

For Lease

Class "A" Office

| Negotiable

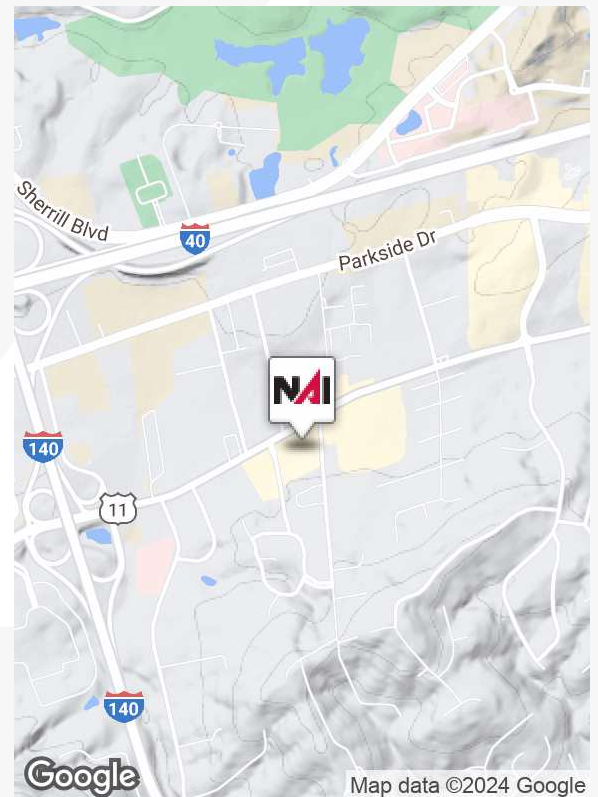


CLASS 'A' OFFICE SPACE FRANKLIN SQUARE

9724 Kingston Pike
Knoxville, Tennessee 37922

Property Highlights

- Class "A" Office Space
- Building 8 - 2,790 SF - \$20.00 PSF plus estimated NNN \$3.74 PSF
- Suite 1404 - 1,725 SF - \$20.00 PSF plus estimated NNN \$3.74 PSF
- Suite 1401 - 1,750 SF - \$20.00 PSF plus estimated NNN \$3.74 PSF
- Suite 1007 - 411 SF - \$22.00 PSF plus estimated NNN \$4.88 PSF
- Suite 704-705 - 3000 SF - \$20.00 PSF plus estimated NNN \$3.74 PSF
- Excellent visibility from Kingston Pike with convenient access to I-40 and Pellissippi Parkway



For more information

Michelle Gibbs

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Property Description

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Property Overview

The Offices at Franklin Square are located in the heart of West Knoxville with excellent Kingston Pike access. This complex offers amenities such as on-site property management, beautifully manicured landscapes, the convenience and recognition of a Kingston Pike address, and plenty of on-site parking. Additionally, tenants are within walking distance from dining and shopping destinations located within the Shops at Franklin Square.

