

For Lease

Pellissippi Office Suites

1,200 SF | \$22.00/Yr NNN



10641 Braden Dickey Lane

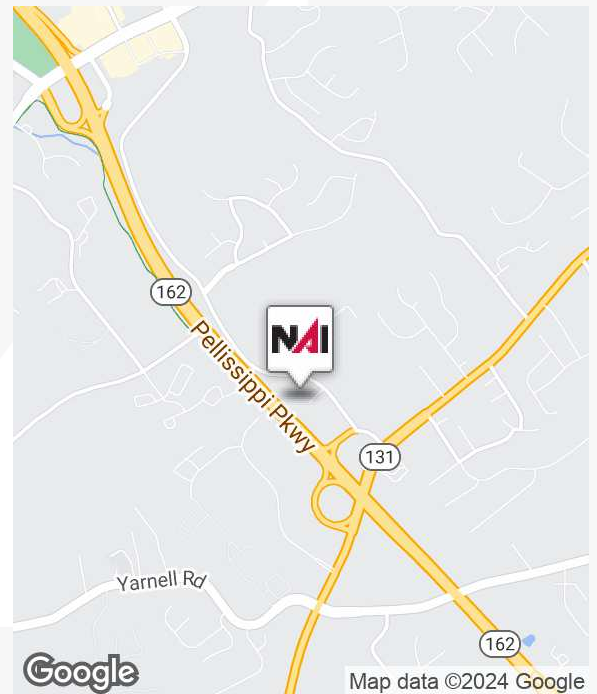
Knoxville, Tennessee 37932

Property Highlights

- Professional/Medical Office use preferred
- Great Visibility from Pellissippi Pkwy
- Potential for signage facing Pellissippi Pkwy
- Vehicles per day: 58,427
- Updated Interior/Exterior and Parking/Landscape
- Suite D in vanilla box condition
- 1 suite available.
- Tenant Improvement Allowance Negotiable

Available Spaces

Spaces	Lease Rate	Size (SF)
D	\$22.00 SF/Yr	1,200



For more information

John Haney, CCIM

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Alex Webber

O: 865 531 6400
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Exterior Photos



