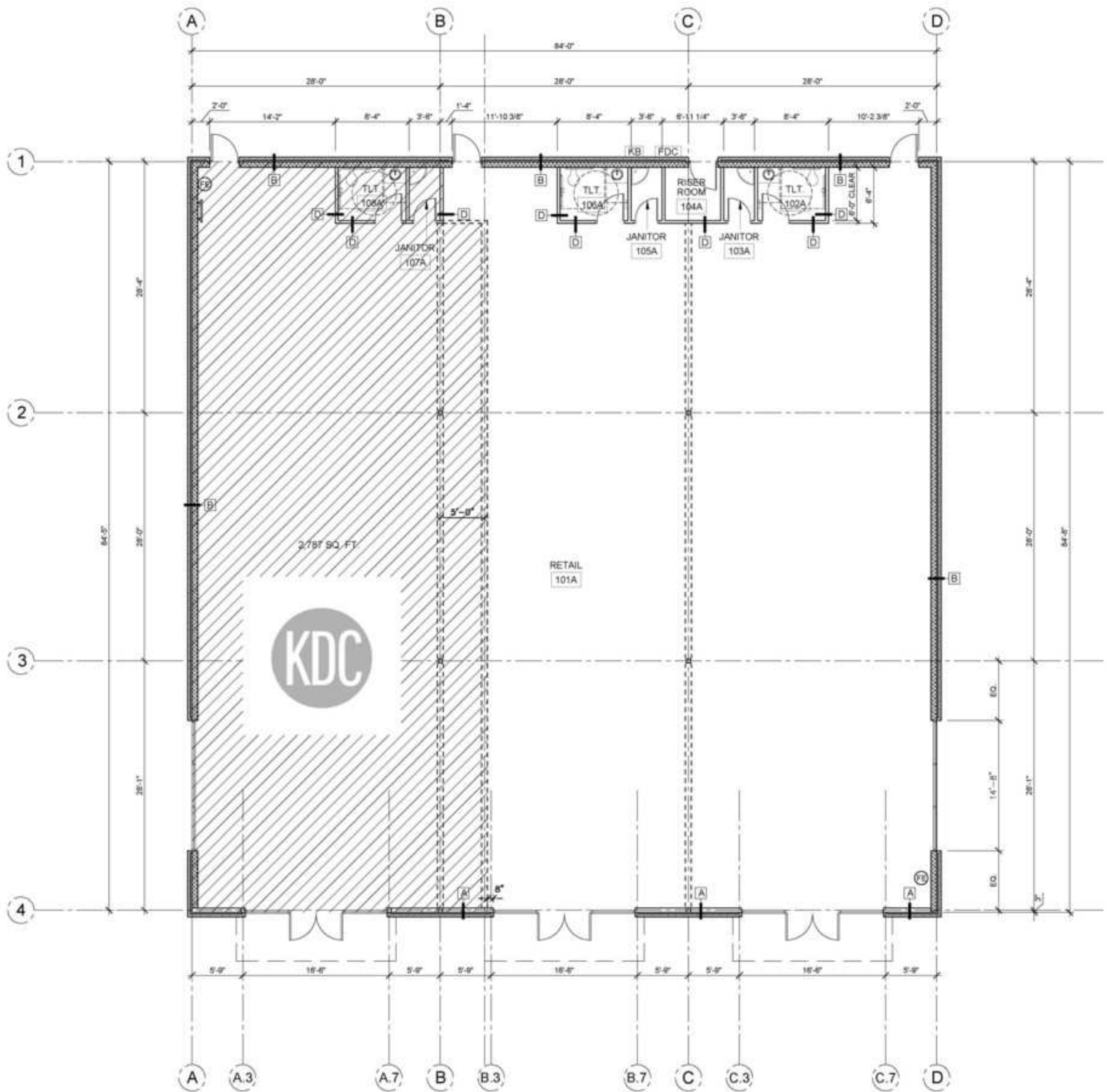


## Additional Photos



