

Proposal for Commercial Services

Retail Building For Sale or Lease

3297 Cosby Highway, Cosby, TN 37722



For Sale - 3297 Cosby Highway

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9,014 SF | \$775,000

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Section 1

PROPERTY
INFORMATION



SALE PRICE: \$775,000

GRM:

LOT SIZE: 1.05 Acres

BUILDING SIZE: 9,014 SF

YEAR BUILT: 2006

ZONING: Unzoned

MARKET: Knoxville-Morristown-Sevierville CSA

SUB MARKET: Cosby

CROSS STREETS: Cosby Highway & Padgett Mill Road

Property Highlights

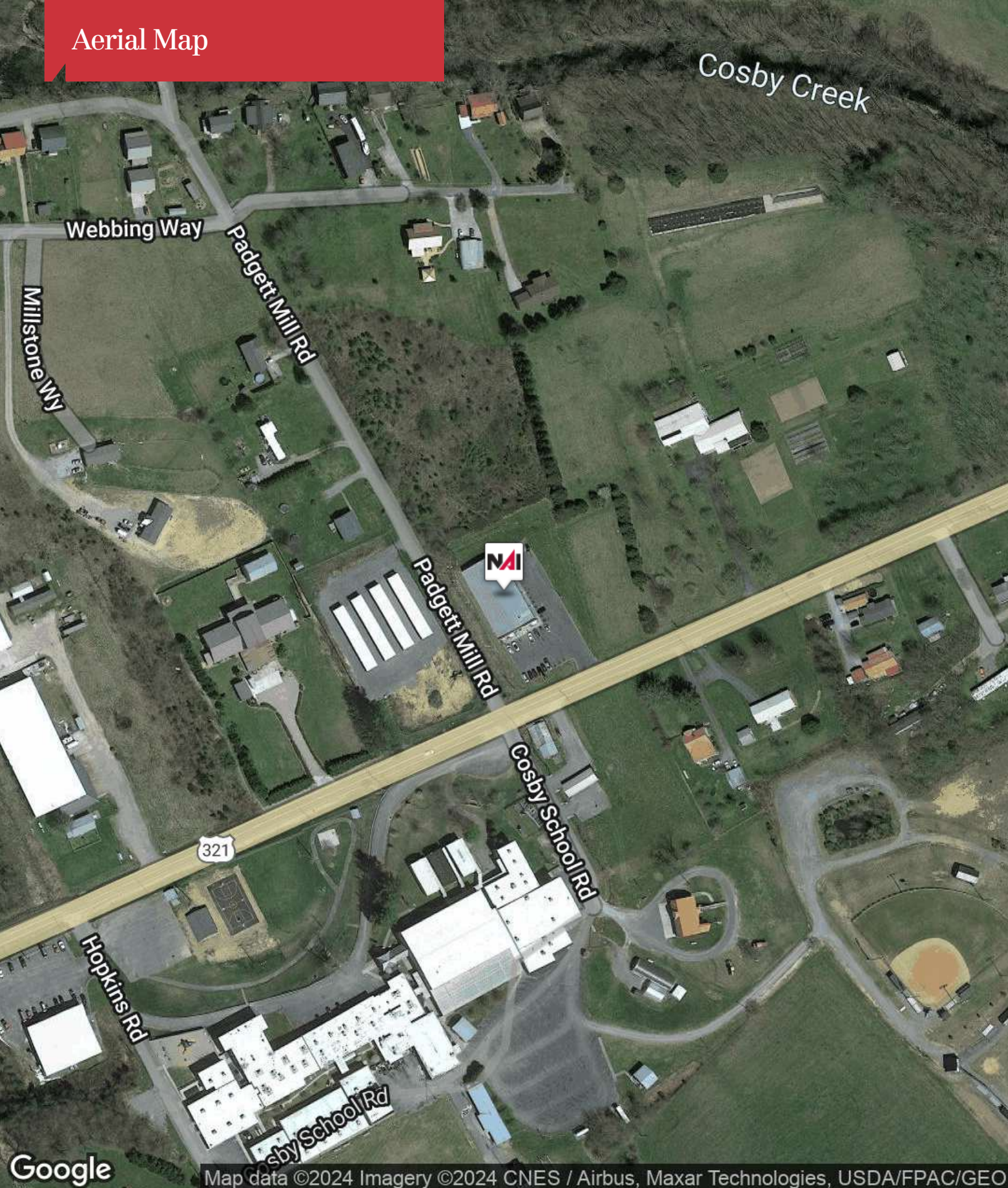
- Stand-alone retail building
- Available for occupancy after 01/01/2024
- No current rental income
- Cosby Elementary and High School are located nearby, across the highway