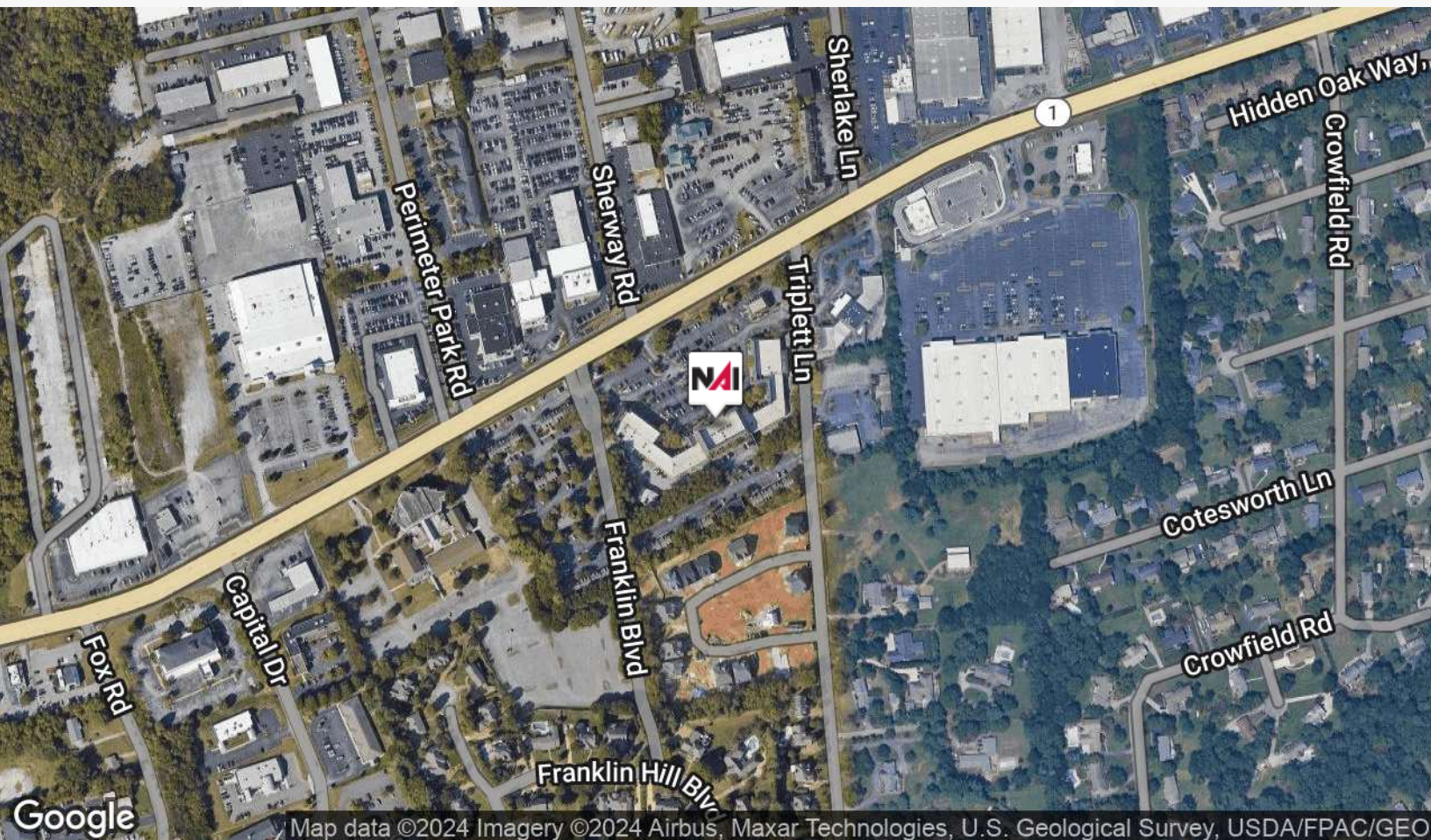
