



For Lease  
**Retail Space**  
 2,400 SF | \$2,850/Mo

## Magnolia Plaza

1417 E Magnolia Ave  
 Knoxville, TN 37917

### Property Highlights

- Great move-in ready space
- Once occupied by Credit Central
- Building has been kept in good condition
- All expenses included in rate except utilities
- Co-tenants have been there for many years
- High traffic corridor at signalized intersection

For more information

**Michelle Gibbs**

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**Ryan McElveen, MBA**

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#### OFFERING SUMMARY

Available SF	Fully Leased
Lease Rate	Negotiable
Lot Size	0.51 Acres
Building Size	8,400 SF
Year Built	2000
Traffic Count	16,460 Vehicles Per Day

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	48,434	\$44,089
5 Miles	153,071	\$54,031
10 Miles	345,809	\$70,192
Knox Metro	1,045,111	\$77,766



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# Intersection

Fully Leased | Negotiable





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# Co-Tenants

Fully Leased | Negotiable

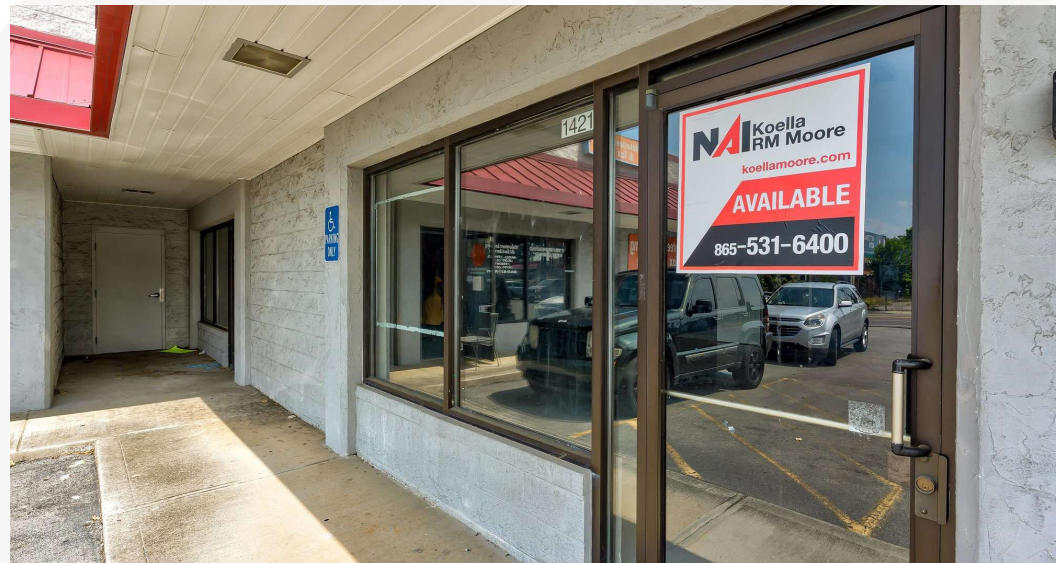




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## Two Entry Points

Fully Leased | Negotiable





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Mostly Open

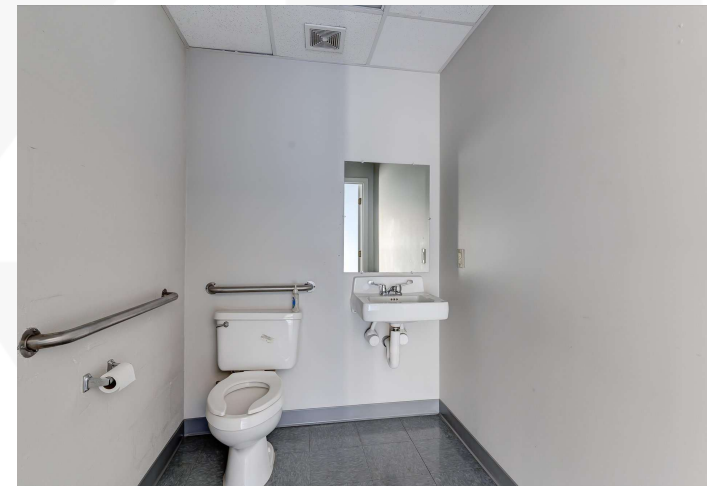
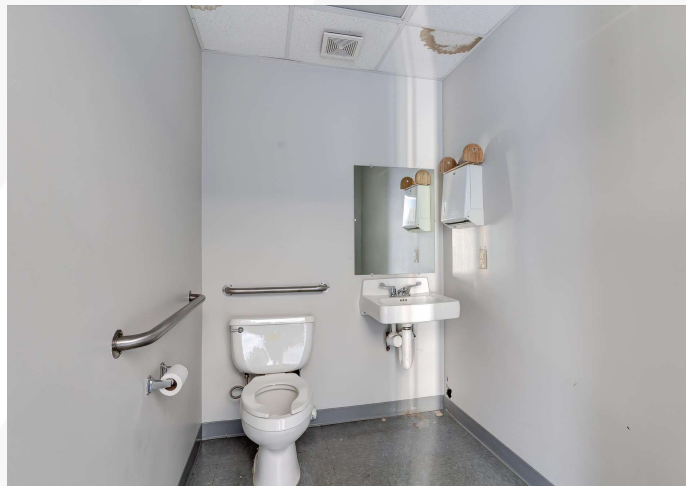
Fully Leased | Negotiable