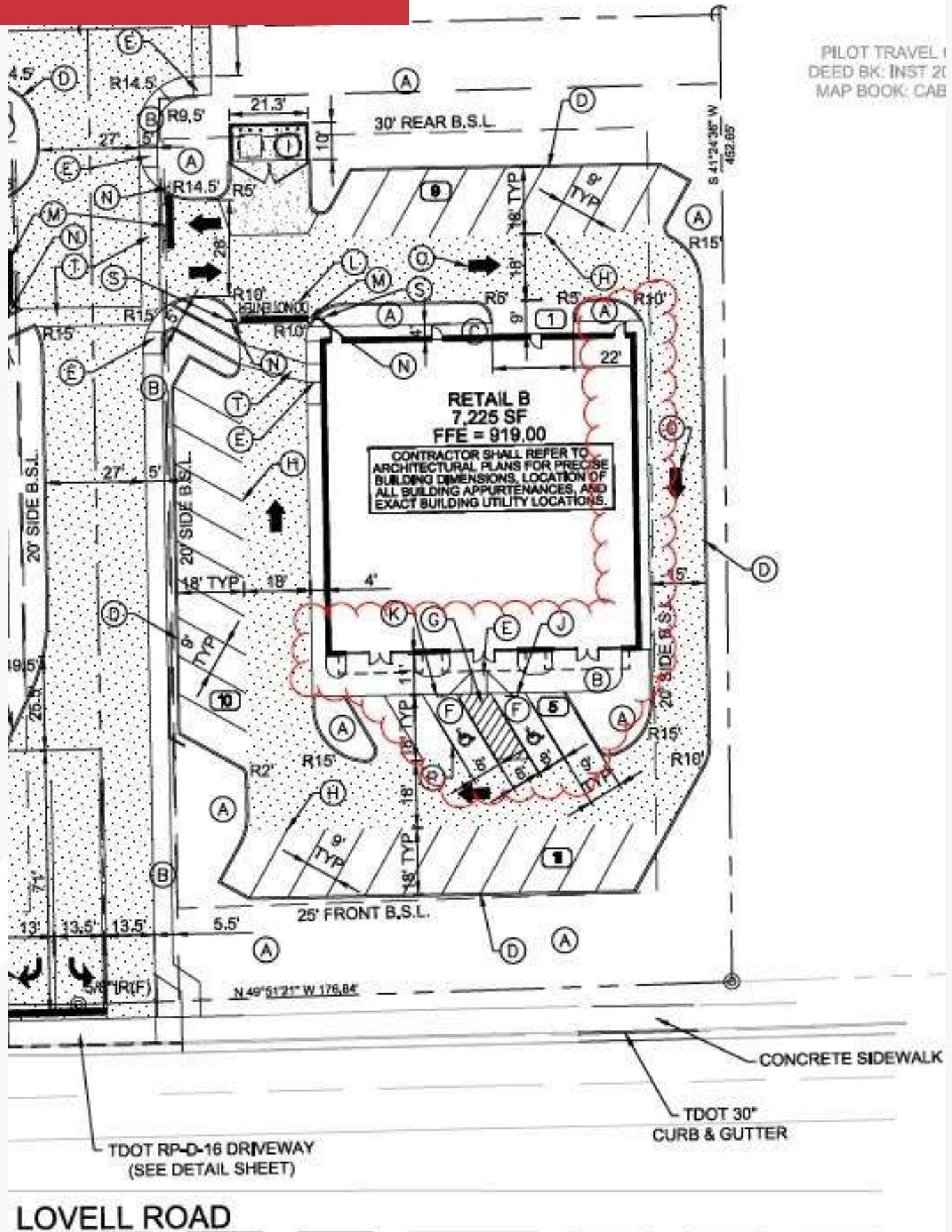


# Floor Plan



# Site Plan

PILOT TRAVEL 1  
