



## 1104 Merchant Drive

1104 Merchant Drive  
Knoxville, Tennessee 37912

### Property Overview

Approximately 8,444 square feet available for Purchase - \$1,139,940

2,098 SF Available for Lease - \$11.50 PSF NNN  
Estimated NNN's - \$3.00 PSF

The property is located off of Clinton Highway at a main intersection at Merchant Drive.  
Renovation to building completed 2023 includes:  
Roof replaced  
HVAC replacement  
Plumbing and Electrical updated  
New Flooring  
Paint - Interior and Exterior

### Offering Summary

|                       |                     |
|-----------------------|---------------------|
| <b>Sale Price:</b>    | \$1,139,940         |
| <b>Lease Rate:</b>    | \$11.50 SF/yr (NNN) |
| <b>Building Size:</b> | 8,444 SF            |
| <b>Available SF:</b>  | 2,098 SF            |
| <b>Lot Size:</b>      | 36,116 SF           |

### Demographics 0.5 Miles 1 Mile 1.5 Miles

|                          |          |          |          |
|--------------------------|----------|----------|----------|
| <b>Total Households</b>  | 660      | 2,622    | 6,853    |
| <b>Total Population</b>  | 1,444    | 5,740    | 14,380   |
| <b>Average HH Income</b> | \$41,616 | \$40,410 | \$43,027 |

### For More Information

**Michelle Gibbs**

O: 865 531 6400  
mgibbs@koellamoore.com









### Property Description

Approximately 8,444 square feet available for Purchase. The property is located off of Clinton Highway at a main intersection at Merchant Drive.

Renovation to building completed 2023 includes:

- Roof replaced
- HVAC replacement
- Plumbing and Electrical updated
- New Flooring
- Paint - Interior and Exterior

### Location Description

The property is located on Merchant Drive right of Clinton Highway. Located nearby commercial developments including the Expo Event Center, banking, shopping, restaurants and residential homes.

Easy access into the property with parking on the upper and lower level of the Building.

**Sale Price** **\$1,139,940**

**Lease Rate** **\$11.50 SF/Yr**

## Location Information

|                         |                     |
|-------------------------|---------------------|
| <b>Building Name</b>    | 1104 Merchant Drive |
| <b>Street Address</b>   | 1104 Merchant Drive |
| <b>City, State, Zip</b> | Knoxville, TN 37912 |
| <b>County</b>           | Knox                |
| <b>Market</b>           | North               |
| <b>Cross-Streets</b>    | Clinton Highway     |

## Building Information

|                       |          |
|-----------------------|----------|
| <b>Building Size</b>  | 8,444 SF |
| <b>Building Class</b> | B        |

## Property Information

|                         |                 |
|-------------------------|-----------------|
| <b>Property Type</b>    | Office          |
| <b>Property Subtype</b> | Office Building |
| <b>Zoning</b>           | O               |
| <b>Lot Size</b>         | 36,116 SF       |
| <b>APN #</b>            | 068NH007        |

