

For Lease

Retail

1,500 - 11,993 SF



High Visibility Retail- Office-Blount Co. TN

000 S US 411 Hwy
Maryville, Tennessee 37801

Property Highlights

- Outstanding traffic counts along 411
- Rapidly emerging retail corridor
- Numerous traffic driving neighbors
- Ease of access
- Great visibility.

Property Description

OFFERING SUMMARY

Lease Rate:	\$28.00 - 34.00 SF/yr (NNN)
Available SF:	1,500 - 11,993 SF
Lot Size:	3.67 Acres
Building Size:	31,000 SF
Traffic Count:	38000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,258	20,938	46,761
Total Population	3,188	52,914	117,418
Average HH Income	\$71,113	\$61,144	\$60,850



www.koellamoore.com

Roger M. Moore, Jr, SIOR
President | 865.531.6400
rogermoore@koellamoore.com

Michael Moore
Senior Advisor | 865.531.6400
mmoore@koellamoore.com | TN #324982

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PROPERTY DESCRIPTION

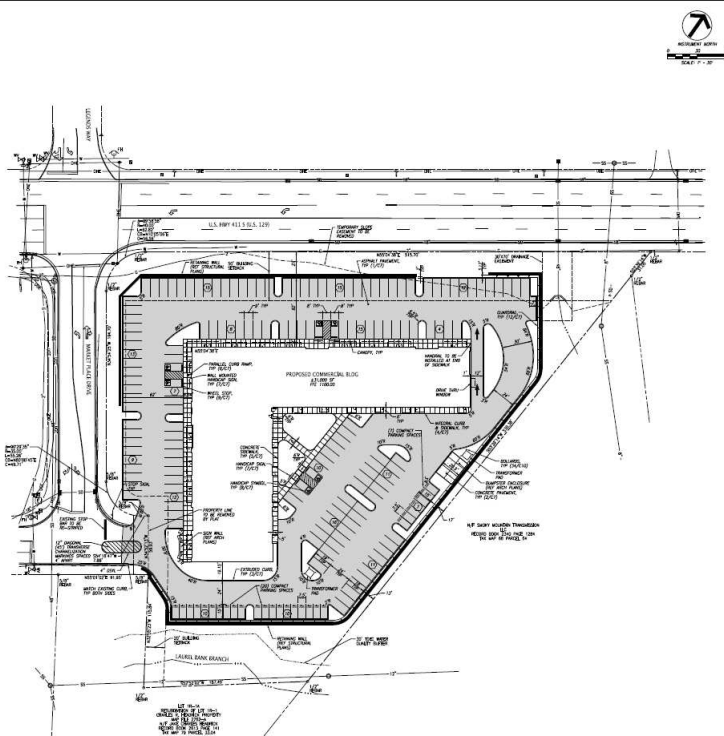
This future development offers retail exposure along busy Hwy 411, with traffic counts of 39,000 + cars daily as of 2020 at the 411 counting station 1 mile NE and 28,000 cars daily as of 2020 at the 411/129 counting station one mile S. The signalized corner offers outstanding access to the site and hard corner visibility.

This mixed use heavy retail/light office project will bring 31,000 +/- SF of retail shop space, 5,065 SF of restaurant space to the 411 retail/professional corridor.

Ample parking, competitive vanilla box allowance and adjacency to dense residential development further highlight this offering.

