



318 Merchant Dr.

318 Merchant Dr

Knoxville, Tennessee 37912

Property Highlights

- 2,485 SF of Free Standing Retail Space
- Located on Merchant Dr. just off of the I-75 exit in a heavy retail area
- Rear exit leads to traffic light back on to Merchant Dr.
- Ideal location for a bank branch with vault, drive thru and reception area already in place
- Front and rear parking
- Visible signage opportunity

Offering Summary

Sale Price:	\$950,000
Building Size:	2,485 SF

Demographics 1 Mile 5 Miles 10 Miles

Total Households	3,469	70,603	163,657
Total Population	6,808	151,539	358,891
Average HH Income	\$39,111	\$53,276	\$66,539

For More Information

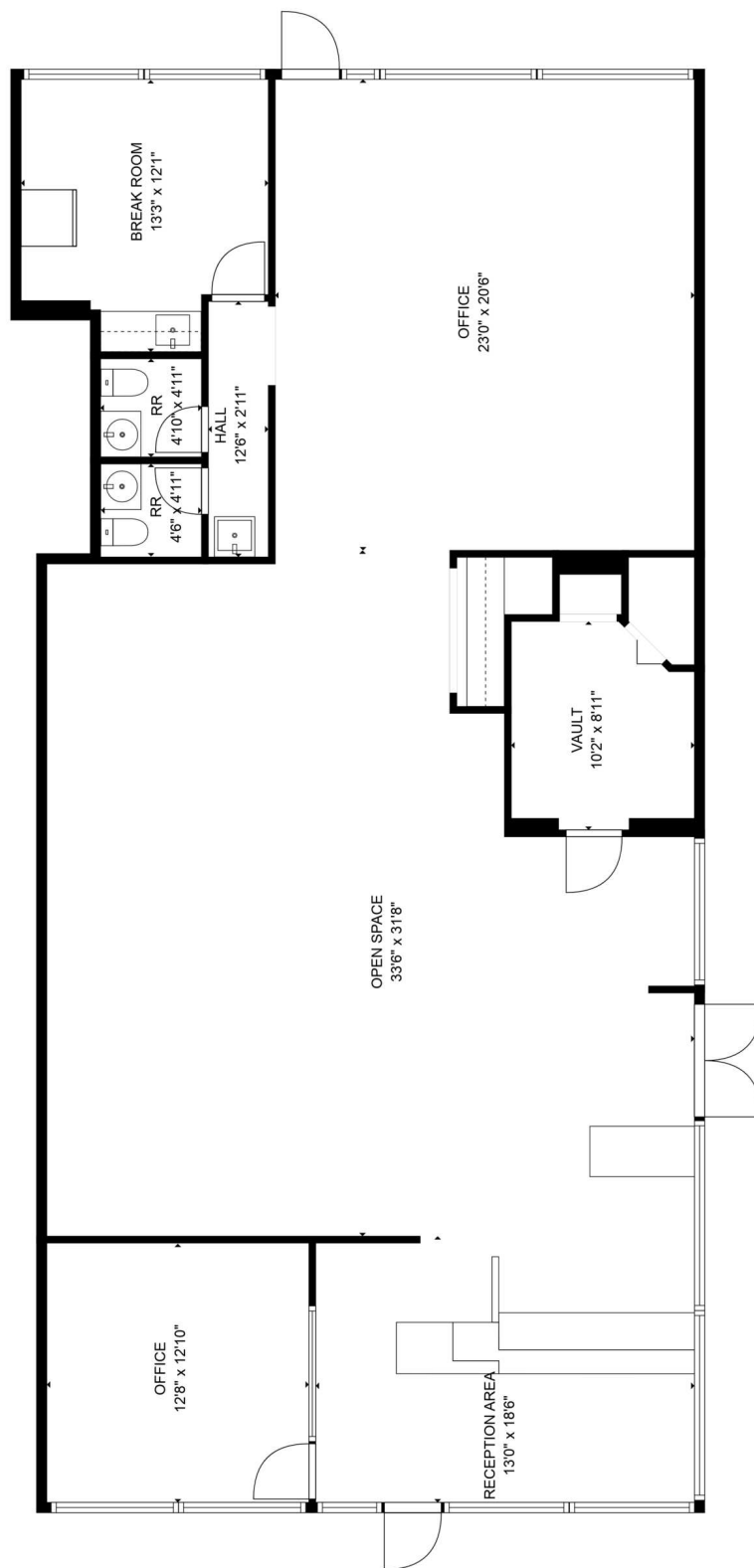
Roger M. Moore, Jr, SIOR

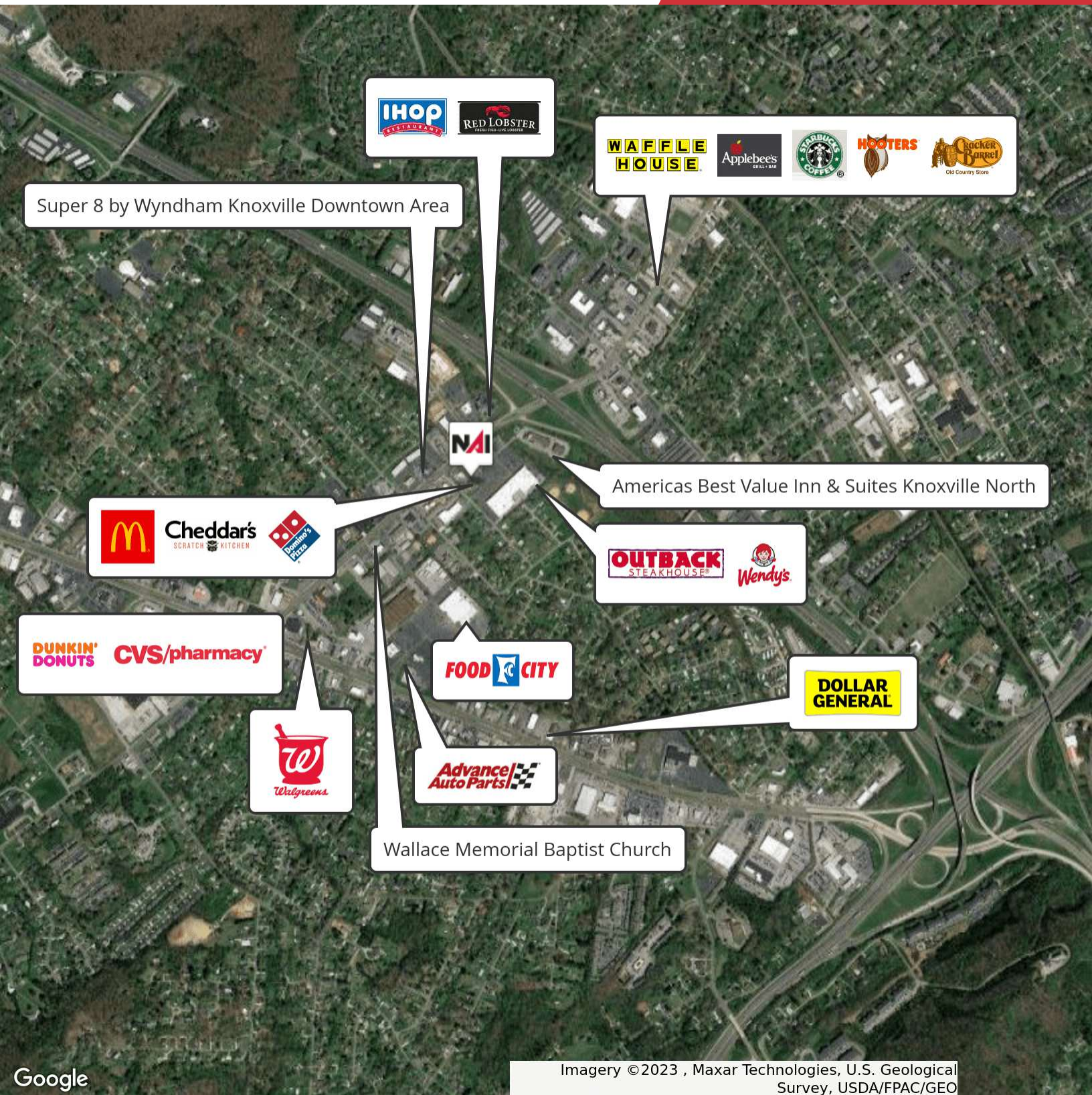
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Super 8 by Wyndham Knoxville Downtown Area



