



7117 Kingston Pike

Knoxville, Tennessee 37919

Property Highlights

- Convenient Kingston Pike location
- Interstate Visibility
- High Traffic Counts at around 205,000 +/- cars per day
- Visible Signage directly on Kingston Pike
- Surrounded by traffic generating tenants including Office Depot, West Town Mall and several other retail centers with national and local tenants
- Good demographics
- Current layout includes mostly open space with several private dressing rooms

Offering Summary

Lease Rate:	Negotiable
Available SF:	Fully Leased

Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,904	25,518	57,274
Total Population	5,946	55,496	129,972
Average HH Income	\$77,179	\$72,557	\$74,731

For More Information

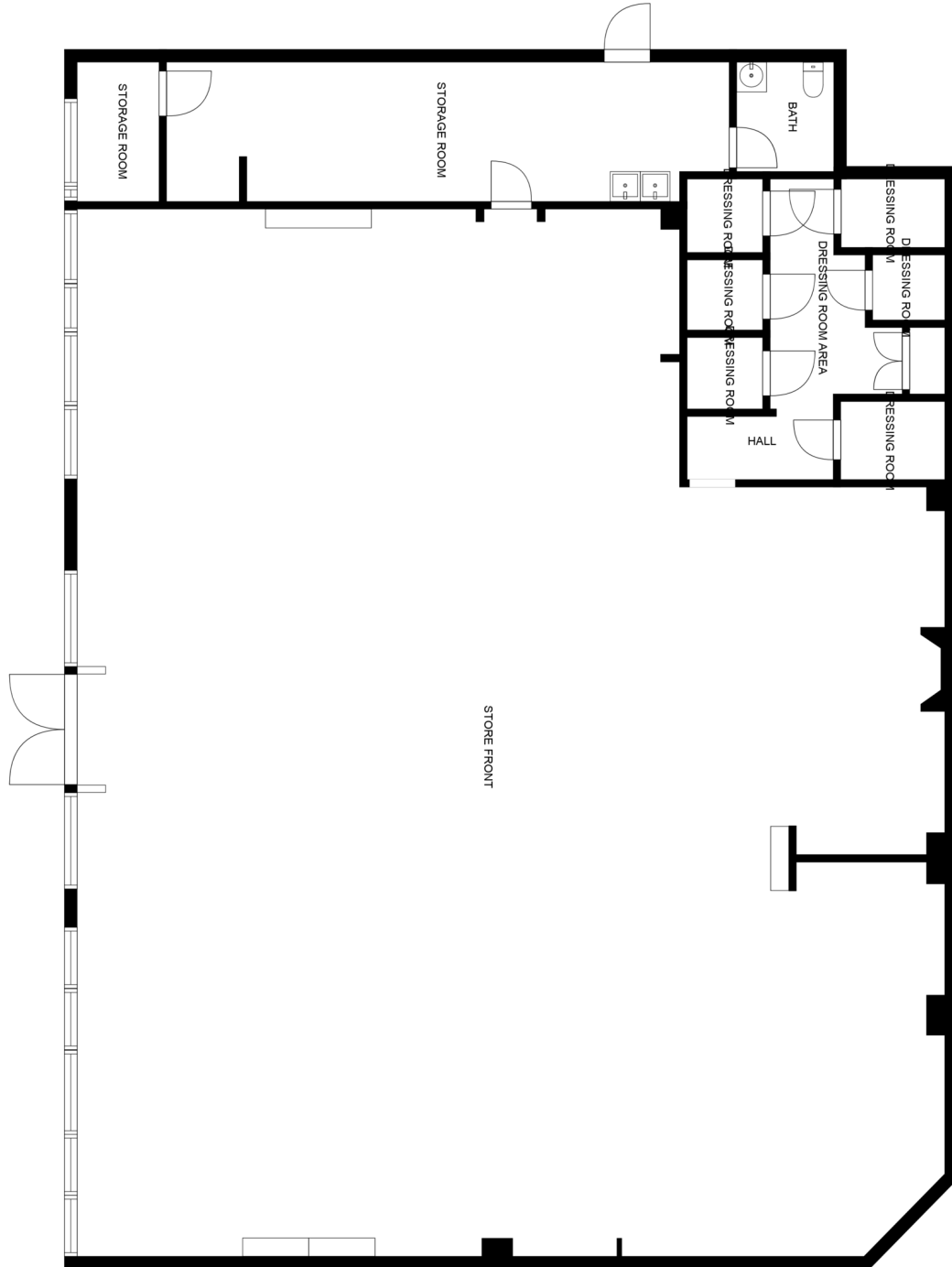
Roger M. Moore, Jr, SIOR

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Traffic Count Map - Close Up

7117 Kingston Pike, Knoxville, Tennessee, 37919
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.91091
Longitude: -84.02671



Source: ©2022 Kalibrate Technologies (Q1 2022).