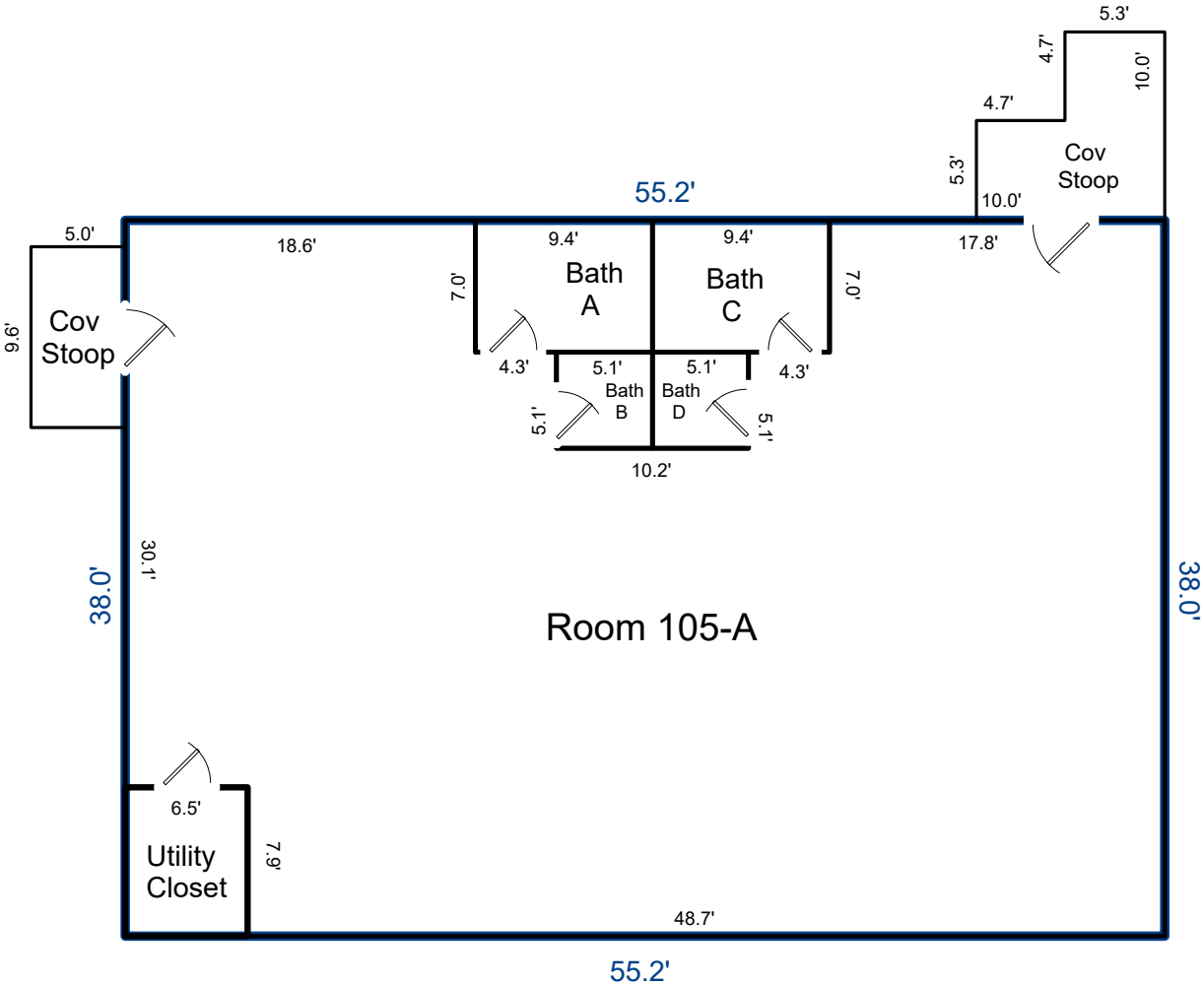
## Parking & Transportation

## Utilities & Amenities

Building Sketch

|                  |                                     |        |      |       |                           |
|------------------|-------------------------------------|--------|------|-------|---------------------------|
| Client           | Aqueel Kouser                       |        |      |       |                           |
| Property Address | 1104 Merchant Dr Ste 105            |        |      |       |                           |
| City             | Knoxville                           | County | Knox | State | TN      Zip Code    37912 |
| Owner            | Kouser Family Limited Partnership 1 |        |      |       |                           |

Gross building area is based upon exterior measurements. Interior room measurements are adjusted to include the width of all interior walls as well as exterior walls, where applicable.