DEED BK: INST 21  
MAP BOOK: CAB





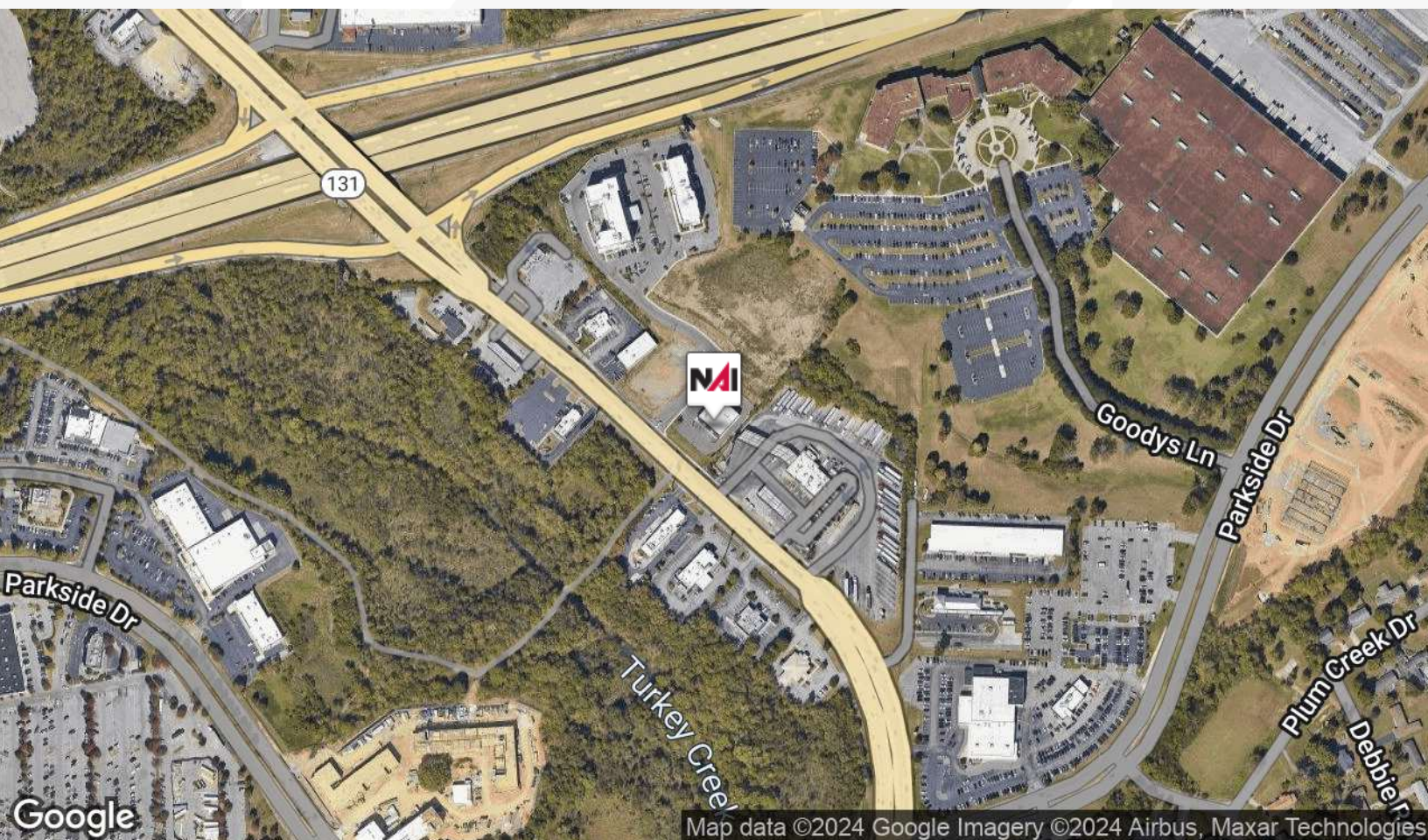
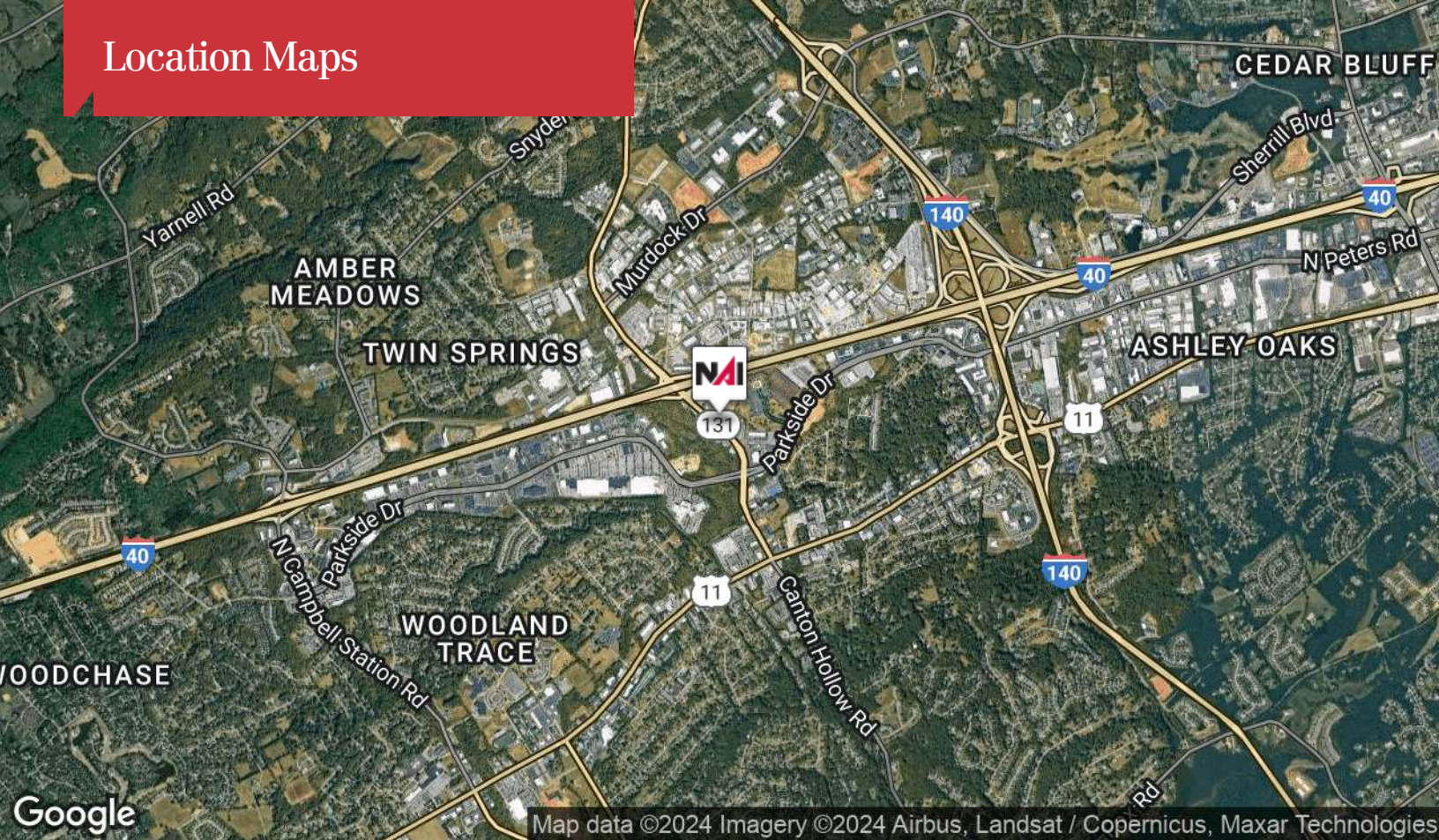
# Retailer/Parcel Map