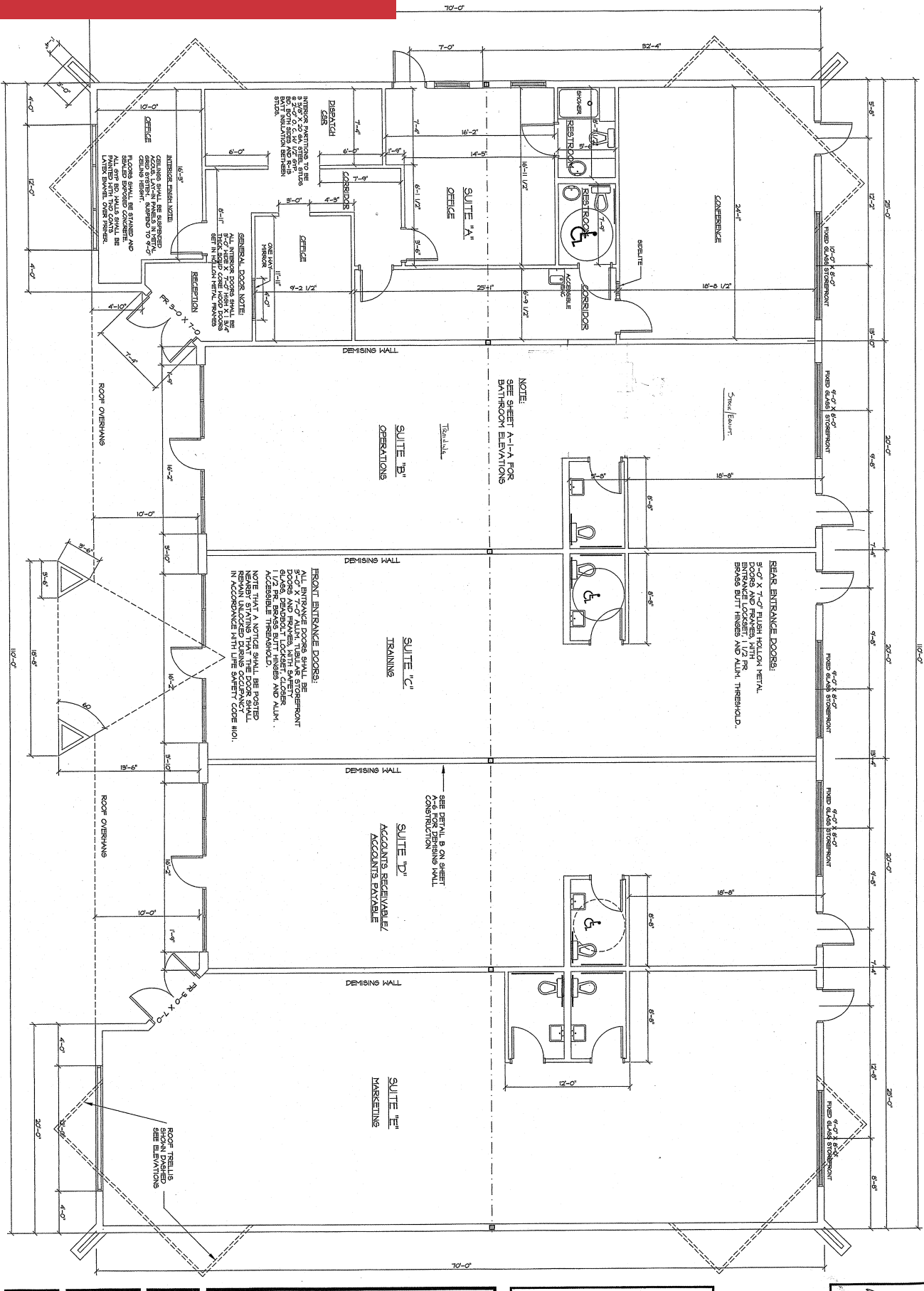
Exterior Photos



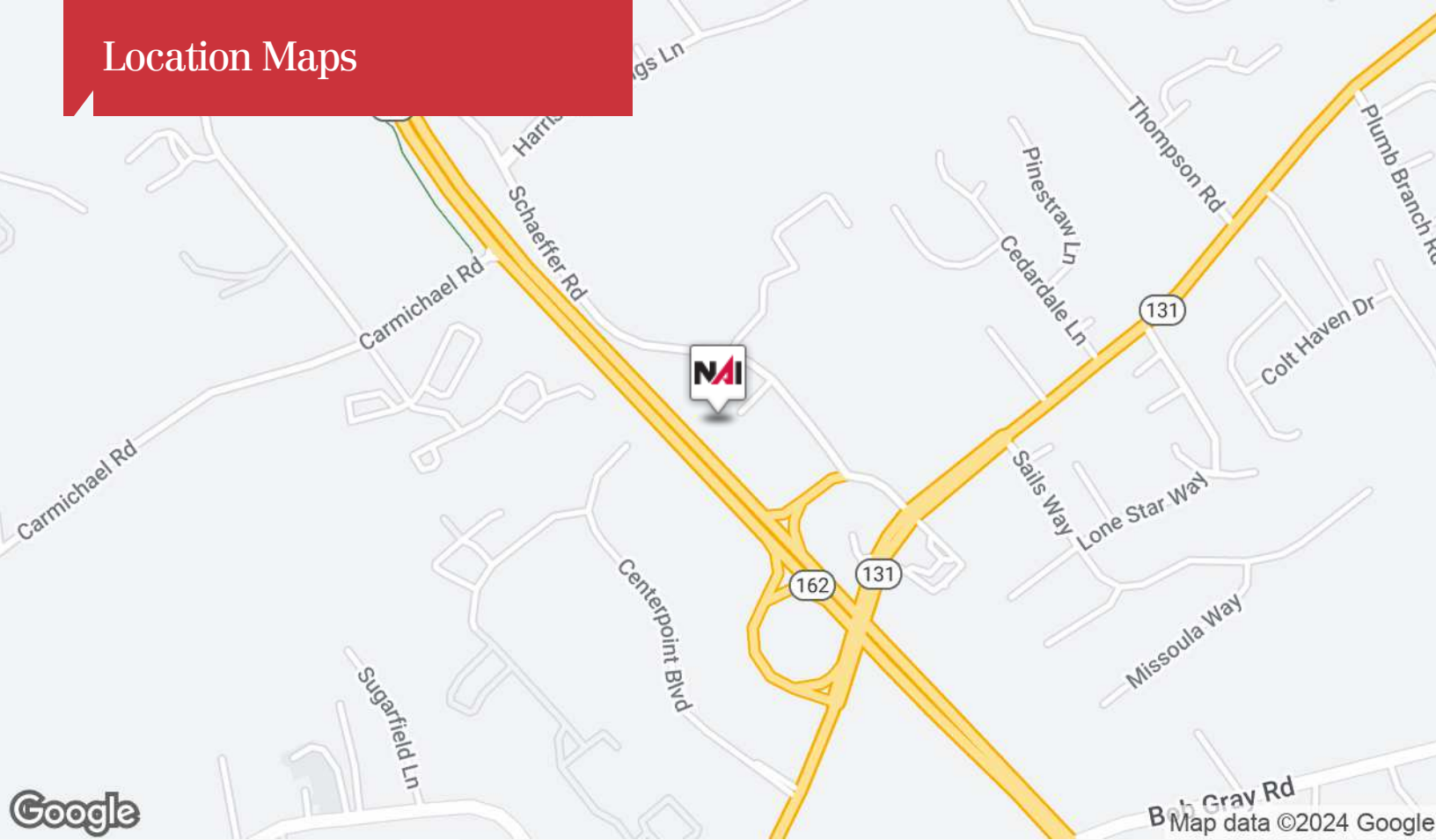
Interior Photos



Floor Plan



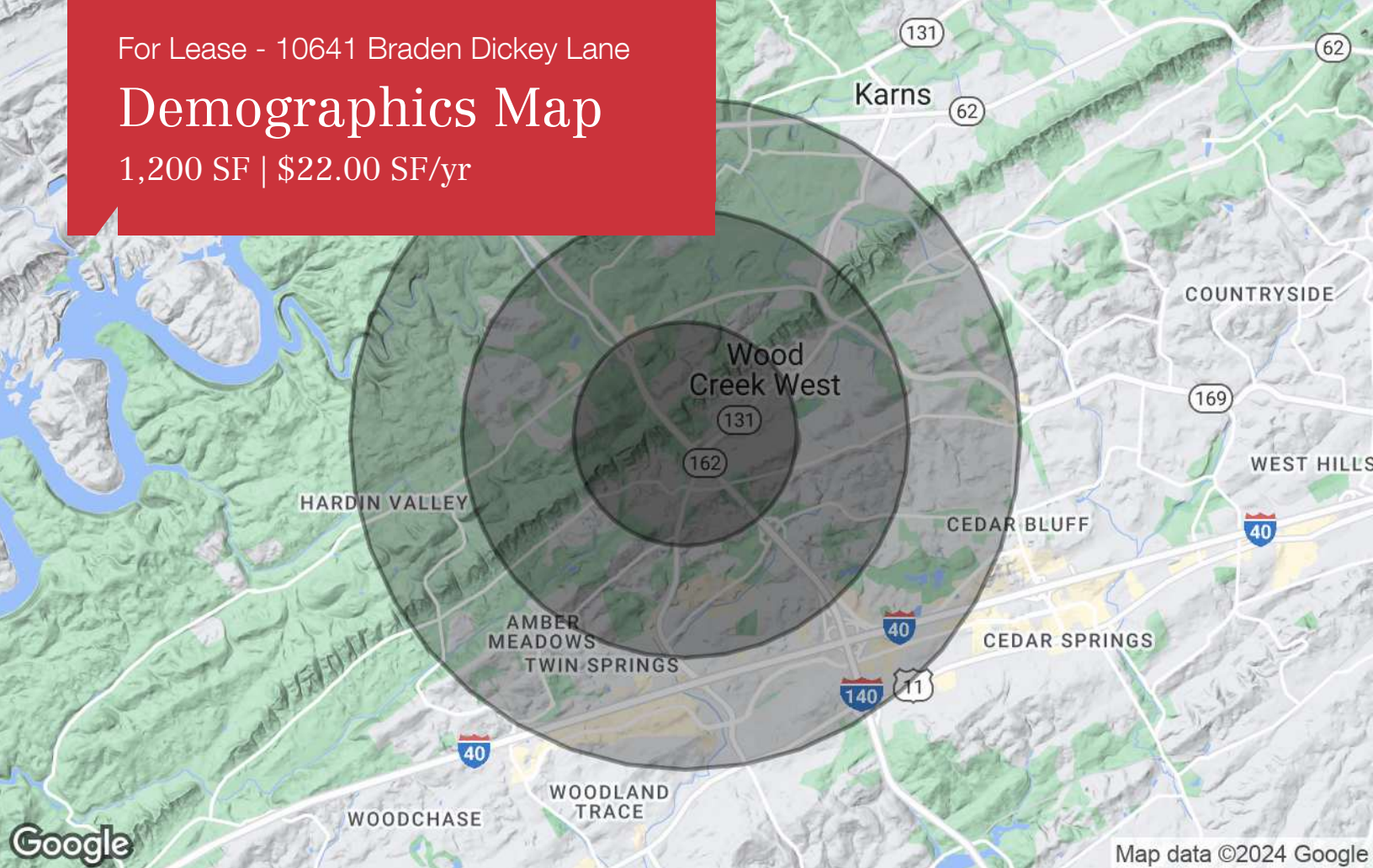
Location Maps



For Lease - 10641 Braden Dickey Lane

Demographics Map

1,200 SF | \$22.00 SF/yr



Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	3,769	15,379	30,888
MEDIAN AGE	38.2	38.6	38.8
MEDIAN AGE (MALE)	35.7	36.5	37.3
MEDIAN AGE (FEMALE)	42.5	40.7	40.3
Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	1,673	6,490	12,701
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$95,833	\$95,098	\$95,799
AVERAGE HOUSE VALUE	\$256,218	\$251,405	\$257,563
Race	1 Mile	2 Miles	3 Miles
% WHITE	92.6%	91.8%	91.1%
% BLACK	3.2%	3.6%	3.2%
% ASIAN	3.9%	3.1%	3.2%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.0%	0.0%	0.3%
% OTHER	0.3%	1.5%	2.2%
Ethnicity	1 Mile	2 Miles	3 Miles
% HISPANIC	2.5%	4.7%	6.3%

* Demographic data derived from 2020 ACS - US Census

Agent Profile

John Haney, CCIM

Senior Advisor

Office: 865.777.3048

Cell: 865.228.0673

jhaney@koellamoore.com



Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/ Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

Recent Notable Clients

Medical: Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle

Professional: Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Computer Systems Plus, Total Quality Logistics

Industrial: BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

Retail: Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Voodoo Brewing Company

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance

PIN Referral Excellence Organization, Networking Today International

Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014



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Agent Profile

Alex Webber

Advisor

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Specialties

Alex Webber is a Commercial Real Estate Advisor with NAI Koella | RM Moore. Alex focuses primarily on land sales and ground leases, retail and investment properties, tenant representation and site selection. He works throughout East Tennessee and especially in Blount County and Sevier County. His primary goal is helping his clients identify the perfect location and property in which to establish or relocate their business.

Background & Experience

Alex grew up in Maryville, Tennessee. Alex credits his family's history with business ownership for sparking his interest in commercial real estate. This history helps with visualizing potential properties for clients and providing a keen eye for details.

Alex graduated from Maryville High School in 2013. Prior to earning his affiliate broker real estate license in 2021, he worked for Admiral Title Company in Knoxville as a Closing Specialist. This experience provided a valuable real estate experience and launched his interest in the commercial field.

Alex is actively involved with the Young Professionals groups in the Blount County Chamber and the Farragut/West Knox Chamber of Commerce.

Memberships & Affiliations

Knoxville Area Association of REALTORS

Farragut/West Knox Chamber of Commerce

Blount County Chamber of Commerce

Loudon County Chamber of Commerce

Downtown Referral Excellence Organization



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