



For Lease

Retail Property

1,500 SF - 3000 SF | \$20.00-26.00 SF/yr

Crabtree Commons

459 Marilyn Ln
37701, Tennessee Alcoa

Property Highlights

- Exposure to 15K + Cars daily
- Signalized Intersection
- Power Center adjacent
- Strong curb appeal
- Traffic generating co-tenants

Property Description

Well located in the heart of Alcoa's primary shopping district and surrounded by an outstanding mix of revenue generation neighbors. Sitting on the hard/signalized corner of Louisville Rd. and Marilyn Ln, over 15,000 +/- cars pass by this location daily.

Crabtree commons cotenants include Great Clips, Mountain Finance, Honey Baked Ham Co and McCallister's Deli. The center sits adjacent to Hamilton Crossing, which includes Dick's, Ross, Michael's and more.

Well taken care of, front door parking and strong visibility further highlight these spaces

OFFERING SUMMARY

| | |
|---------------|-----------------------------|
| Available SF | 1,500 - 3,000 SF |
| Lease Rate | \$22.00-\$26.00 SF/yr (NNN) |
| Lot Size | 1.56 Acres |
| Building Size | 19,631 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile | 2,690 | \$46,431 |
| 2 Miles | 16,764 | \$51,650 |
| 3 Miles | 34,240 | \$57,876 |

For more information

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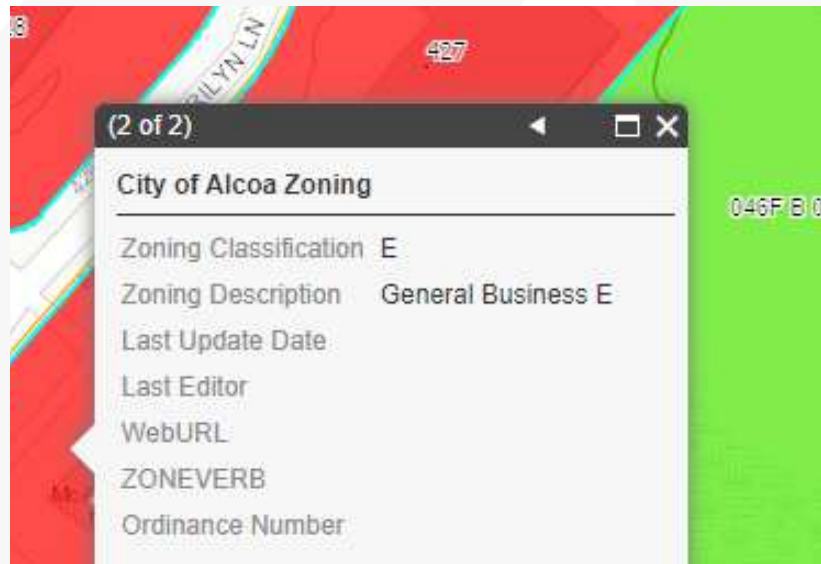
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Map
data
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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|-------------------------|
| Lease Type: | NNN | Lease Term: | 60 months |
| Total Space: | 1,500 - 3,000 SF | Lease Rate: | \$20.00 - \$26.00 SF/yr |