LOCATION DESCRIPTION

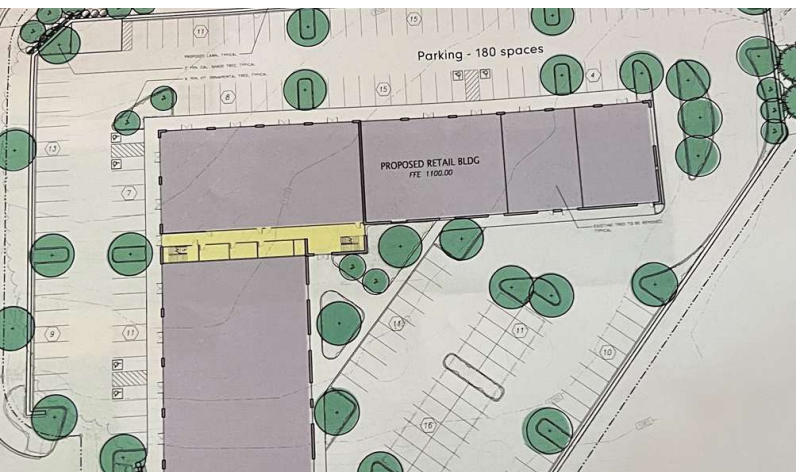
This site offers 411 frontage and outstanding retail/office visibility. Located adjacent to the Super Walmart development, with multiple fast food, bank and retail traffic driving neighbors.



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LOCATION INFORMATION

Building Name	High Visibility Retail-Office- Blount Co. TN
Street Address	000 S US 411 Hwy
City, State, Zip	Maryville, TN 37801
County	Blount
Market	Maryville
Sub-market	411 S
Cross-Streets	Highway 411
Side of the Street	South
Signal Intersection	Yes
Road Type	Highway
Market Type	Medium
Nearest Highway	Hwy 411
Nearest Airport	McGhee Tyson 10 minutes.

BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	1
Year Built	2024
Year Last Renovated	2024