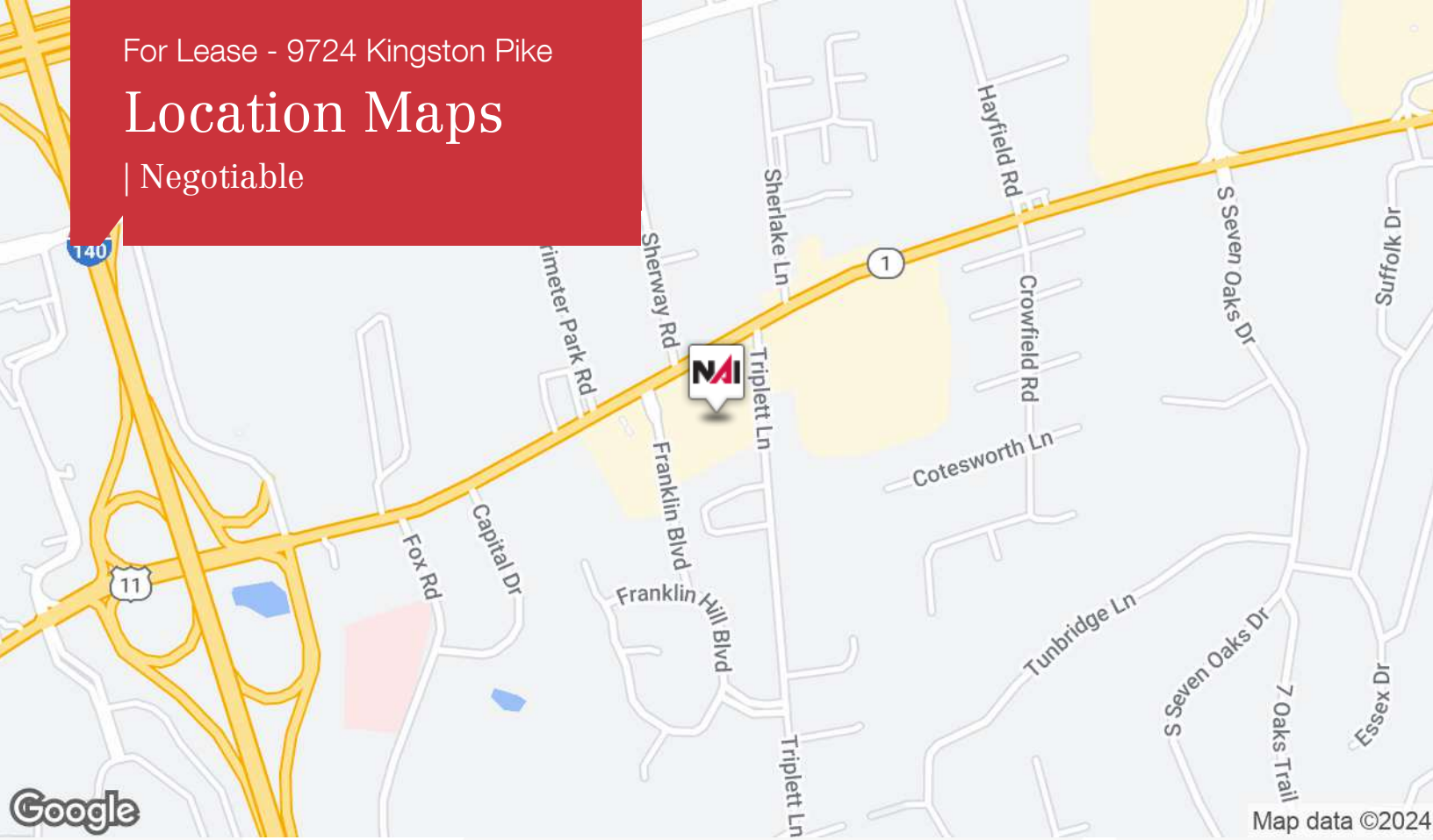
Location Overview