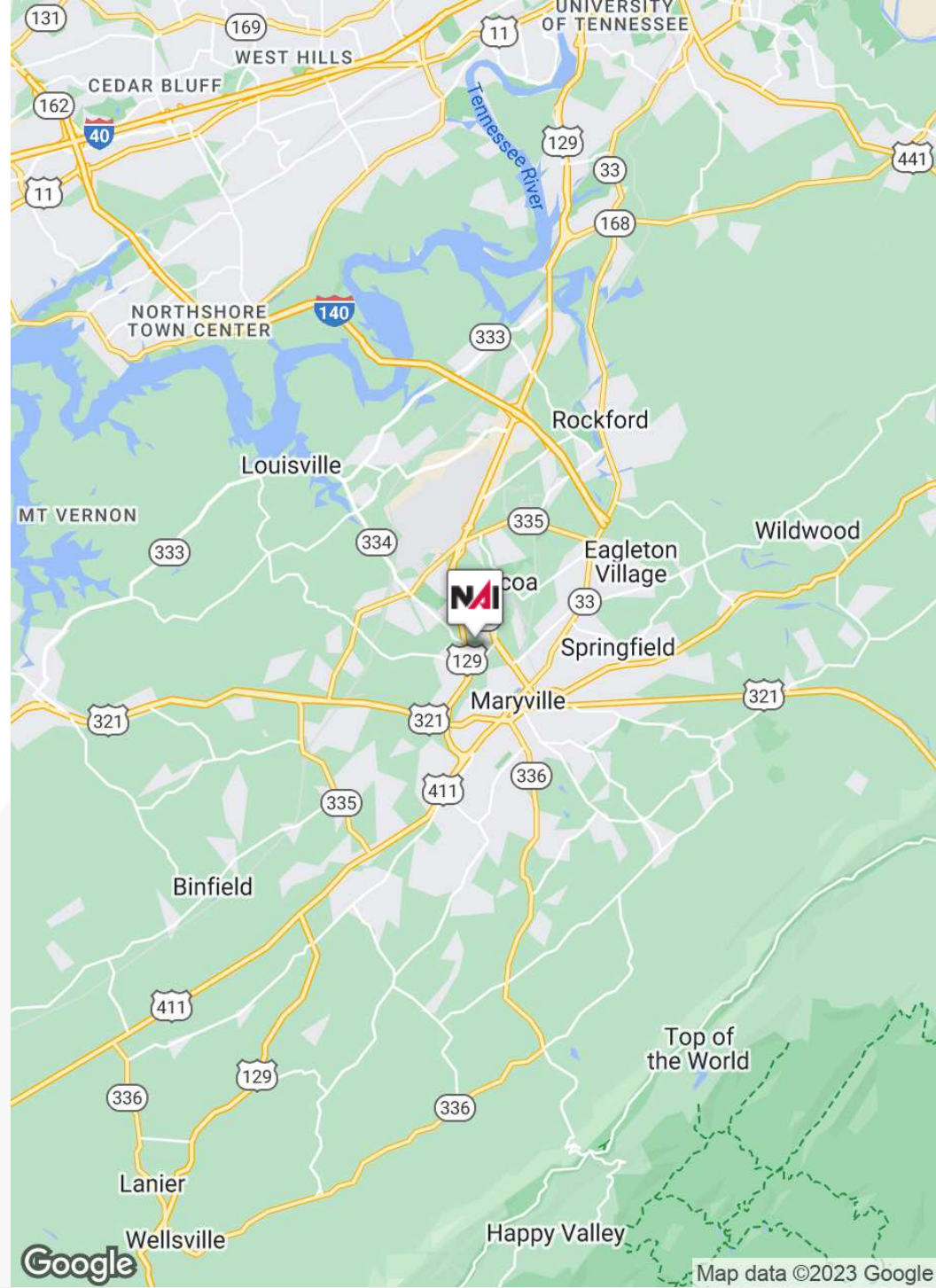
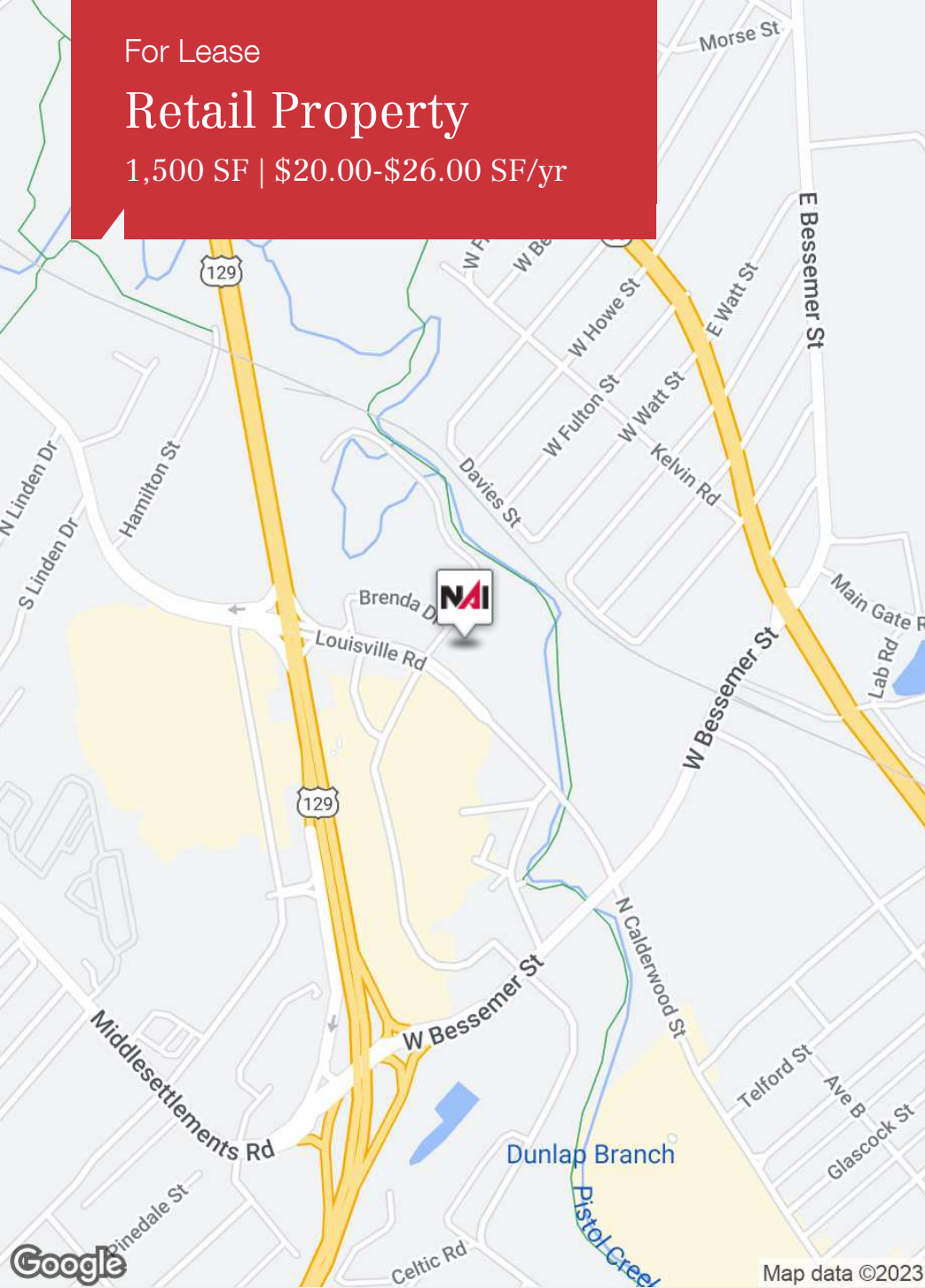
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------|-----------|------------------|------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 459 Marilyn Ln | Available | 1,500 - 3,000 SF | NNN | \$26.00 SF/yr | Former Benchmark PT space, offering a wide open floorplan. Suite 459 may be combined with suite 457, offering a total of 3000 Sq Ft. |
| 451 Marilyn Ln | Available | 2,300 SF | NNN | \$20.00 SF/yr | Dark shell space with vanilla box buildout allowance available. |