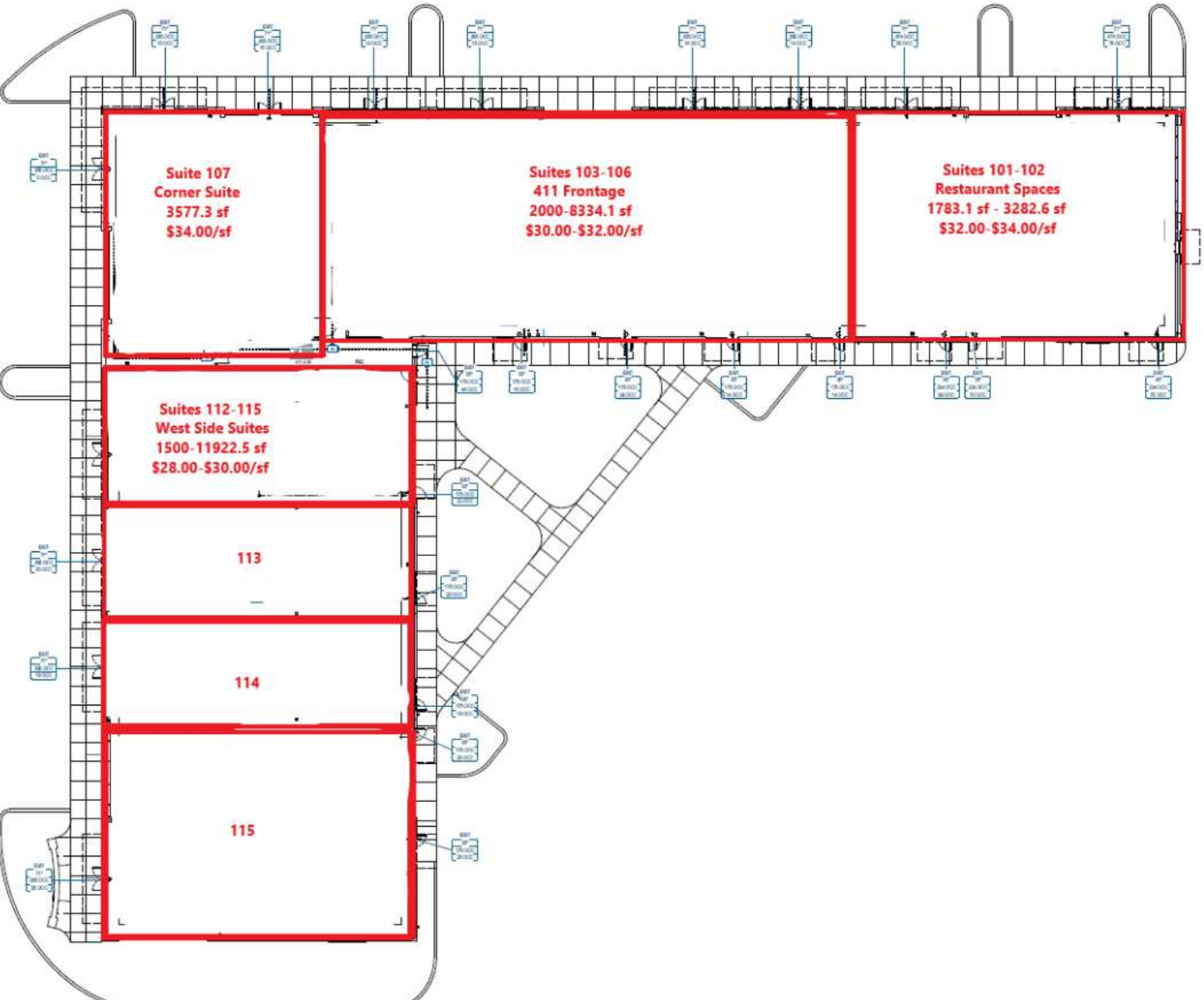
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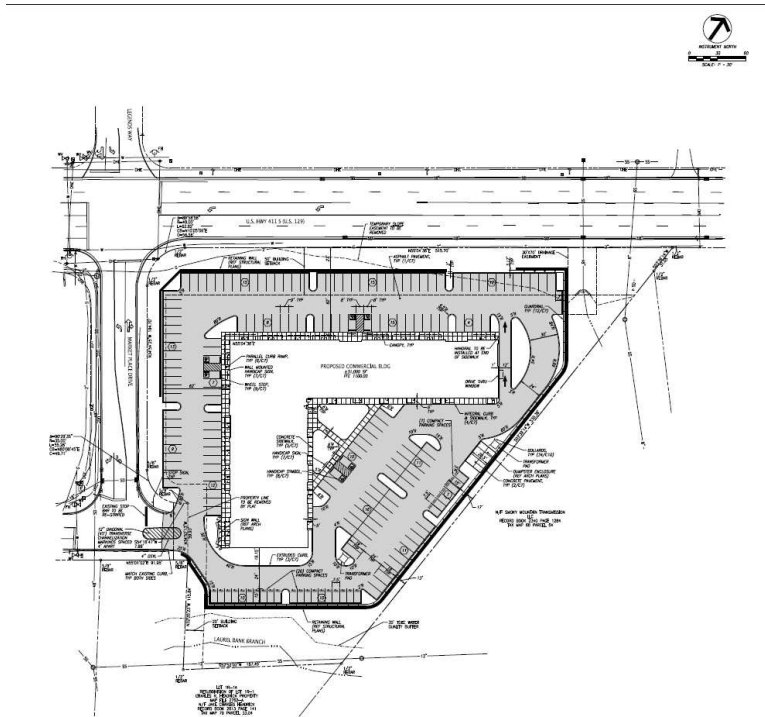




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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,500 - 11,993 SF	Lease Rate:	\$28.00 - \$34.00 SF/yr