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY |                |        |             |           |            | AREA CALCULATIONS BREAKDOWN |        |          |           |        |
|---------------------------|----------------|--------|-------------|-----------|------------|-----------------------------|--------|----------|-----------|--------|
| Code                      | Description    | Factor | Net Size    | Perimeter | Net Totals | Name                        | Base x | Height x | Width =   | Area   |
| GBA2                      | Suite 105      | 1.0    | 2097.6      | 186.4     | 2097.6     | Suite 105                   |        | 55.2 x   | 38.0 =    | 2097.6 |
| OTH                       | Room 105-A     | 1.0    | 1862.6      | 210.6     |            |                             |        |          |           |        |
|                           | Bath A         | 1.0    | 65.8        | 32.8      |            |                             |        |          |           |        |
|                           | Bath B         | 1.0    | 26.0        | 20.4      |            |                             |        |          |           |        |
|                           | Bath C         | 1.0    | 65.8        | 32.8      |            |                             |        |          |           |        |
|                           | Bath D         | 1.0    | 26.0        | 20.4      |            |                             |        |          |           |        |
|                           | Utility Closet | 1.0    | 51.4        | 28.8      | 2097.6     |                             |        |          |           |        |
|                           | Net BUILDING   | cnt    | 1 (rounded) |           | 2,098      | 1 total items               |        |          | (rounded) | 2,098  |

Scope of Work

File No. 23012677

|                  |                                     |        |      |       |                          |
|------------------|-------------------------------------|--------|------|-------|--------------------------|
| Client           | Aqueel Kouser                       |        |      |       |                          |
| Property Address | 1104 Merchant Dr Ste 105            |        |      |       |                          |
| City             | Knoxville                           | County | Knox | State | TN      Zip Code   37912 |
| Owner            | Kouser Family Limited Partnership 1 |        |      |       |                          |

**Client:**  
The client for this assignment is Aqueel Kouser, P.O. Box 242, Jefferson City, TN 37760.

**Intended User:**  
The intended user of this appraisal report is the client(s) noted above, only. No additional intended users are identified by the appraiser.

**Intended Use:**  
The intended use of this report is to assist the client in determining the gross building area of the building as well as the square footage of commercial suites within the building.

**Type of Value:**  
No opinion of value is rendered, and no value is expressed or implied.

**Effective Date:**  
The effective date of this assignment is current, 01/19/2023, which is the date of the property site visit.

**Extent to which the property is identified:**  
Any immediately available public tax records and/or listing information regarding the subject property were used to identify the subject property.

**Extent to which the real property is inspected:**  
In performing this assignment, the subject property was visited in order to measure physical dimensions of the improvements. The exterior of the subject improvements were measured on 01/10/2023 to determine the gross building area. Interior measurements were taken of this suite on 01/19/2023. All measurements were rounded to the nearest tenth of a foot, and are adjusted to include the width of exterior walls as well as interior walls within suites.

