



# FOUNTAIN VIEW PLAZA

5200 N. BROADWAY  
KNOXVILLE, TN 37918

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Michelle Gibbs

Roger Moore, Jr., SIOR

# Available Spaces

Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2832 Essary[next to Results]	Office Building	\$12.00 SF/YR	NNN	1,422 SF	Negotiable	New Construction Retail/Office available in the heart of Fountain City! Major Tenants: Froyoz, Fire House Subs, Salsarita's, ORNL Credit Union, Great Clips. Located at an intersection with traffic light.
2836 Essary[next to Results]	Office Building	\$12.00 SF/YR	NNN	1,422 SF	Negotiable	Space 6: 1,422 sf [fronts Essary Rd], New Construction Retail/Office available in the heart of Fountain City! Major Tenants: Baskin Robbins, Fire House Subs, Salsarita's, ORNL Credit Union, Great Clips, Spint/Nextel. Located at an intersection with traffic light.
						Space 7: 1,422 sf [fronts Essary Rd]

# Available Spaces

Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2844 Essary	Office Building	\$12.00 SF/YR	NNN	2,501 SF	Negotiable	New Construction Retail/Office available in the heart of Fountain City! Major Tenants: Froyoz, Fire House Subs, Salsarita's, ORNL Credit Union, Great Clips. Located at an intersection with traffic light.
2848 Essary(next to Marines)	Office Building	\$12.00 SF/YR	NNN	2,692 SF	Negotiable	New Construction Retail/Office available in the heart of Fountain City! Major Tenants: Froyoz, Fire House Subs, Salsarita's, ORNL Credit Union, Great Clips. Located at an intersection with traffic light.  Space 9: 2692 sf (fronts Essary Rd)

# Available Spaces

Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2828 Essary	Office Building	\$12.00 SF/YR	NNN	1,529 SF	Negotiable	New Construction Retail/Office available in the heart of Fountain City! Major Tenants: Froyoz, Fire House Subs, Salsarita's, ORNL Credit Union, Great Clips. Located at an intersection with traffic light.
						Space 1: 1,529 sf (fronts Essary Rd)
2824 Essary	Office Building	\$12.00 SF/YR	NNN	2,025 SF	Negotiable	New Construction Retail/Office available in the heart of Fountain City! Major Tenants: Froyoz, Fire House Subs, Salsarita's, ORNL Credit Union, Great Clips. Located at an intersection with traffic light.
						Space 2: 2,025 sf (fronts Essary Rd)
5216	Office Building	\$13.00 SF/YR	NNN	1,093 SF	Negotiable	

# Available Spaces

Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
5216 Broadway	Office Building	\$25.00 SF/YR	NNN	1,093 SF	Negotiable	New Construction Retail available in the heart of Fountain City! Major Tenants: Baskin Robbins, Fire House Subs, Salsarita's, ORNL Credit Union, Great Clips, Spint/Nextel. Located at an intersection with traffic light.
5222 N.Broadway	Office Building	\$25.00 SF/YR	NNN	2,676 SF	Negotiable	1,093 sf (fronts Broadway), CAM: \$4.72 [est] 2,676 SF of open space, includes one office, storage area and two restrooms.
5216	Office Building	\$16.00 SF/YR	NNN	1,093 SF	Negotiable	\$25.00 PSF CAM: \$4.72 PSF
5210	Office Building	\$18.00 SF/YR	NNN	1,605 SF	Negotiable	
5214 Broadway	Community Center	\$28.14 SF/YR	NNN	1,340 SF	60 months	
5216 N. Broadway	Community Center	\$18.00 SF/YR	NNN	1,093 SF	Negotiable	
2852 Essary Road	Community Center	\$29.57 SF/YR	NNN	1,088 SF	Negotiable	
5212 N. Broadway	Community Center	\$17.50 SF/YR	NNN	1,197 SF	12 months	
5222 N.Broadway	Community Center	\$13.00 SF/YR	NNN	3,538 SF	Negotiable	

# Available Spaces

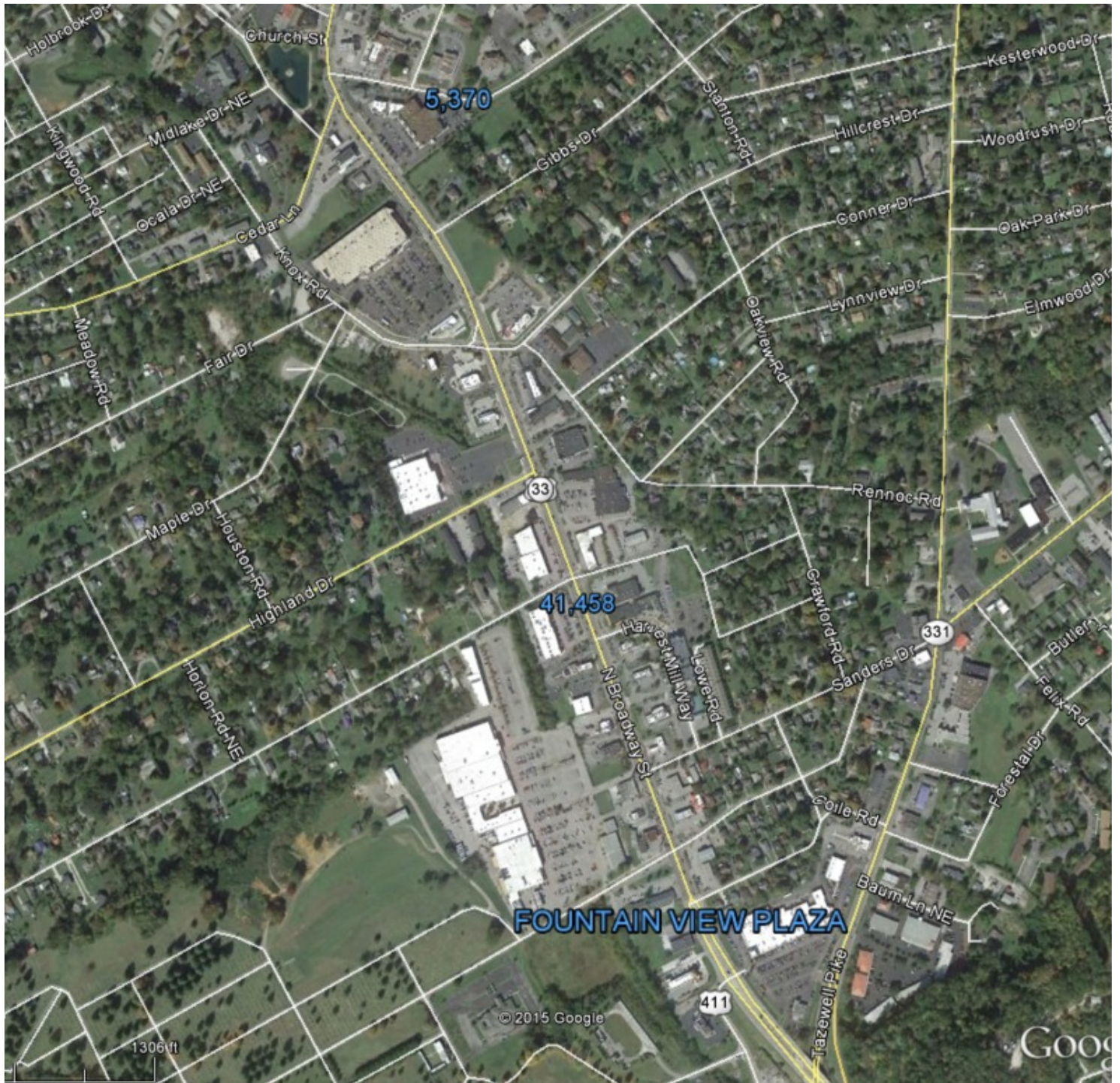
Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
5212 N Broadway	Community Center	\$18.00 SF/YR	NNN	1,197 SF	Negotiable	
5226 N. Broadway	Community Center	\$28.88 SF/YR	NNN	1,500 SF	Negotiable	
5212 N Broadway	Community Center	\$18.54 SF/YR	NNN	1,197 SF	Negotiable	
5210 N Broadway	Community Center	\$23.10 SF/YR	NNN	3,598 SF	60 months	
5216 N. Broadway	Community Center	\$18.90 SF/YR	NNN	1,093 SF	Negotiable	
5218 N. Broadway	Community Center	\$23.75 SF/YR	NNN	1,331 SF	60 months	
5222 N. Broadway	Community Center	\$24.20 SF/YR	NNN	2,578 SF	60 months	

# Location Maps



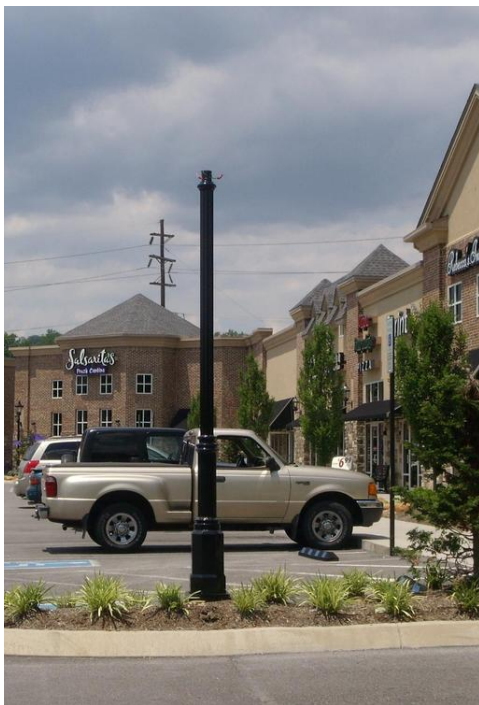


# Additional Photos



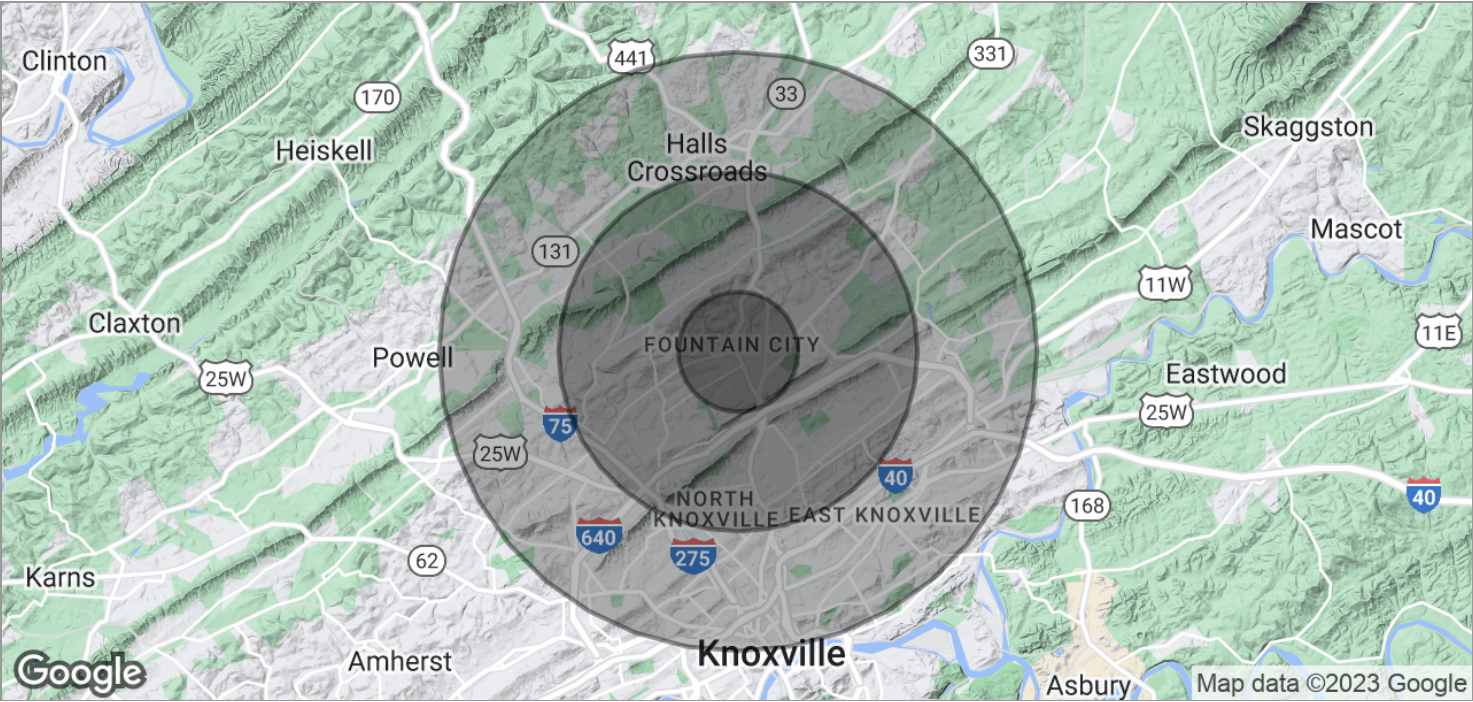


# Additional Photos





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,298	52,006	133,668
MEDIAN AGE	38.9	38.8	37.1
MEDIAN AGE (MALE)	36.4	36.6	35.7
MEDIAN AGE (FEMALE)	40.8	41.2	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,929	25,172	62,255
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$48,488	\$44,585	\$44,020
AVERAGE HOUSE VALUE	\$124,429	\$123,295	\$142,549

# Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,929	25,172	62,255
Total persons per hh	2.2	2.1	2.1
Average hh income	\$48,488	\$44,585	\$44,020
Average house value	\$124,429	\$123,295	\$142,549

	1 MILE	3 MILES	5 MILES
Total population	6,298	52,006	133,668
Median age	38.9	38.8	37.1
Median age (male)	36.4	36.6	35.7
Median age (female)	40.8	41.2	38.7

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio & Contact 1

## Michelle Gibbs

Senior Advisor  
SVN | R.M. Moore, LLC

Michelle R. Gibbs serves as an advisor for SVN/R.M. Moore, LLC, 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 SVN, Michelle worked for a property management company specializing in office property in Knoxville. She received her affiliate broker license in 1992 and began specializing in office leasing and property management. 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.

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.

Michelle obtained her broker's license in 2004 and joined R.M. Moore in 2006.

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# Advisor Bio & Contact 2

## Roger Moore, Jr., SIOR

Managing Director  
SVN | R.M. Moore, LLC

Roger M. Moore, Jr., serves as the managing director for SVN/R.M. Moore, LLC. Moore entered the real estate industry in 1980 as a licensed real estate agent selling real estate for his father, who, at the time, had the largest real estate company in Tennessee. Following in the footsteps of his father and prior to affiliating with SVN, R.M. Moore was named on the INC 5000 list of the fastest growing companies in 2007 and 2008. In February of 2007, he was also named the Top 101 in Commercial Real Estate by Business TN Magazine.

In his more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience with the sale and lease of countless commercial properties. In 1995, Moore decided to continue the family tradition and opened R.M. Moore Real Estate Company, a full-service firm focusing on commercial real estate. Moore continues to take a very active role in the everyday functioning of the company. Not only does he manage the firm and its employees, but he also specializes in personally providing commercial property, tenant acquisition and property management services.

Roger and his firm consistently rank among the Top 100 Advisors affiliated with SVN.

Ranked in the Top 20 Advisors reaching Partners Circle in total in volume among the 900 Advisors affiliated with SVN International.

2008 Ranked 19th

2011 Ranked 12th

2012 Ranked 8th

2015 Ranked 17th

In addition, SVN / R.M. Moore, LLC is consistently among the Top 20 firms nationally for SVN with over 150 offices.

### Memberships & Affiliations

Farragut and West Knoxville Rotary  
The Young Entrepreneurs Organization  
Leadership Knoxville  
Boy Scouts of America  
Board of the American Red Cross  
Foster Care Board  
Knoxville Chamber of Commerce Board  
Harmony Adoptions Board Member  
Past President of Concord Sertoma  
Society of Industrial and Office Realtor (SIOR) 2008  
Has been licensed Real Estate Broker in Kentucky and North Carolina.

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