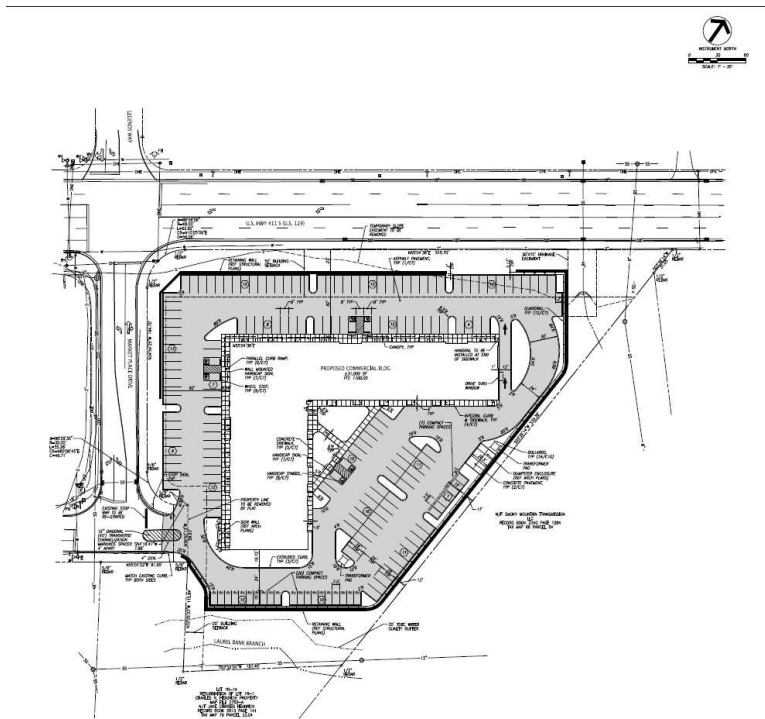
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
000 Highway 411 Frontage Suites - Restaurant Spaces	Available	1,783 - 5,065 SF	NNN	\$32.00 - 34.00 SF/yr	Two (2) dedicated restaurant spaces offering 3282.6SF of endcap space and 1783.1 SF of inline space adjacent. Can be combined.
000 Highway 411 Frontage Suites - Inline Retail	Available	1,661 - 8,334 SF	NNN	\$30.00 - 32.00 SF/yr	Inline retail with Hwy 411 frontage and high visibility, multiple space sizes available.