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



March 30, 2022

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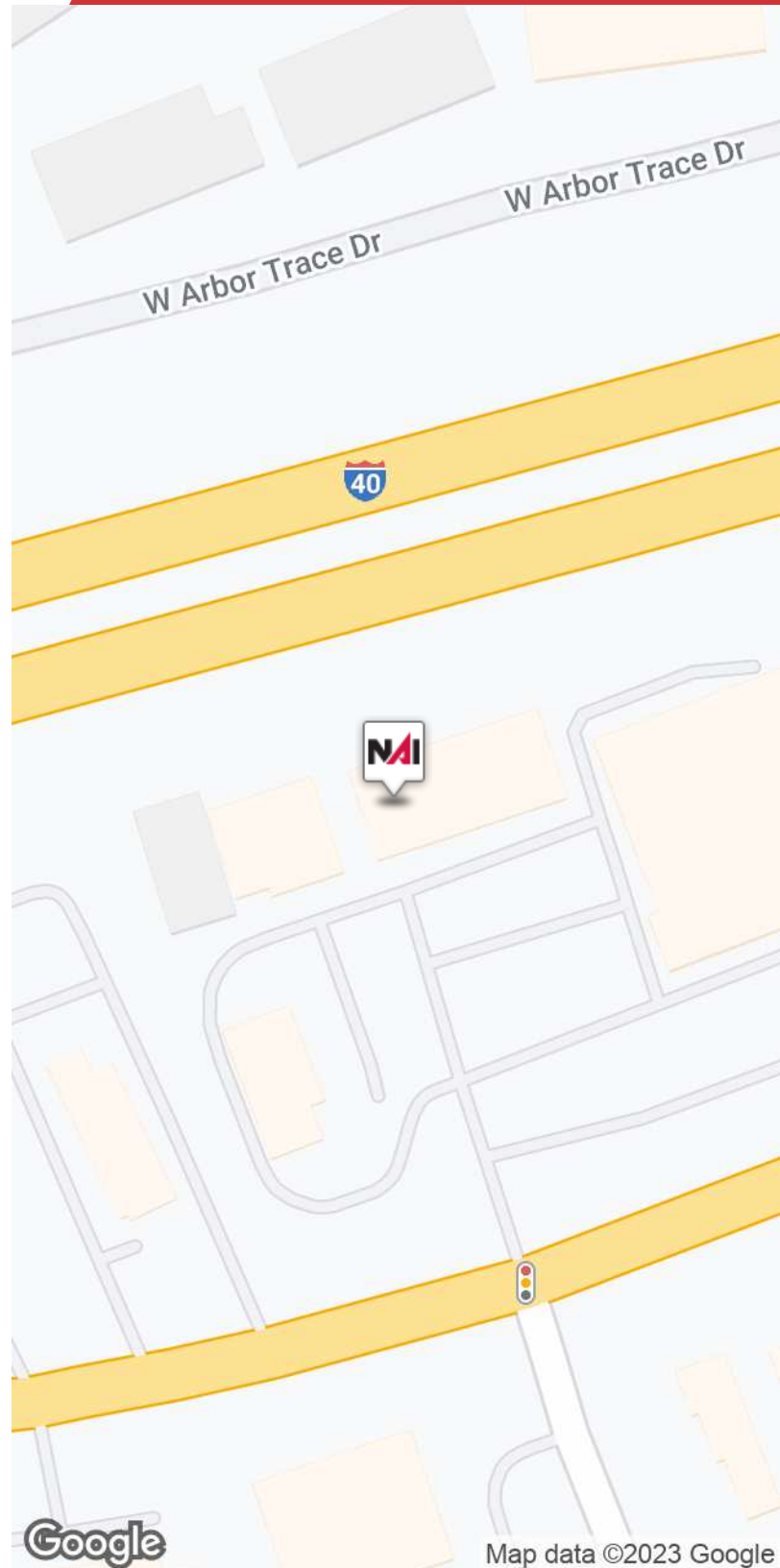
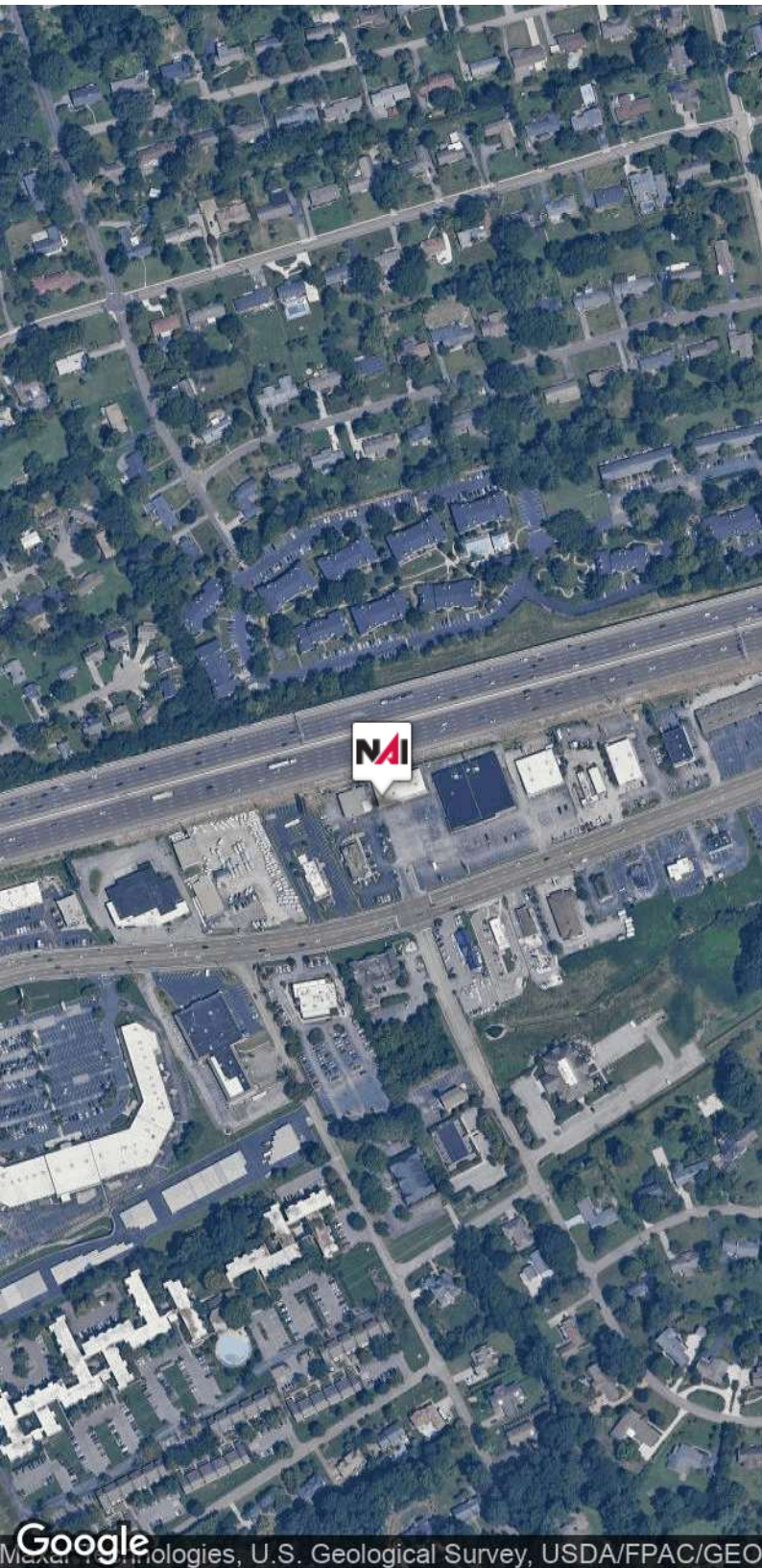
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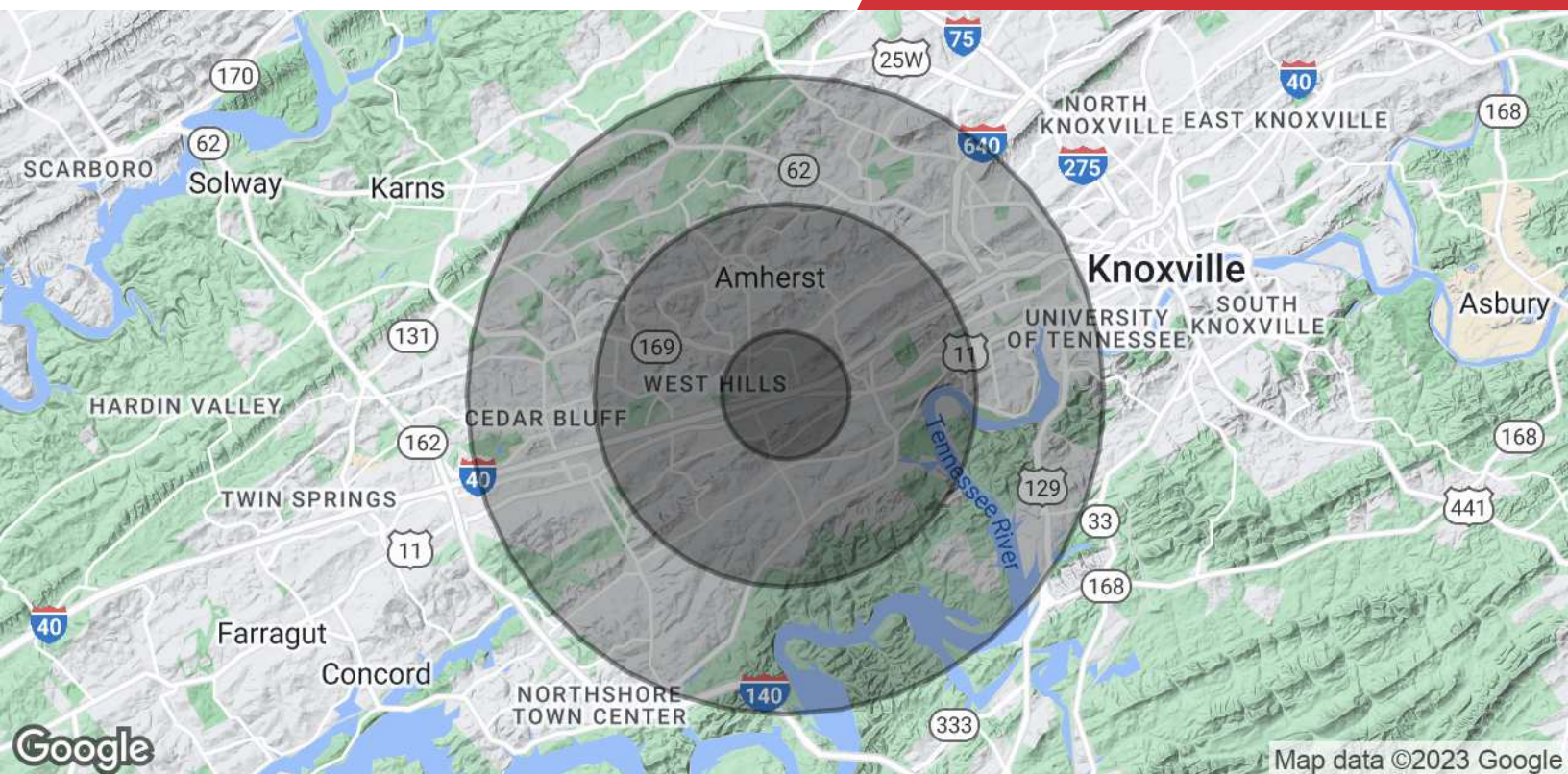


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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,946	55,496	129,972
Average Age	35.4	35.0	35.4
Average Age (Male)	35.8	34.2	34.6
Average Age (Female)	38.9	36.3	36.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,904	25,518	57,274
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$77,179	\$72,557	\$74,731
Average House Value	\$319,877	\$201,111	\$193,453

* Demographic data derived from 2020 ACS - US Census



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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