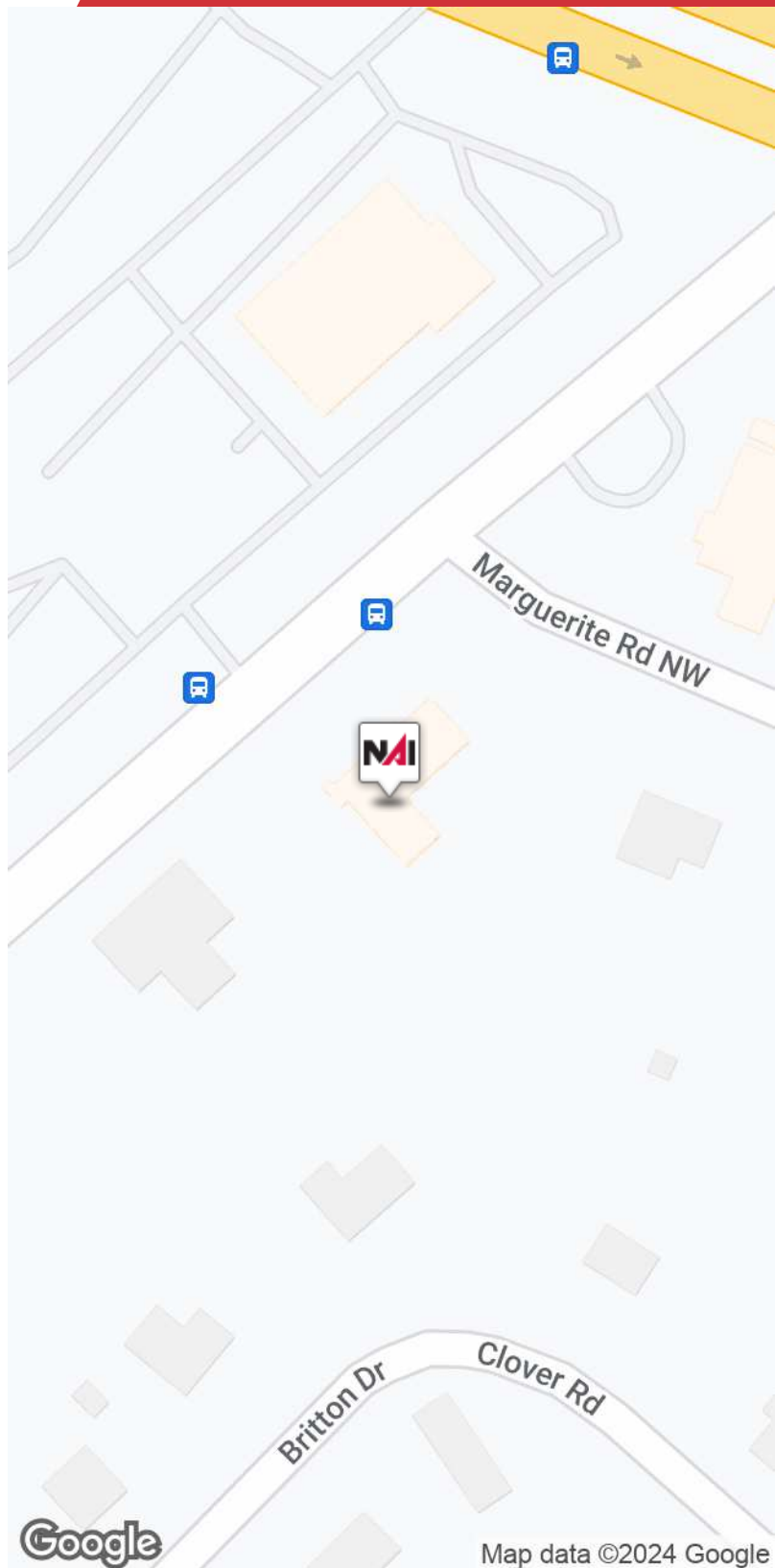
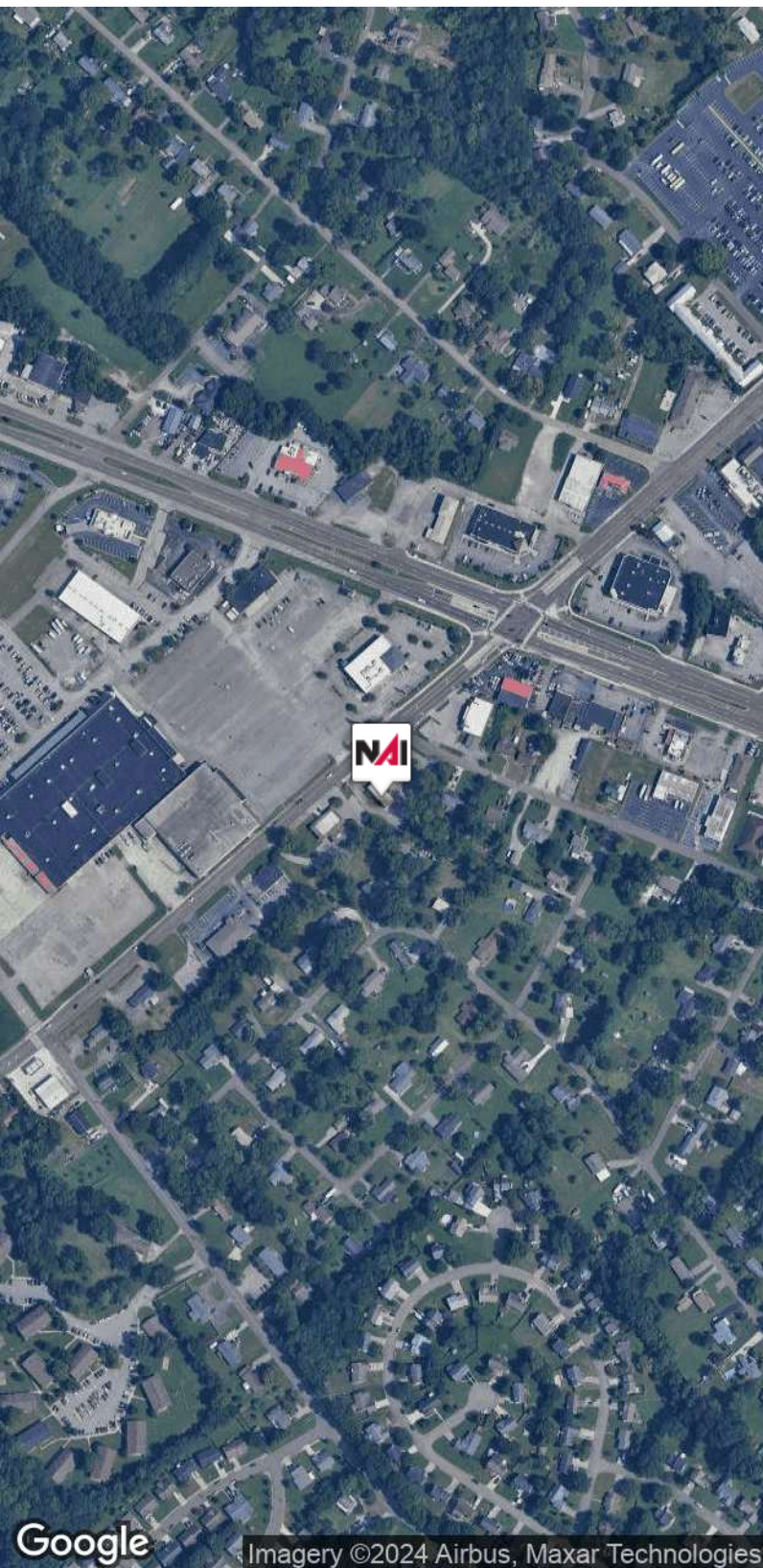
The appraiser is not a licensed real estate inspector and did not make an "inspection" of the property. The appraiser is not an engineer and is not qualified to assess structural integrity or the adequacy and condition of mechanical, electrical, or plumbing components. The measurements taken are not an inspection nor property condition report and it should not be relied upon to report the total physical condition of the property, and it does not guarantee the property to be free of defects.

The appraiser is not qualified to detect or identify hazardous substances, which may, or may not, be present on, in, or near the subject property. The presence of hazardous materials may negatively affect market value. The presence of hazardous substances has no affect on the current scope of work which does not involve value. No responsibility is assumed for any such conditions or for any expertise or engineering required to detect or discover them. We urge the user of this report to obtain the services of specialists for the purpose of conducting inspections, engineering studies, or environmental audits.

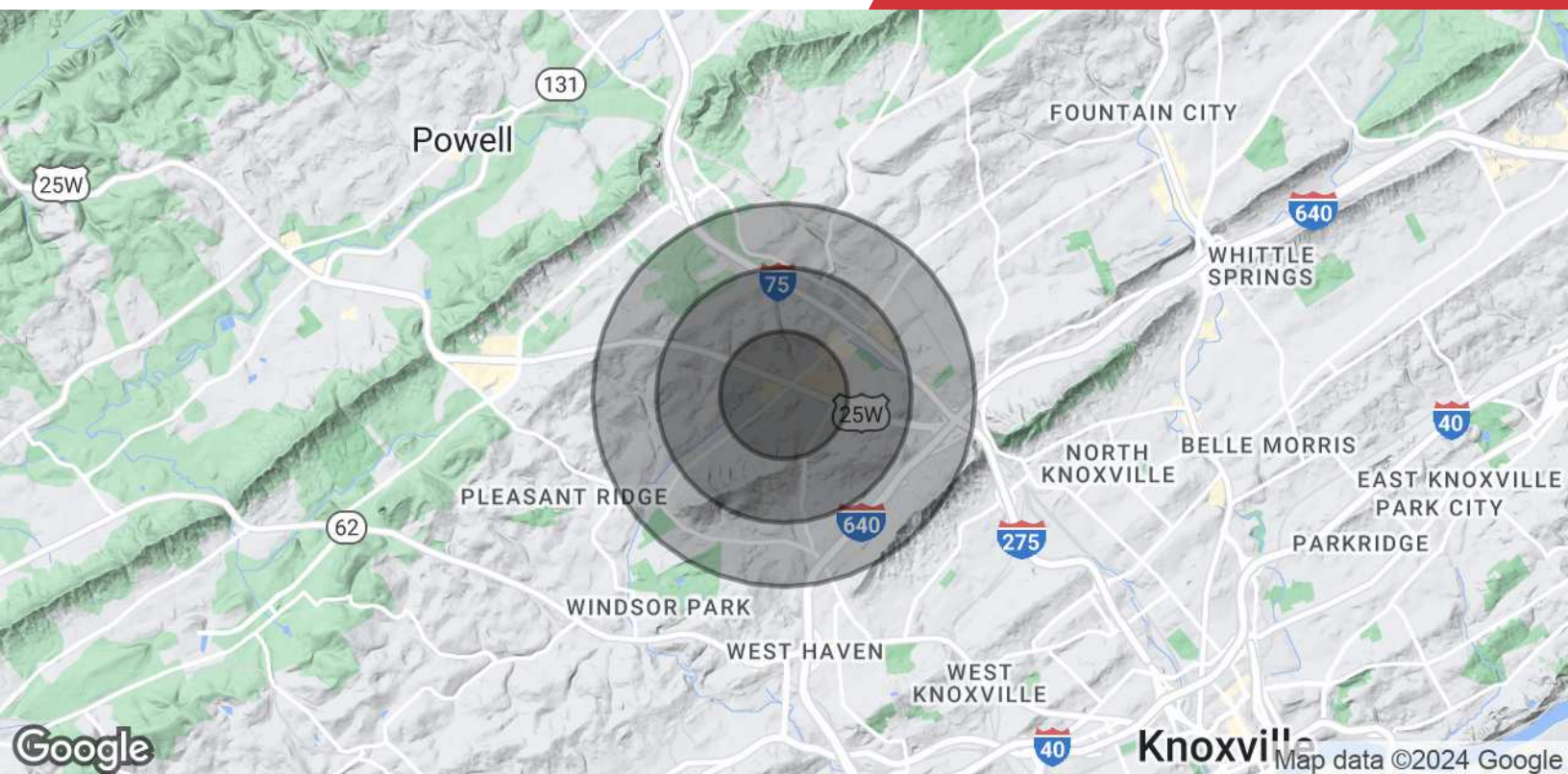
Based upon on-line public records, the property does not appear to be located in a FEMA flood zone. While we refer to FEMA flood maps, we are not surveyors and not qualified to make flood plain determinations, and we recommend that a qualified party be consulted before any investment decision is made.

**Highest and Best Use:**  
Highest and Best Use is not relevant to the current assignment. The subject zoning was not verified.









## Population

|                             | 0.5 Miles | 1 Mile | 1.5 Miles |
|-----------------------------|-----------|--------|-----------|
| <b>Total Population</b>     | 1,444     | 5,740  | 14,380    |
| <b>Average Age</b>          | 36.7      | 35.0   | 35.3      |
| <b>Average Age (Male)</b>   | 36.3      | 34.8   | 35.0      |
| <b>Average Age (Female)</b> | 37.3      | 35.9   | 36.8      |

## Households & Income

|                            | 0.5 Miles | 1 Mile    | 1.5 Miles |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 660       | 2,622     | 6,853     |
| <b># of Persons per HH</b> | 2.2       | 2.2       | 2.1       |
| <b>Average HH Income</b>   | \$41,616  | \$40,410  | \$43,027  |
| <b>Average House Value</b> | \$107,158 | \$108,756 | \$117,385 |

2020 American Community Survey (ACS)





## Michelle Gibbs

### Senior Advisor

mgibbs@koellamoore.com

Direct: 865.531.6400 | Cell: 865.228.4264

## 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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