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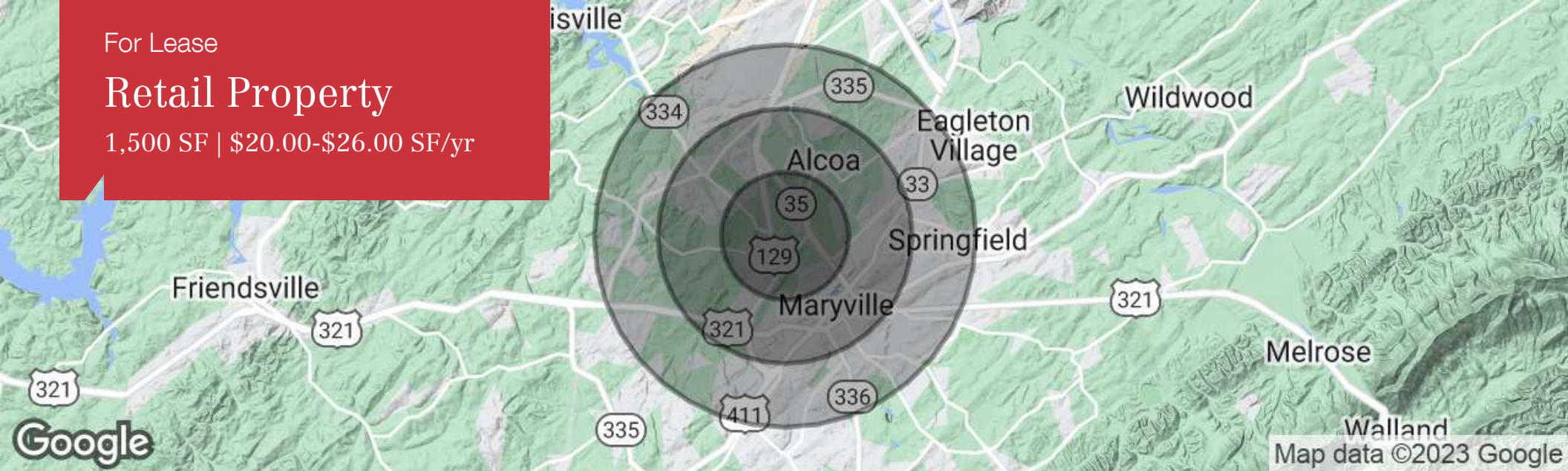
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| | 1 Mile | 2 Miles | 3 Miles |
|--------------------------------|---------------|----------------|----------------|
| Population | | | |
| Total Population | 2,690 | 16,764 | 34,240 |
| Median Age | 36.1 | 36.3 | 37.3 |
| Median Age (Male) | 36.5 | 35.5 | 35.7 |
| Median Age (Female) | 35.4 | 38.8 | 39.6 |
| Households & Income | 1 Mile | 2 Miles | 3 Miles |
| Total Households | 1,197 | 7,472 | 14,893 |
| # of Persons Per HH | 2.2 | 2.2 | 2.3 |
| Average HH Income | \$46,431 | \$51,650 | \$57,876 |
| Average House Value | \$157,798 | \$165,976 | \$173,727 |
| Race | 1 Mile | 2 Miles | 3 Miles |
| % White | 66.6% | 84.8% | 88.6% |
| % Black | 20.2% | 7.9% | 5.7% |
| % Asian | 3.3% | 0.9% | 1.0% |
| % Hawaiian | 0.0% | 0.4% | 0.2% |
| % Indian | 0.0% | 0.2% | 0.2% |
| % Other | 0.0% | 0.4% | 0.3% |
| Ethnicity | 1 Mile | 2 Miles | 3 Miles |
| % Hispanic | 4.5% | 6.2% | 5.1% |

* Demographic data derived from 2020 ACS - US Census

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MICHAEL MOORE

Senior Advisor

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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

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