Americas Best Value Inn & Suites Knoxville North



Wallace Memorial Baptist Church

Traffic Count Report

Merchant's Village Shopping Center

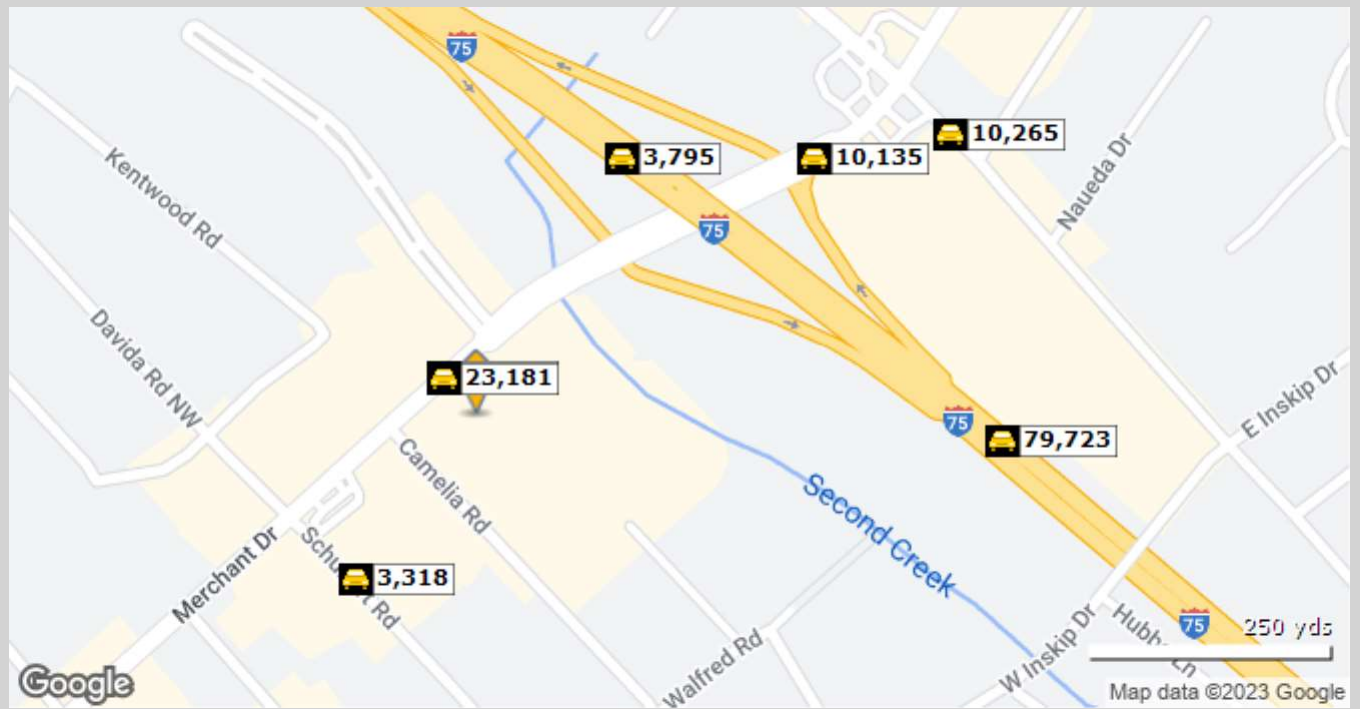
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Building Type: **General Retail**