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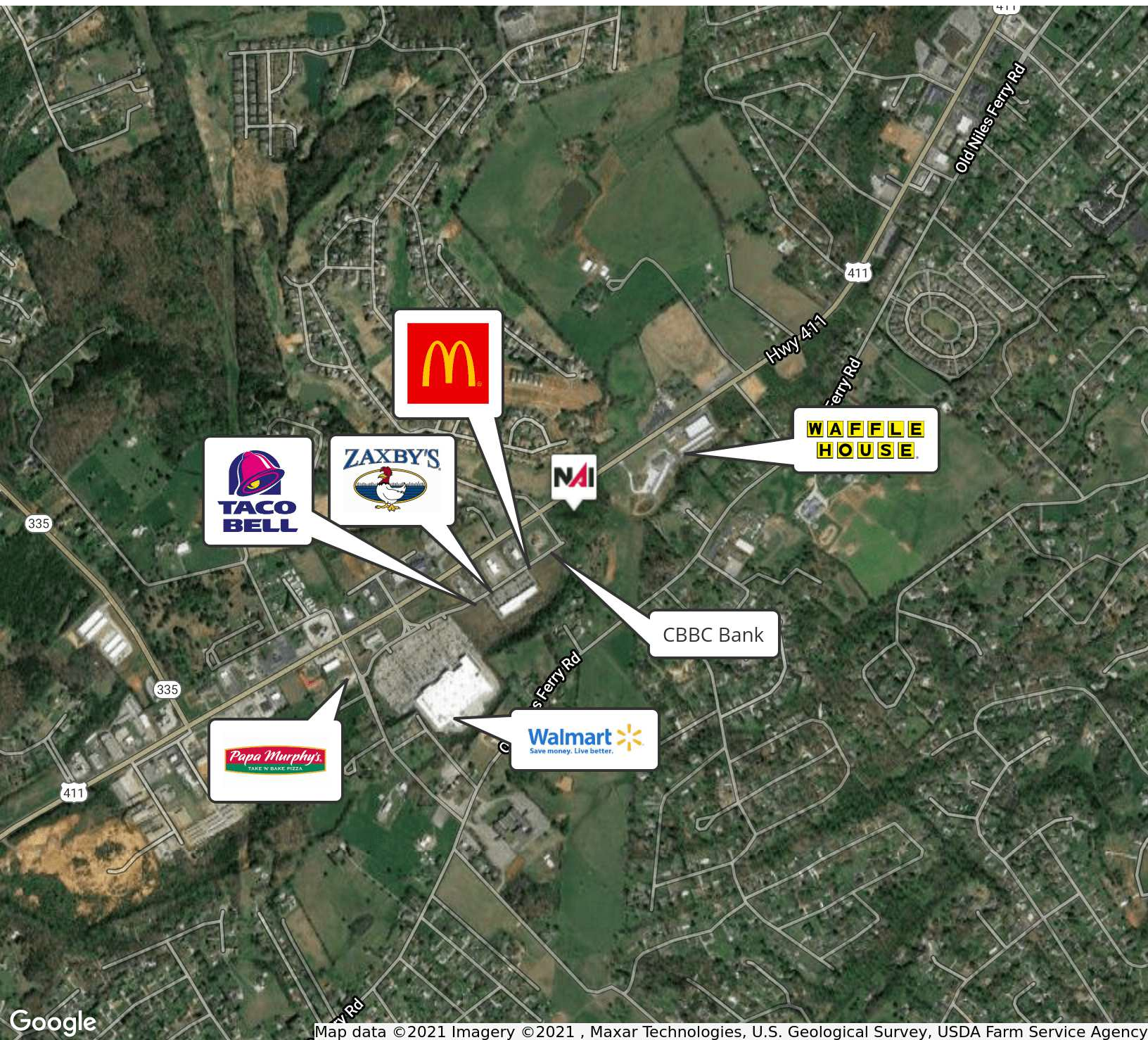
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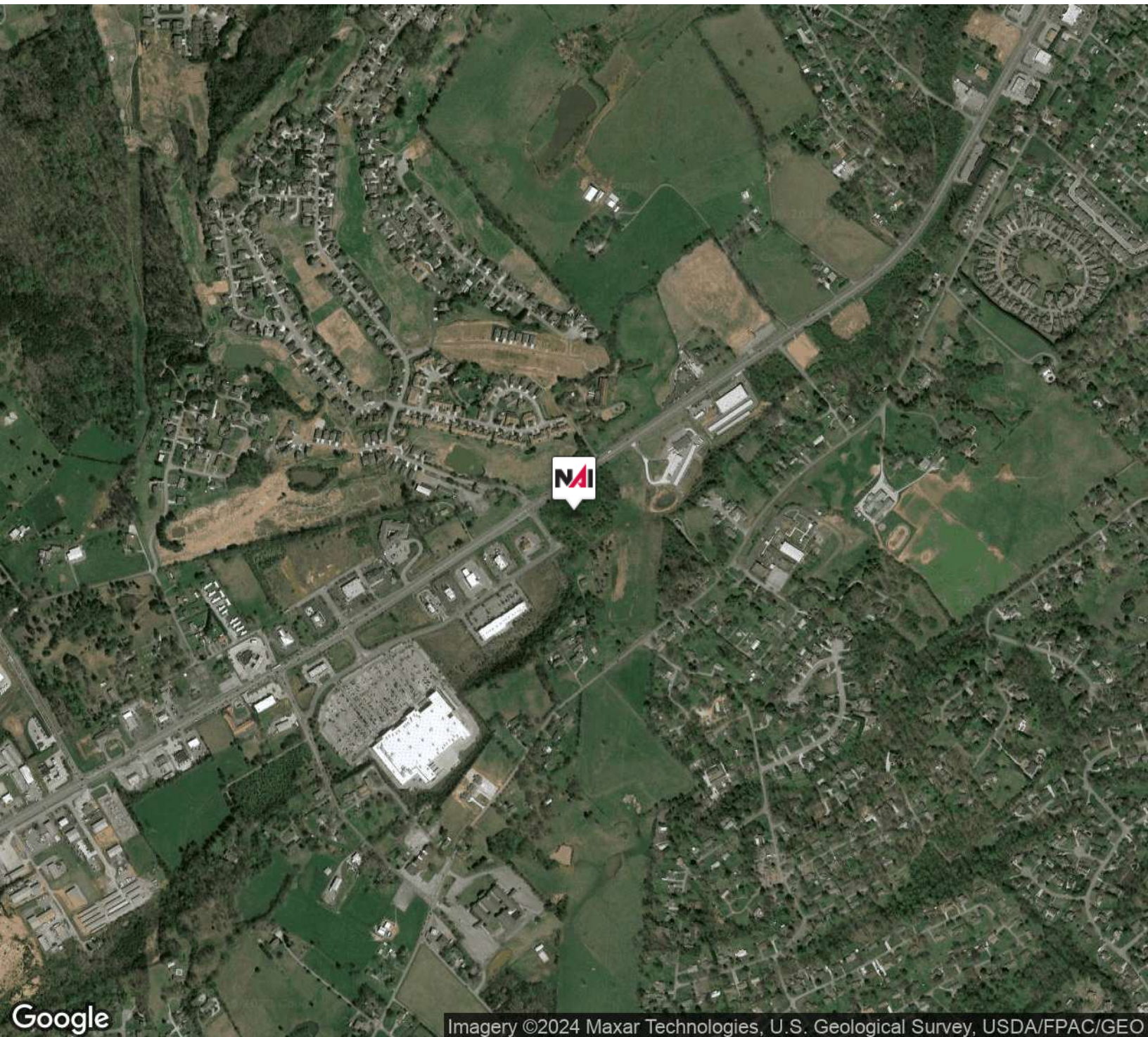
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
000 Highway 411 Frontage Suites - Inline Retail Corner Suite	Available	3,577 SF	NNN	\$34.00 SF/yr	Corner exposure retail suite with signalized corner access and outstanding Hwy 411 exposure.
000 Highway 411 West Side Retail Suites	Available	1,500 - 11,992 SF	NNN	\$28.00 - 30.00 SF/yr	Western wing retail suites offering ample parking and great visibility from northbound traffic on 411 and Marketplace Dr. Signalized corner access and ample parking.