Boundary Residential Commercial Industrial Agricultural Vacant Exempt



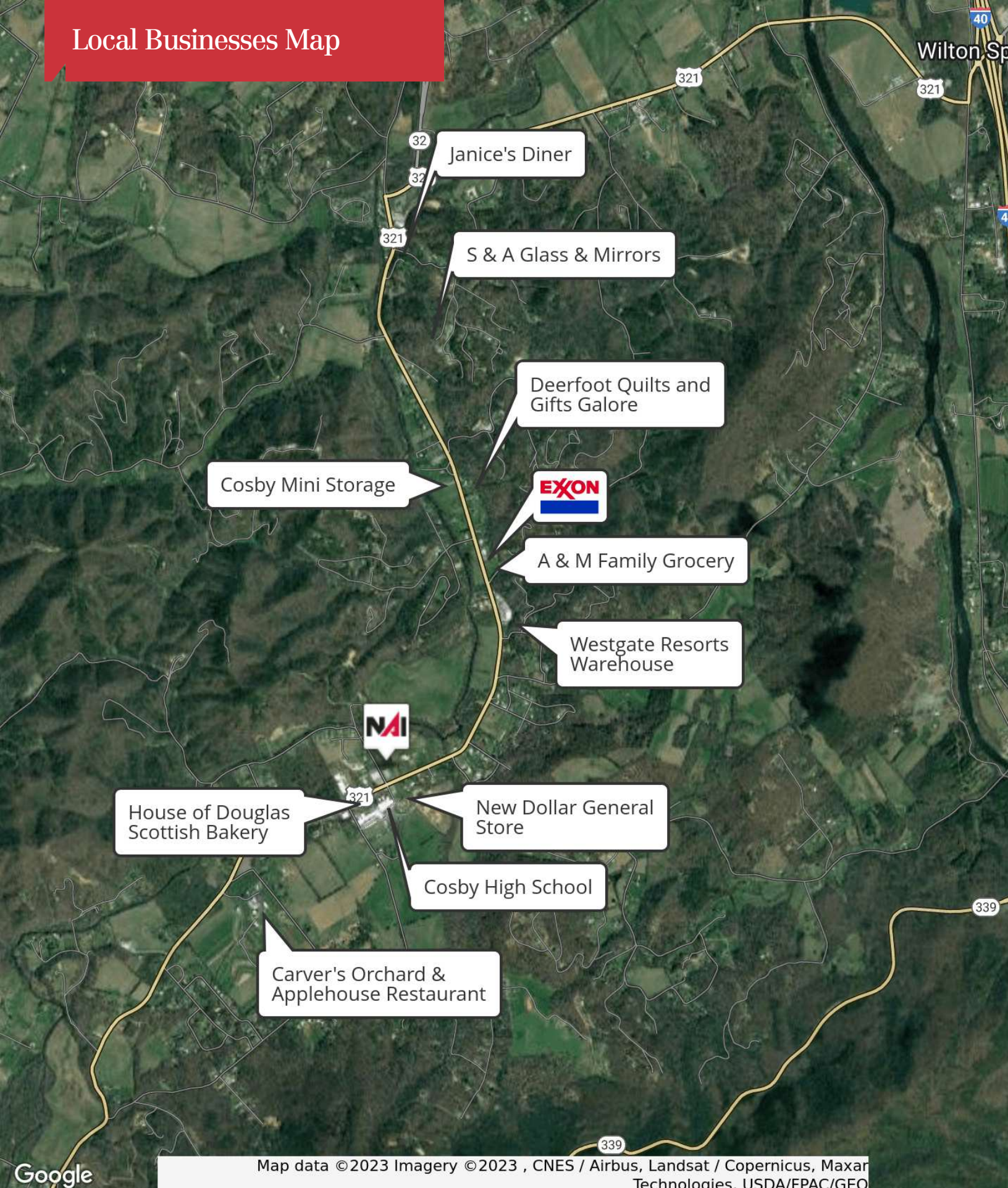
Aerial Map



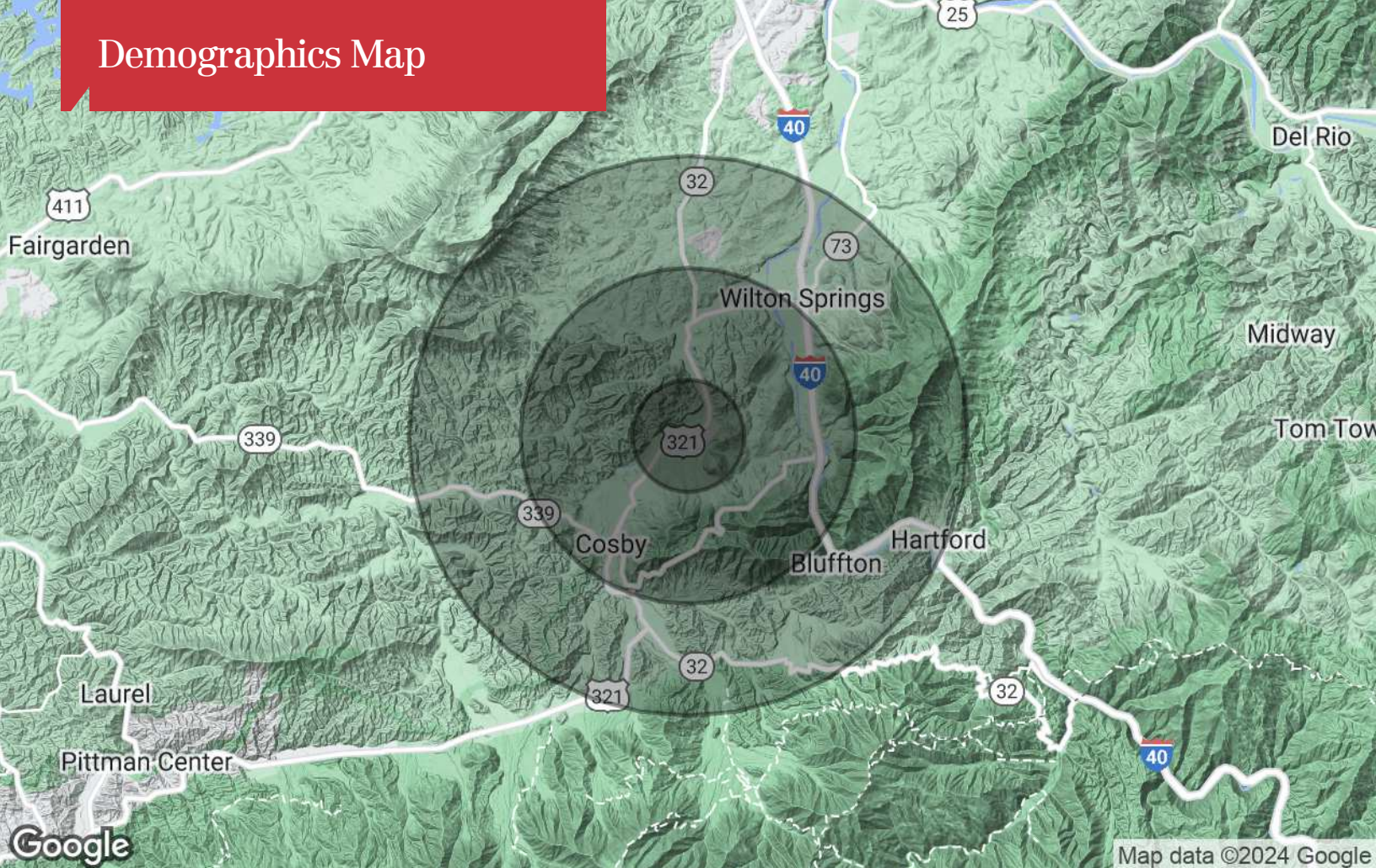
Google

Map data ©2024 Imagery ©2024 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Local Businesses Map



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	367	3,259	7,773
MEDIAN AGE	49.7	49.5	50.2
MEDIAN AGE (MALE)	48.6	49.5	51.5
MEDIAN AGE (FEMALE)	57.3	55.8	53.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	195	1,708	4,086
# OF PERSONS PER HH	1.9	1.9	1.9
AVERAGE HH INCOME	\$42,495	\$42,638	\$40,462
AVERAGE HOUSE VALUE	\$151,356	\$147,005	\$138,149

Race

	1 Mile	3 Miles	5 Miles
% WHITE	99.7%	99.7%	99.3%
% BLACK	0.3%	0.2%	0.1%
% ASIAN	0.0%	0.0%	0.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.4%
% OTHER	0.0%	0.0%	0.0%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.4%	6.5%	4.4%

* Demographic data derived from 2020 ACS - US Census

Section 2

ABOUT THE COMPANY

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About NAI Koella | Moore

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Your local connection to endless possibilities.

Locally Established

NAI was established in Knoxville in 1983, bringing together experienced real estate professionals dedicated to maximizing value and satisfaction to clients. Today, NAI Koella | RM Moore is one of the most respected firms, specializing in property management and the leasing and sales of industrial, office, land, retail and investment properties. Our experiences have also included national corporate service acquisitions and dispositions.