Secondary: **Bank**

GLA: **2,500 SF**

Year Built: T **1976**

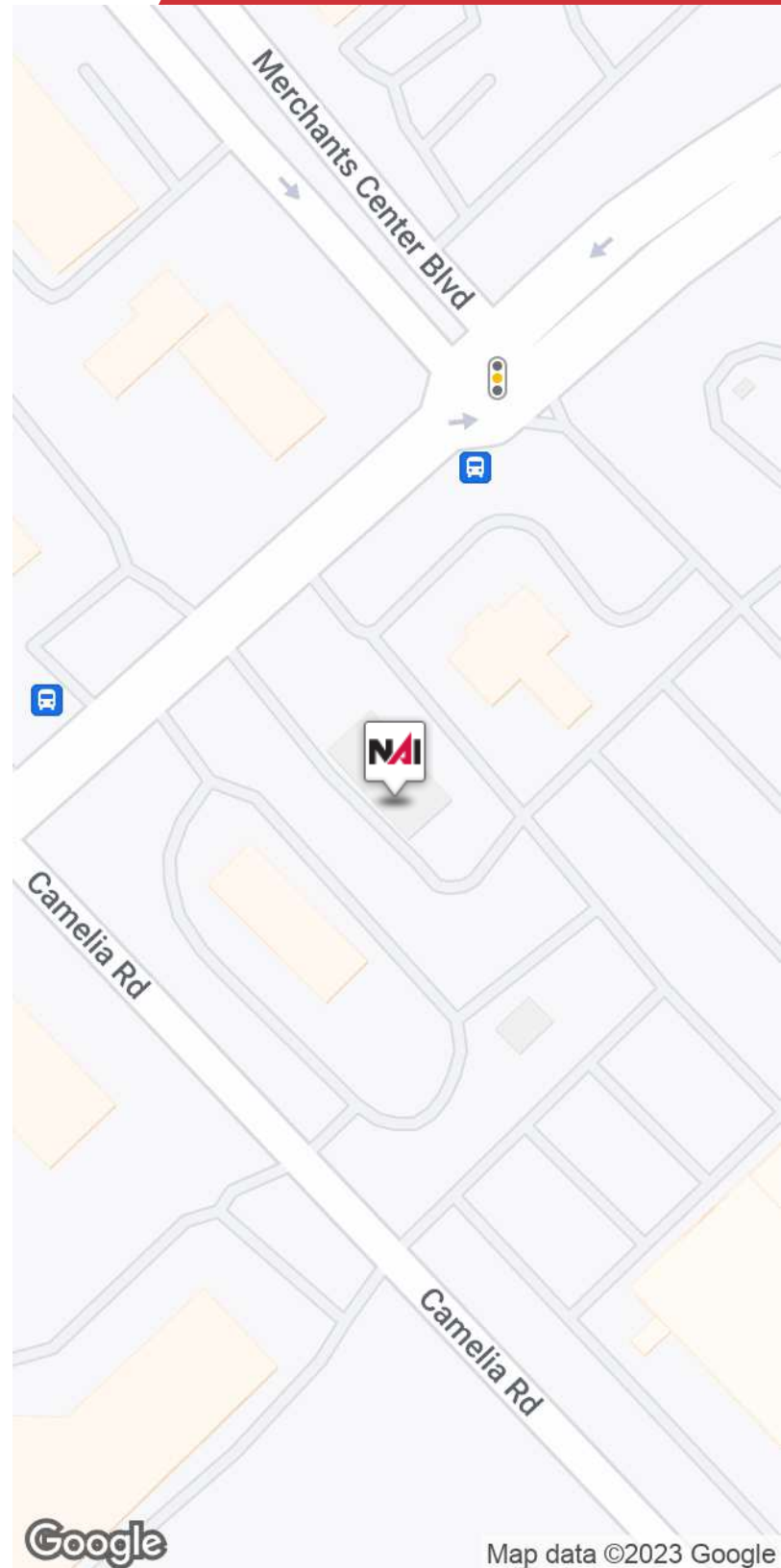
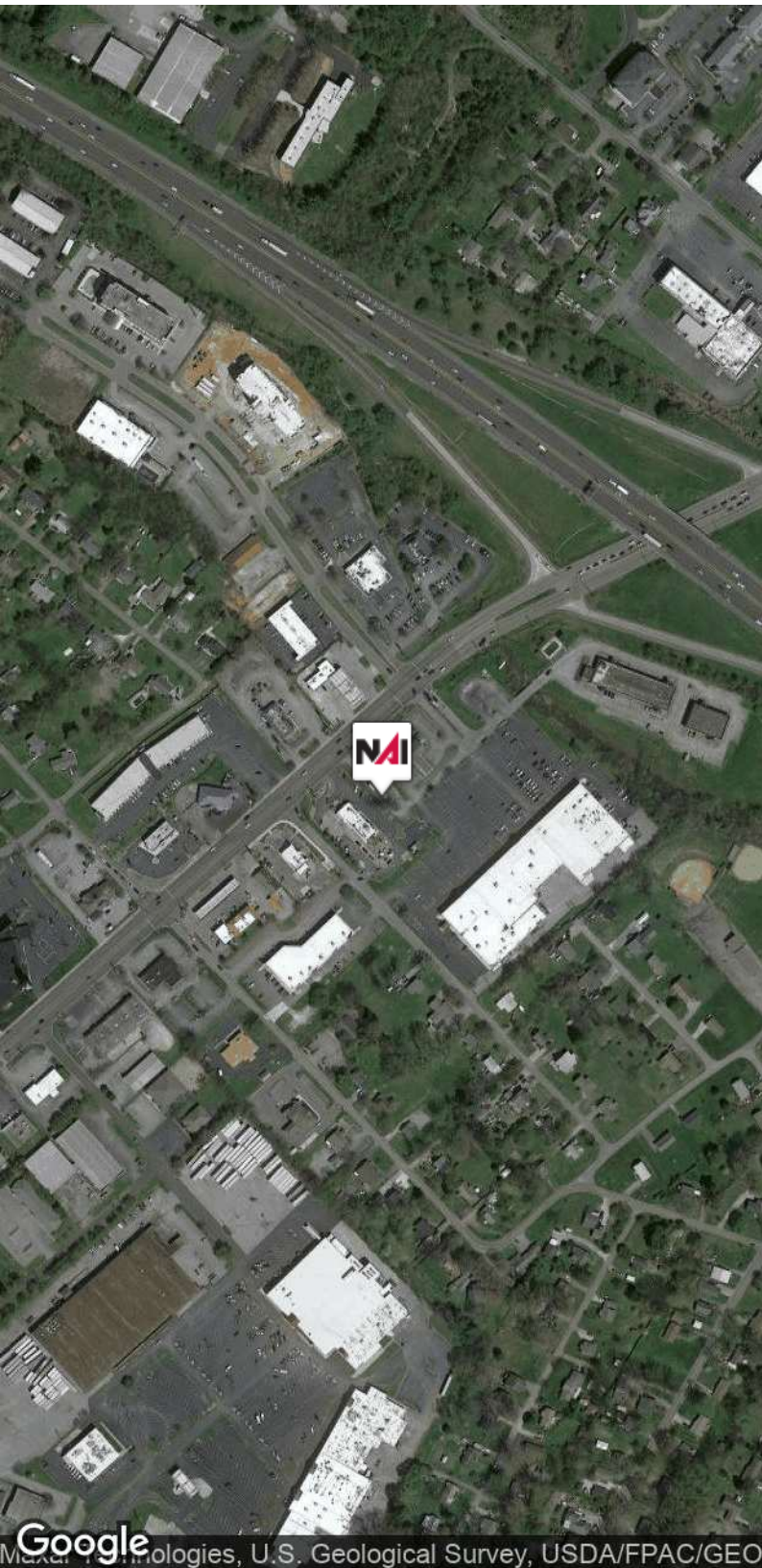