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FOR LEASE



OFFICE/RETAIL



1,500 - 11,993 SF

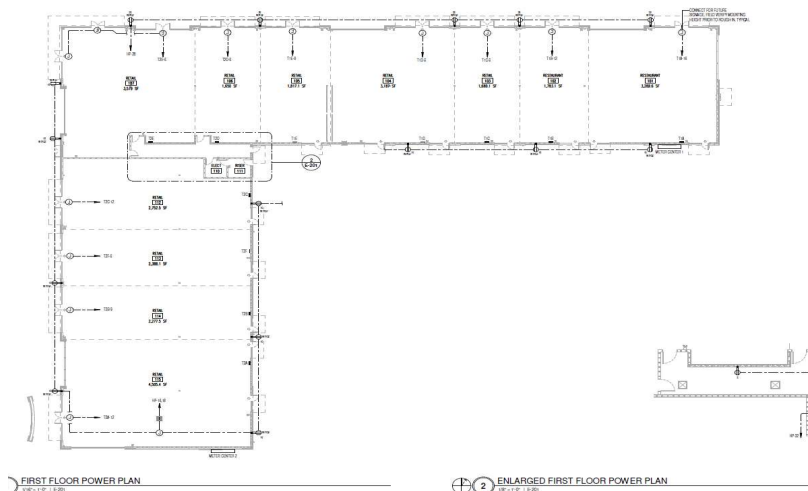
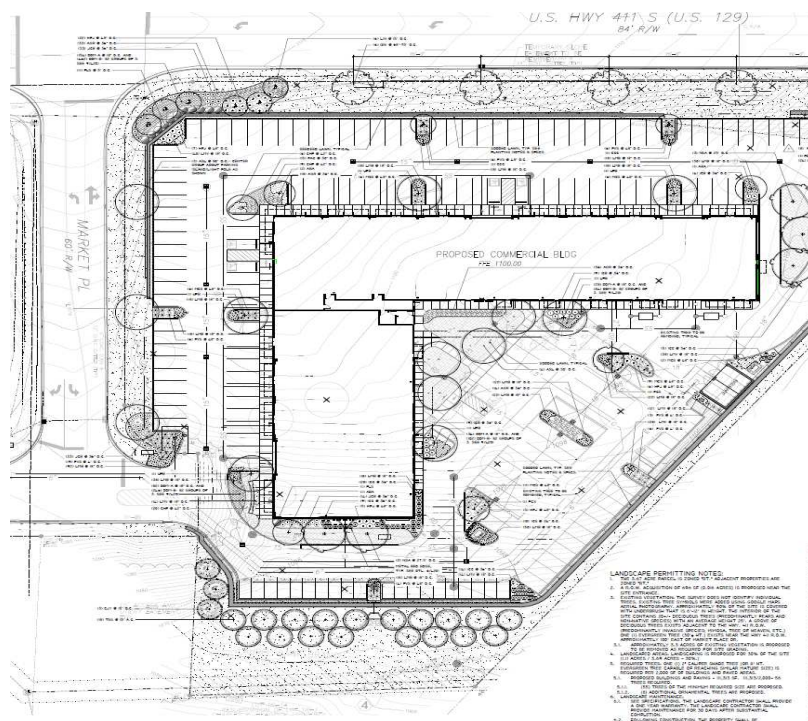
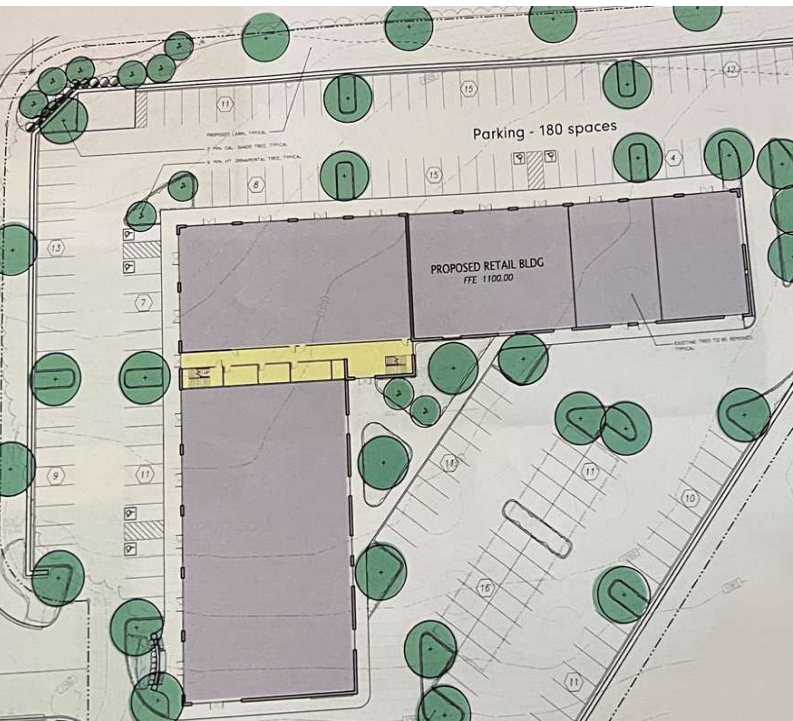


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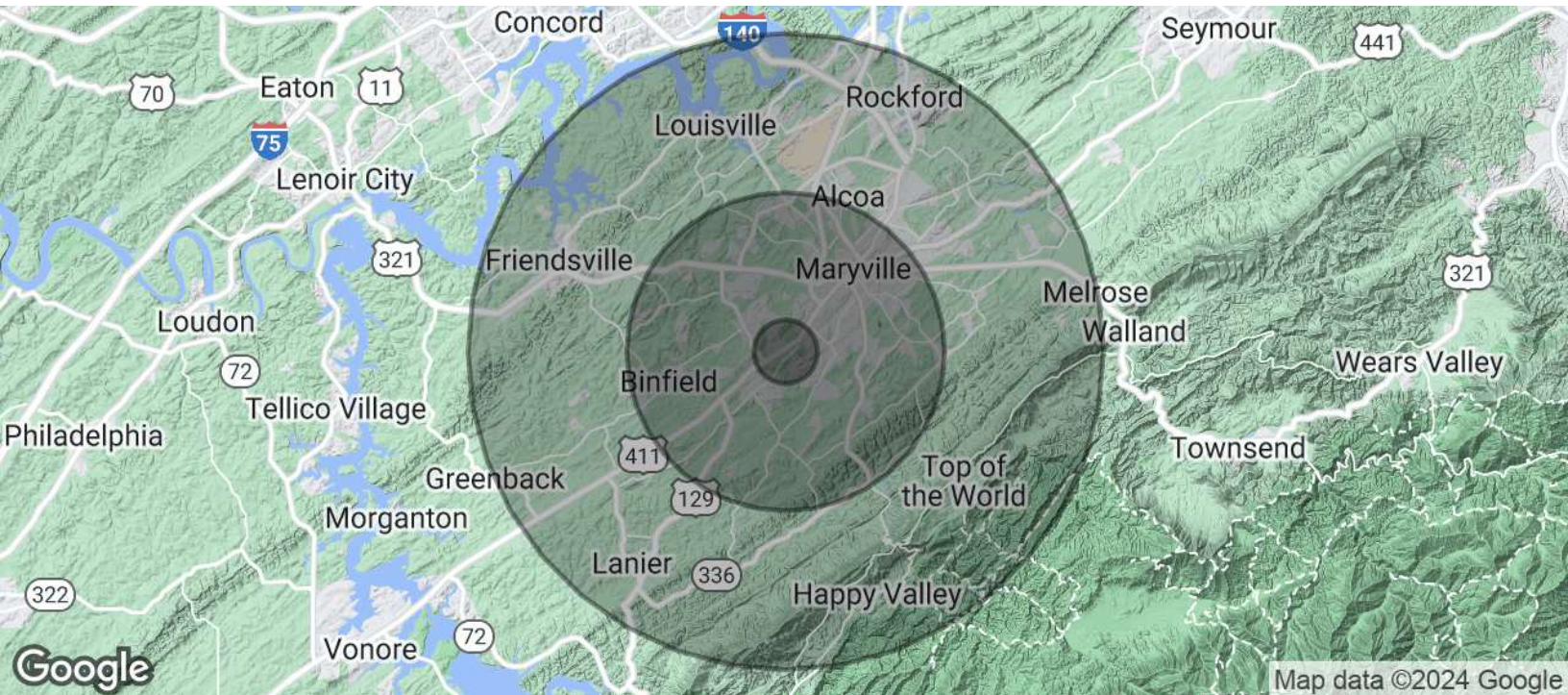
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,188	52,914	117,418
Average Age	41.0	39.1	40.1
Average Age (Male)	39.6	37.7	39.0
Average Age (Female)	41.9	40.7	41.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,258	20,938	46,761
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$71,113	\$61,144	\$60,850
Average House Value	\$201,782	\$181,160	\$195,771

* Demographic data derived from 2020 ACS - US Census

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Michael Moore
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 mmoore@koellamoore.com | TN #324982



**ROGER M. MOORE, JR, SIOR****President**

rogermoore@koellamoore.com

Direct: 865.531.6400 | **Cell:** 865.755.8774**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

Harmony Adoptions - Past Board Member

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400

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President | 865.531.6400

rogermoore@koellamoore.com

Michael Moore

Senior Advisor | 865.531.6400

mmoore@koellamoore.com | TN #324982

**MICHAEL MOORE**

Senior Advisor

mmoore@koellamoore.com

Direct: 865.531.6400 | **Cell:** 865.221.9442

TN #324982

PROFESSIONAL BACKGROUND

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

EDUCATION

University of Tennessee College of Journalism, 1992-1997

MEMBERSHIPS

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
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