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# Offices & Bathrooms

Fully Leased | Negotiable

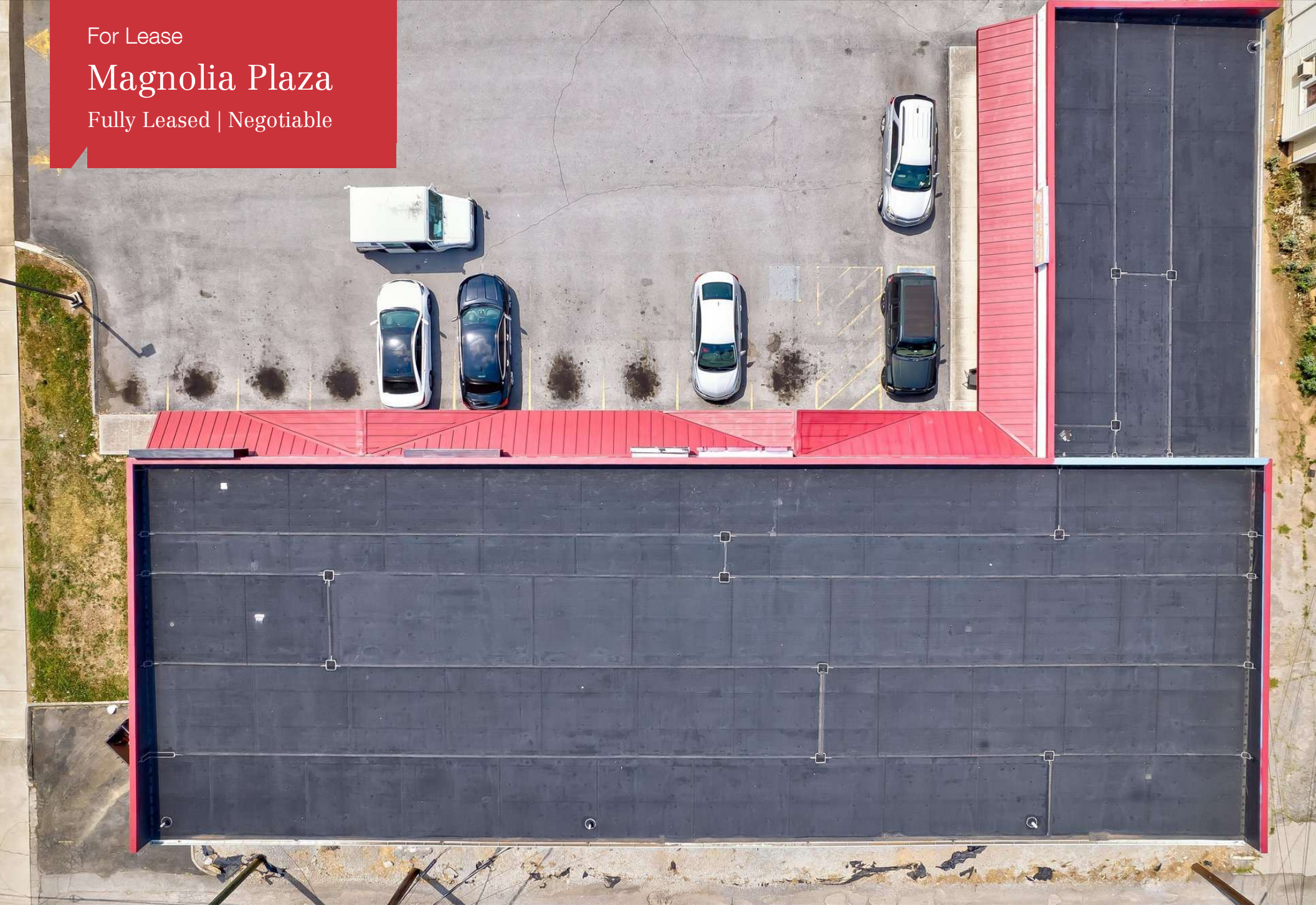




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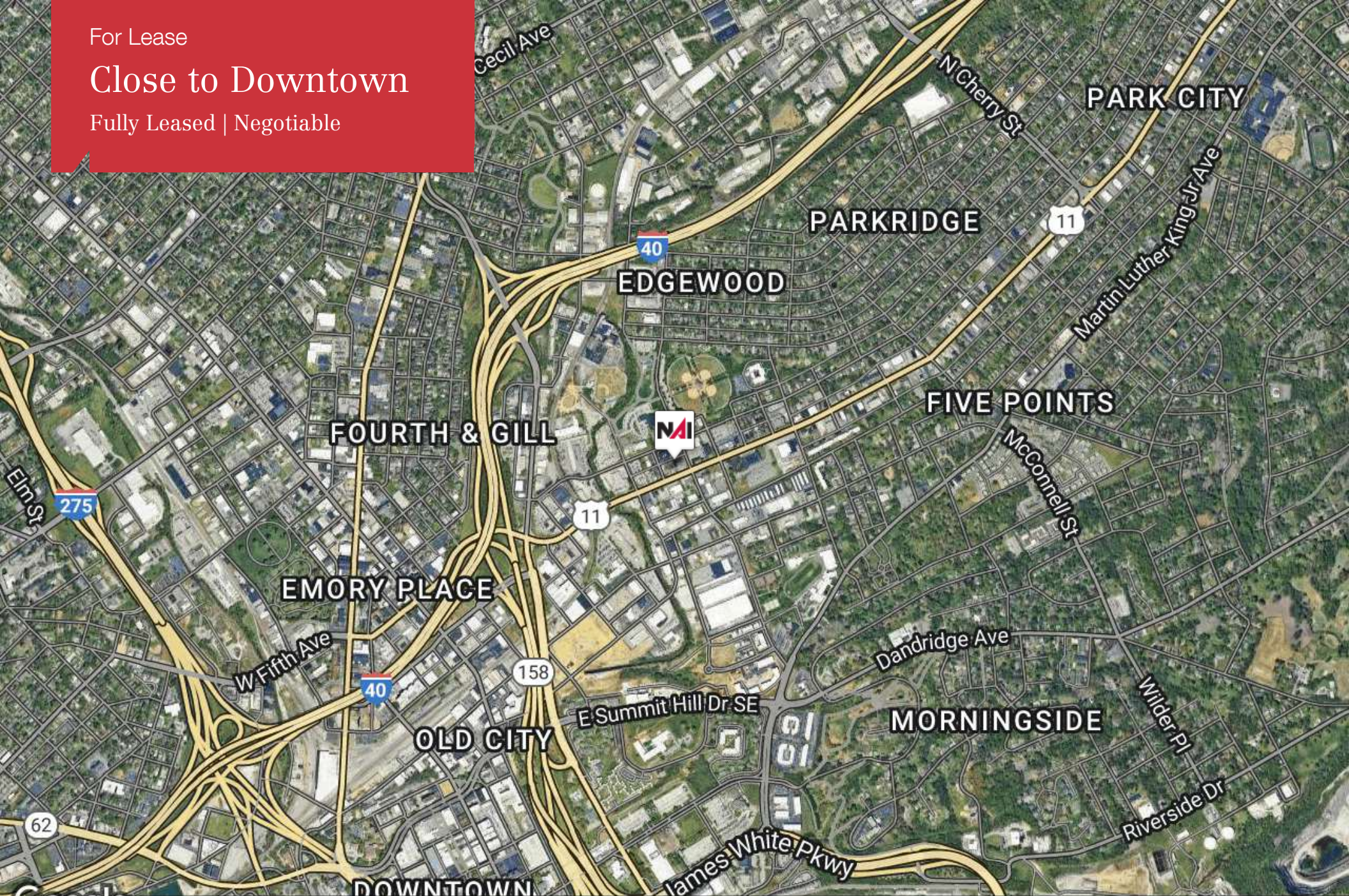




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## Close to Downtown

Fully Leased | Negotiable



Google  
Map data ©2024 Google Imagery ©2024 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



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# Magnolia Plaza

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## 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.

### NAI Koella | RM Moore

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## RYAN MCELVEEN, MBA

Advisor

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## PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

## EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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