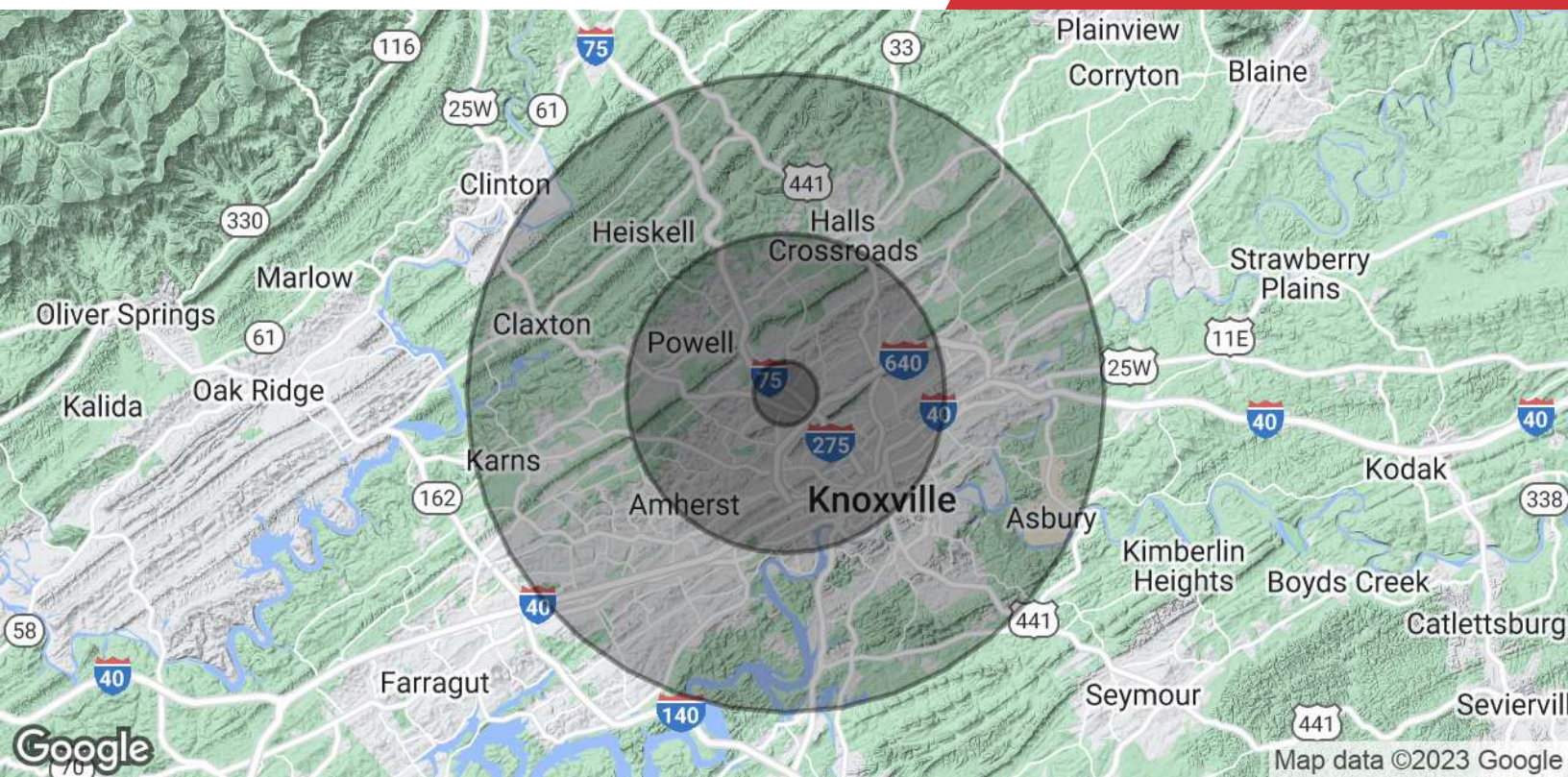
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Merchant Dr	Family Inn Dr	0.04 NE	2022	23,303	MPSI	.03
2	Merchant Drive	Family Inn Dr	0.04 NE	2020	23,465	MPSI	.03
3	MERCHANT DR-KNOXVILLE/ NEAR I-75	Family Inn Dr	0.04 NE	2019	23,310	AADT	.03
4	Merchant Drive	Family Inn Dr	0.04 NE	2022	23,181	MPSI	.03
5	Schubert Rd NW	Walfred Rd	0.17 SE	2022	3,318	MPSI	.12
6	I- 75	Merchant Dr	0.05 SE	2022	3,795	MPSI	.18
7	Merchant Dr	I75	0.07 SW	2022	10,135	MPSI	.26
8	I- 75	W Inskip Dr	0.10 SE	2022	84,214	MPSI	.32
9	I-75	W Inskip Dr	0.10 SE	2020	79,723	AADT	.32
10	Central Avenue Pike	Shasta Dr NE	0.02 SE	2022	10,265	MPSI	.33

For Sale

2,485 SF | \$950,000

Retail Space





Population

	1 Mile	5 Miles	10 Miles
Total Population	6,808	151,539	358,891
Average Age	34.2	35.8	37.9
Average Age (Male)	35.3	34.5	36.5
Average Age (Female)	35.3	37.1	39.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	3,469	70,603	163,657
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$39,111	\$53,276	\$66,539
Average House Value	\$107,188	\$140,334	\$178,278

* Demographic data derived from 2020 ACS - US Census

**Roger M. Moore, Jr, SIOR****President**

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Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

Memberships

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

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