This office complex is located in the heart of West Knoxville directly along Kingston Pike and features the convenience of close proximity to Cedar Bluff, I-40, and Pellissippi Parkway.

For Lease - 9724 Kingston Pike

Location Maps

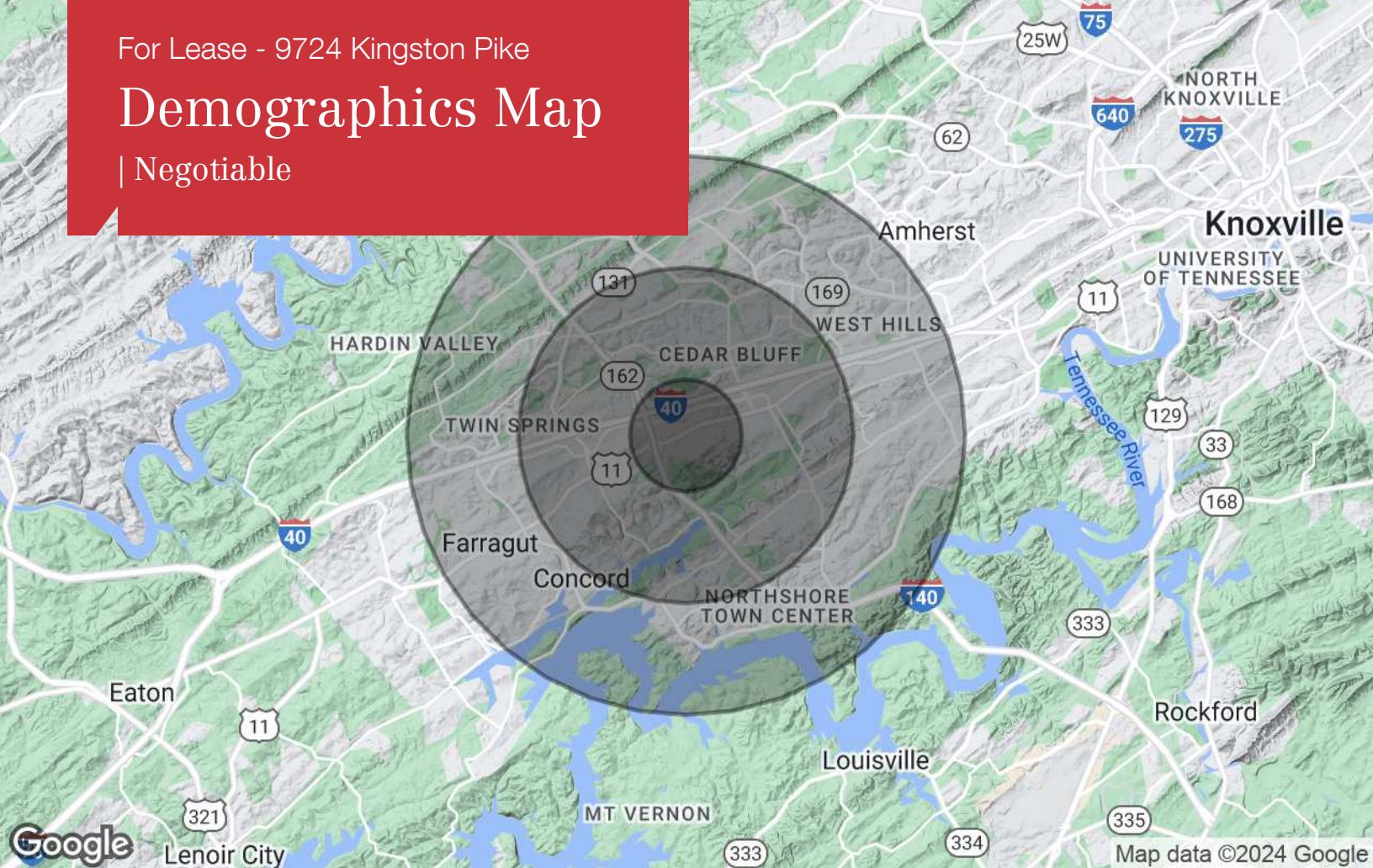
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Demographics Map

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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,659	43,491	112,851
MEDIAN AGE	38.4	36.7	37.3
MEDIAN AGE (MALE)	41.5	36.0	36.2
MEDIAN AGE (FEMALE)	36.3	37.1	38.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,435	17,583	46,146
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$96,355	\$87,210	\$87,313
AVERAGE HOUSE VALUE	\$252,305	\$253,885	\$235,137

Race

	1 Mile	3 Miles	5 Miles
% WHITE	92.6%	89.7%	91.1%
% BLACK	3.4%	6.0%	5.3%
% ASIAN	4.0%	3.7%	2.8%
% HAWAIIAN	2.0%	0.3%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.0%	0.5%	0.6%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	1.9%	4.2%	4.1%

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio 1

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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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Advisor Bio 2

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Direct: | Cell:

