

Office/Retail

For Lease

740 - 3,240 SF



# The Arches

6716 Central Ave Pike  
Knoxville, TN 37912

For more information

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## Property Highlights

- Office/retail spaces available
- Ample parking on both sides
- Great location off I-75/Callahan
- Highly visible from busy intersection
- Suite 16 can be leased as whole or subdivide - as low as \$950/month for 740 SF of space
- Suite 7 asking \$20/SF full-service gross all expenses included except janitorial

## OFFERING SUMMARY

Available SF	740 - 3,240 SF
Lot Size	1.37 Acres
Building Size	29,986 SF

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	17,623	\$65,444
5 Miles	122,657	\$65,767
10 Miles	370,943	\$71,512
Knox Metro	1,172,792	\$77,766



Office/Retail

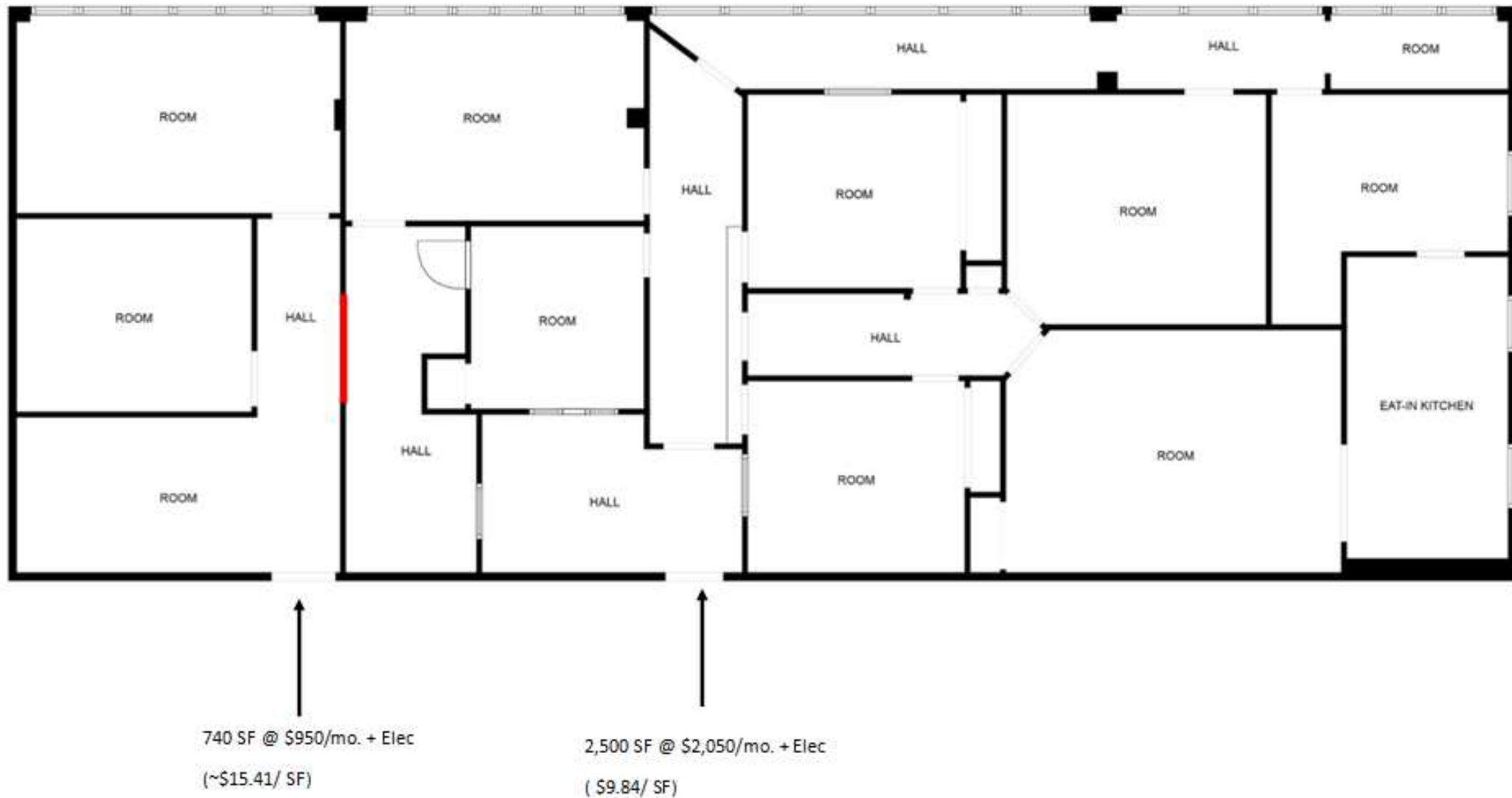
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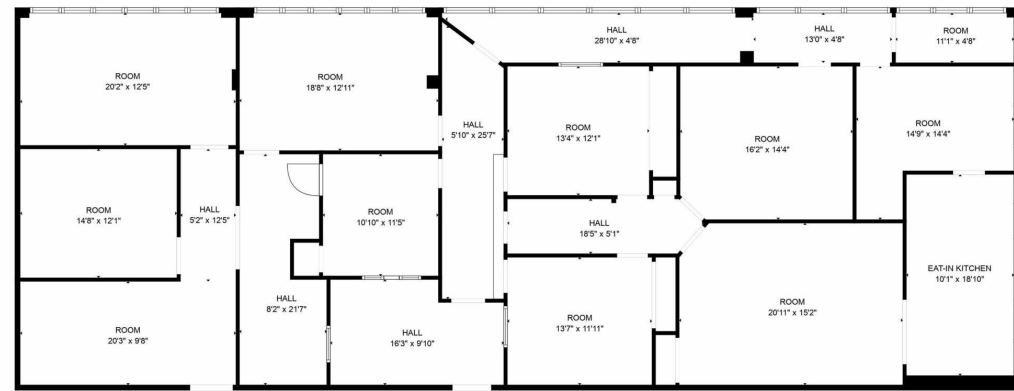




## Suite 16 - Can Be Subdivided - Example:

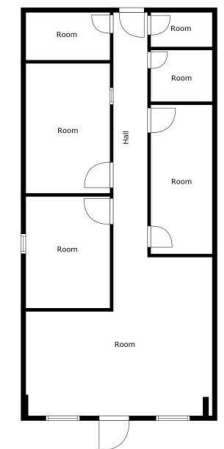
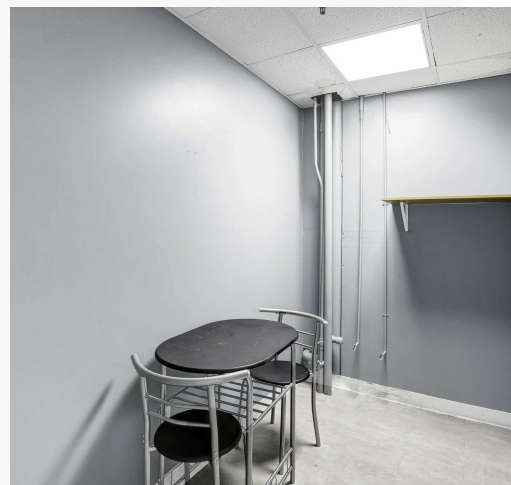
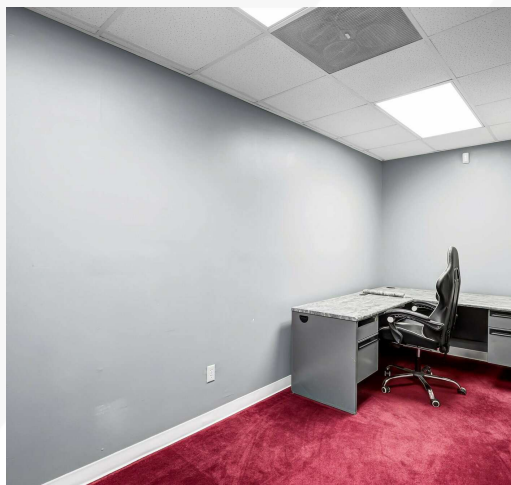


# Suite 16 - 3,240 SF





## Suite 7 - 900 SF

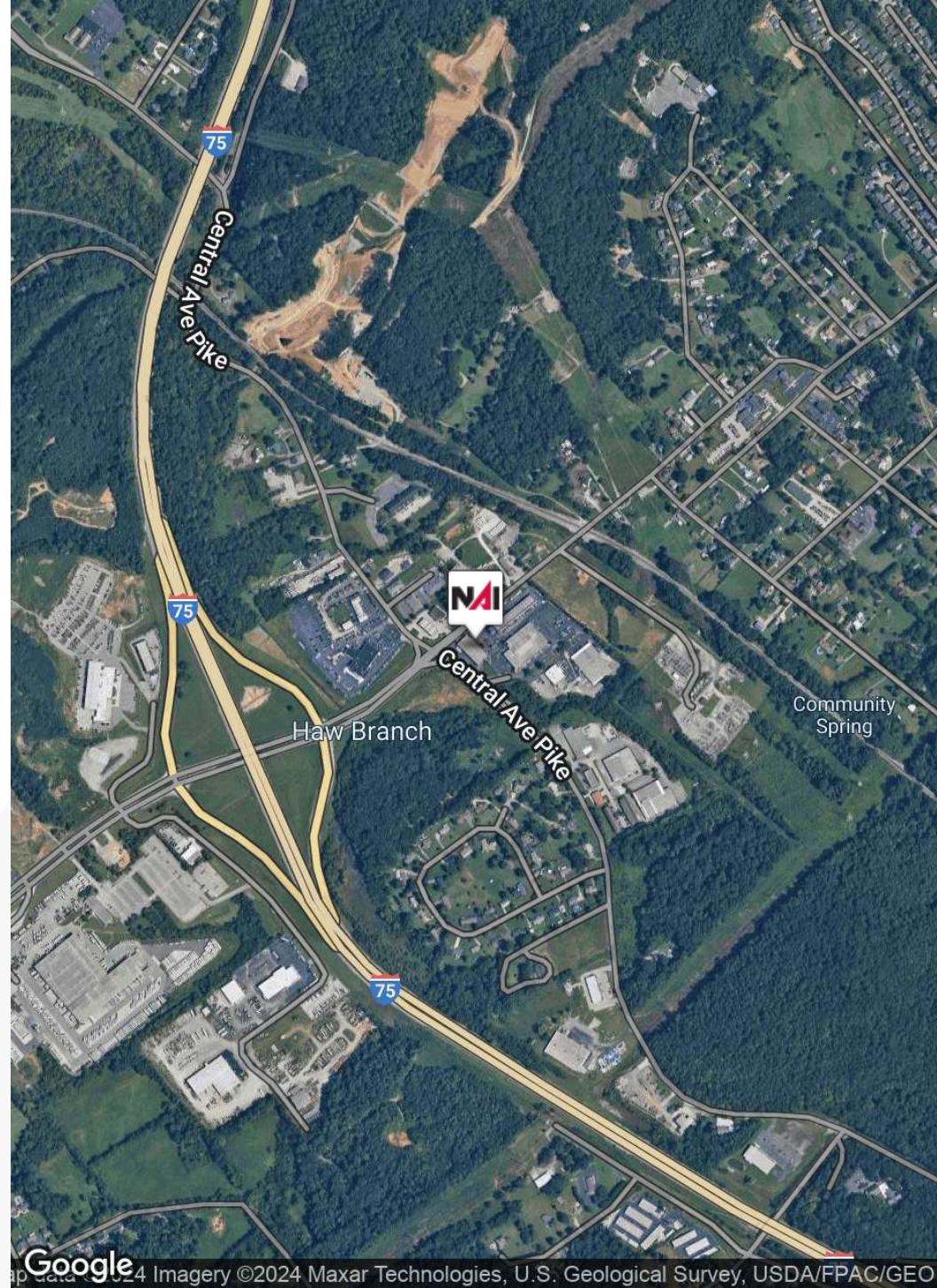
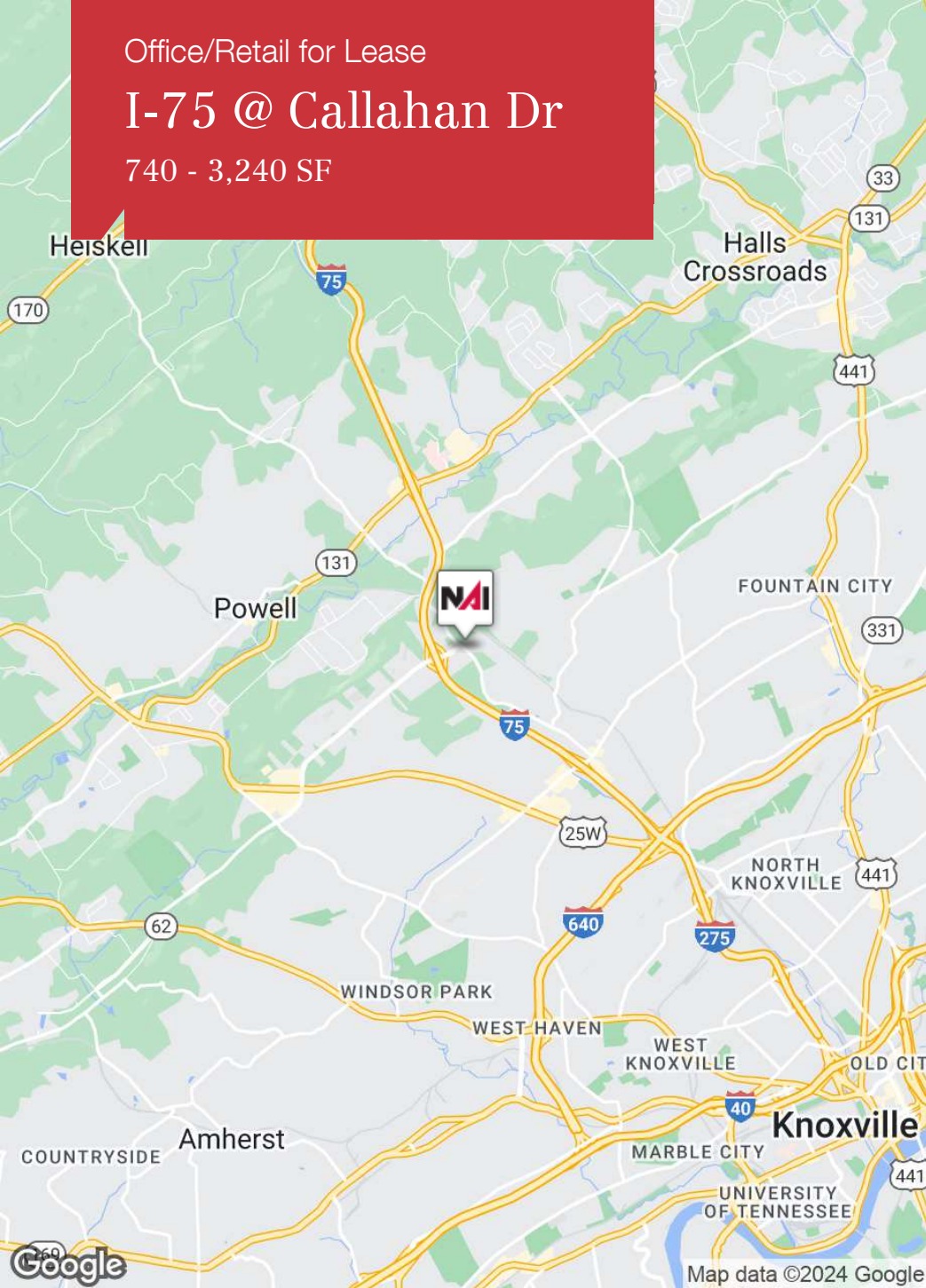




Office/Retail for Lease

# I-75 @ Callahan Dr

740 - 3,240 SF





For Lease

# The Arches

740 - 3,240 SF



## 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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