Map data ©2021 Google Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

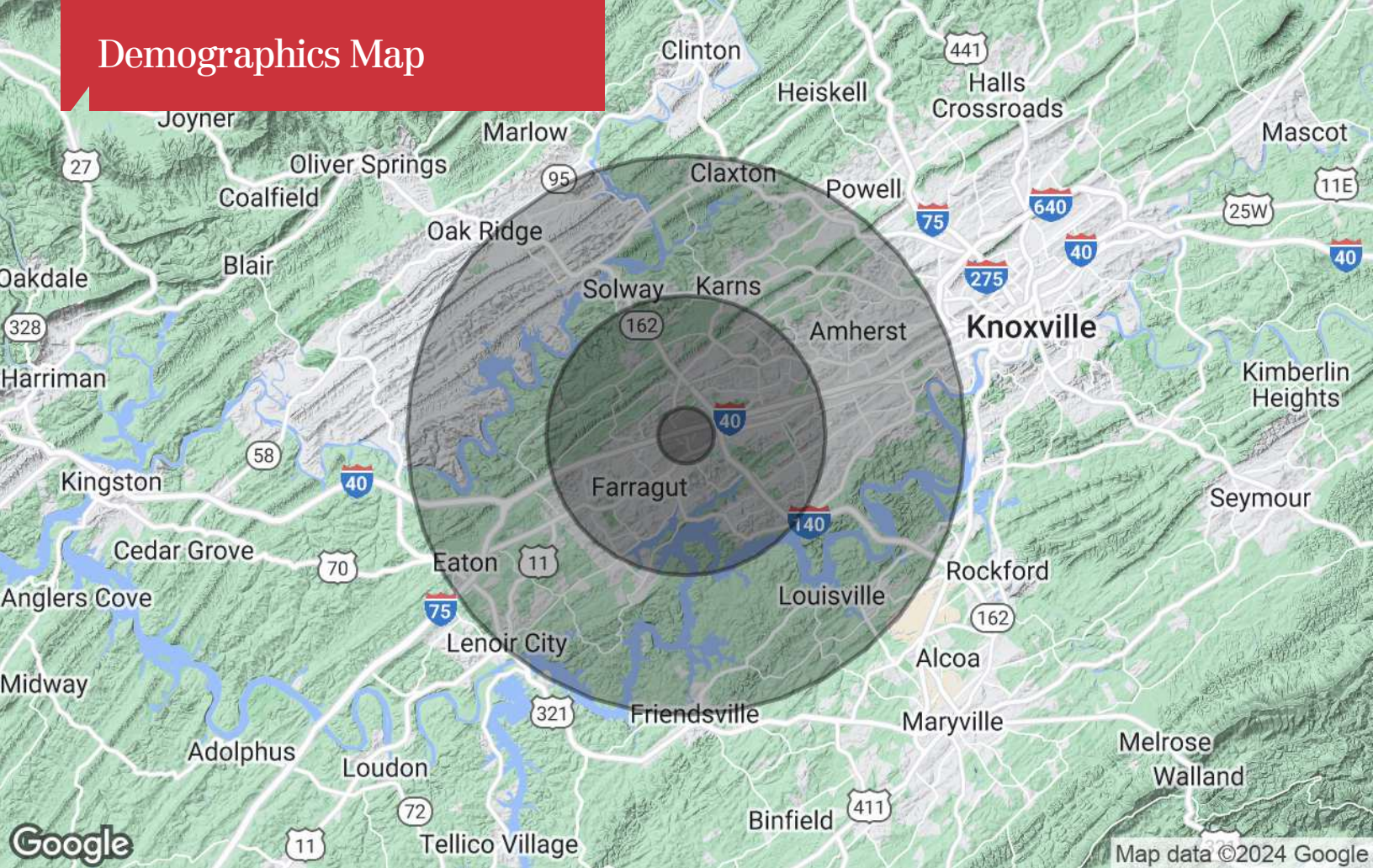


## Location Maps





# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,660	86,264	233,559
MEDIAN AGE	44.2	39.0	38.7
MEDIAN AGE (MALE)	45.4	38.1	37.9
MEDIAN AGE (FEMALE)	42.5	39.5	39.5

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,087	33,622	94,686
# OF PERSONS PER HH	2.4	2.6	2.5
AVERAGE HH INCOME	\$80,410	\$92,762	\$86,753
AVERAGE HOUSE VALUE	\$226,842	\$262,064	\$255,679

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	96.7%	90.7%	91.7%
% BLACK	1.5%	5.2%	4.7%
% ASIAN	1.8%	3.4%	2.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	0.0%	0.5%	0.6%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.5%	3.7%	3.7%

\* Demographic data derived from 2020 ACS - US Census



# Agent Profile

## John Haney, CCIM

### Senior Advisor

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## Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/ Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

## Recent Notable Clients

**Medical:** Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle

**Professional:** Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Computer Systems Plus, Total Quality Logistics

**Industrial:** BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

**Retail:** Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Voodoo Brewing Company

## Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance

PIN Referral Excellence Organization, Networking Today International

## Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014



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