Locally Involved

Our local, East Tennessee community involvement consists of a wide array of memberships in area chambers, boards, civic organizations, churches, and the Knoxville Area Association of Realtors Commercial Information Exchange (KAARCIE). Our long-standing and in-depth area involvement has built relationships that serve as a competitive advantage over other firms seeking to do business here.

Globally Connected

Through our affiliation with NAI Global, we have relationships with over 400 commercial real estate offices in 55 countries worldwide, pooling over 7,000 professionals. As the world's leading managed network of commercial real estate firms, NAI Global provides superior regional, national and international coverage for broad-based corporations, major portfolios and individual projects. The brokerage services of NAI combine local market knowledge with international reach resulting in a higher level of service, efficiency and accountability.

Globally Networked

Our advisors are connected to a vast network of brokerage relationships and industry expertise through professional memberships and designations with organizations such as Certified Commercial Investment Member (**CCIM**) Institute of the National Association of Realtors, the Society of Industrial and Office Realtors (**SIOR**), the International Council of Shopping Centers (**ICSC**), the Institute of Real Estate Management (**IREM**), Counselors of Real Estate (**CRE**), the Royal Institute of Chartered Surveyors (**RICS**), and Building Owners and Managers Institute International (**BOMI**). No other brokerage firm in East Tennessee is more qualified to assist in the sales/leases of industrial, office, retail, or investment properties.

Globally Experienced

Currently, our firm holds 7 CCIM designees, 5 SIOR designees, 2 CAM designees, 1 CRE designee, 1 RPA Designee, and 1 Chartered Surveyor (FRICS) designee. Through our connections, we are frequently called on to represent clients of other national firms who do not have offices locally, such as Colliers International, Jones Lang LaSalle, Cresa and CB/Richard Ellis.

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Agent Profile & Contact 1

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David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

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Memberships & Affiliations

Certified Commercial Investment Member (CCIM)
National Association of Realtors (NAR)
Tennessee Association of Realtors (TAR)

Education

United States Naval Academy, Annapolis, Maryland, 1975
(B.S., International Security Affairs)

Professional Background

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.