



For Sale

# Office Building

3,034 SF | \$525,000

## 3915 Papermill Dr

3915 Papermill Dr  
Knoxville, Tennessee 37909

### Property Highlights

- Central location offering access to all parts of Knoxville and beyond.
- Quiet setting
- Set up for multiple uses
- Well cared for
- Ample Parking 20+ spots

### Property Description

This property offers outstanding convenience of location, close to all West Knox amenities, quick proximity to downtown and easy access to I-40/I-75 plus major arterials, all in a quiet wooded location with ample parking. Ground and main floor offer on grade walk in access, with additional office area on the third story. Current I-MU zoning offers a variety of uses, with the sector plan showing continued mix use being promoted.

Ideally situated for an owner/user situation, shared workspace or investment/rental potential. Ideal users may be contractors, real estate offices, tech companies, outbound sales and numerous others in need to a location in the middle of all points Knoxville and beyond.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$525,000
<b>Lot Size</b>	0.0 Acres
<b>Building Size</b>	3,034 SF

#### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	7,687	\$46,167
<b>5 Miles</b>	156,458	\$58,189
<b>10 Miles</b>	374,708	\$70,852

For more information

**Michael Moore**

O: 865 531 6400  
mmoore@koellamoore.com

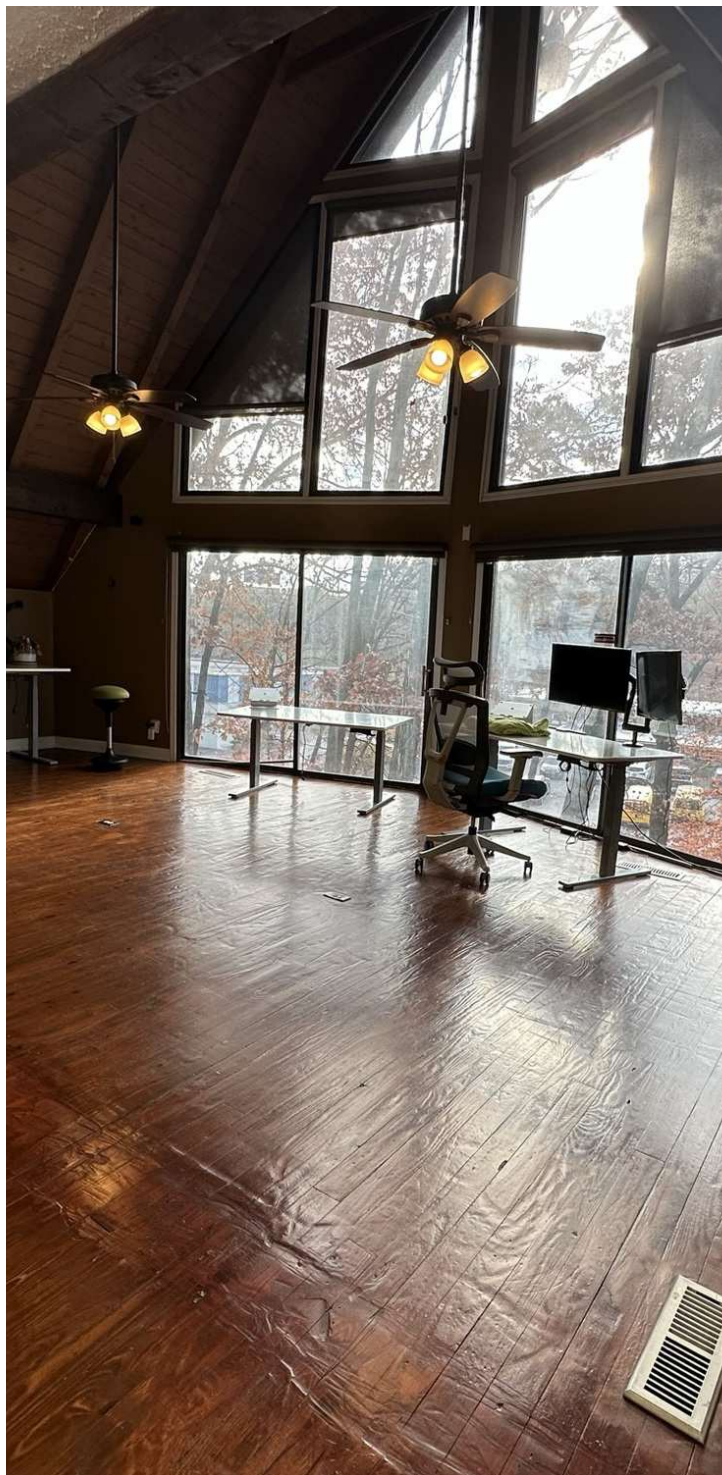
**Roger M. Moore, Jr, SIOR**

O: 865 531 6400  
rogermoore@koellamoore.com

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# Property Description

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## PROPERTY DESCRIPTION

This property offers outstanding convenience of location, close to all West Knox amenities, quick proximity to downtown and easy access to I-40/I-75 plus major arterials, all in a quiet wooded location with ample parking. Ground and main floor offer on grade walk in access, with additional office area on the third story. Current I-MU zoning offers a variety of uses, with the sector plan showing continued mix use being promoted.

Ideally situated for an owner/user situation, shared workspace or investment/rental potential. Ideal users may be contractors, real estate offices, tech companies, outbound sales and numerous others in need to a location in the middle of all points Knoxville and beyond.

Layout: Upper Floor: 3 offices. Main Floor: 2 offices + kitchenette + 2 bathrooms (one being 3/4 bath) + large conference/reception. Lower Floor: 2 offices + kitchenette + bathroom + storage (possible to lock off lower level for separate tenant with private secure access).

## LOCATION DESCRIPTION

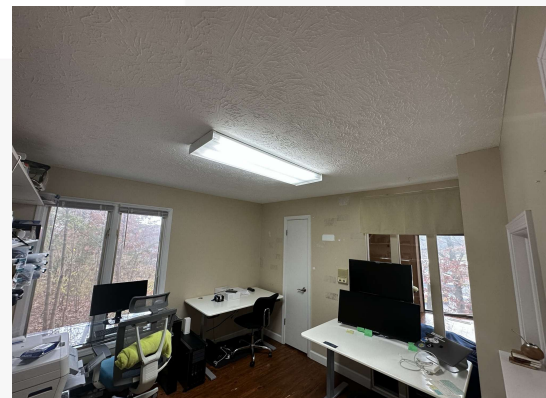
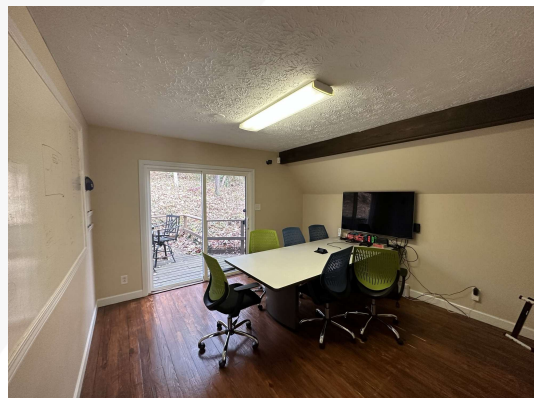
Located with convenience to all parts of Knoxville and beyond. Quick interstate and arterial access to all east/west-north/south traffic ways.



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# Additional Photos

3,034 SF | \$525,000





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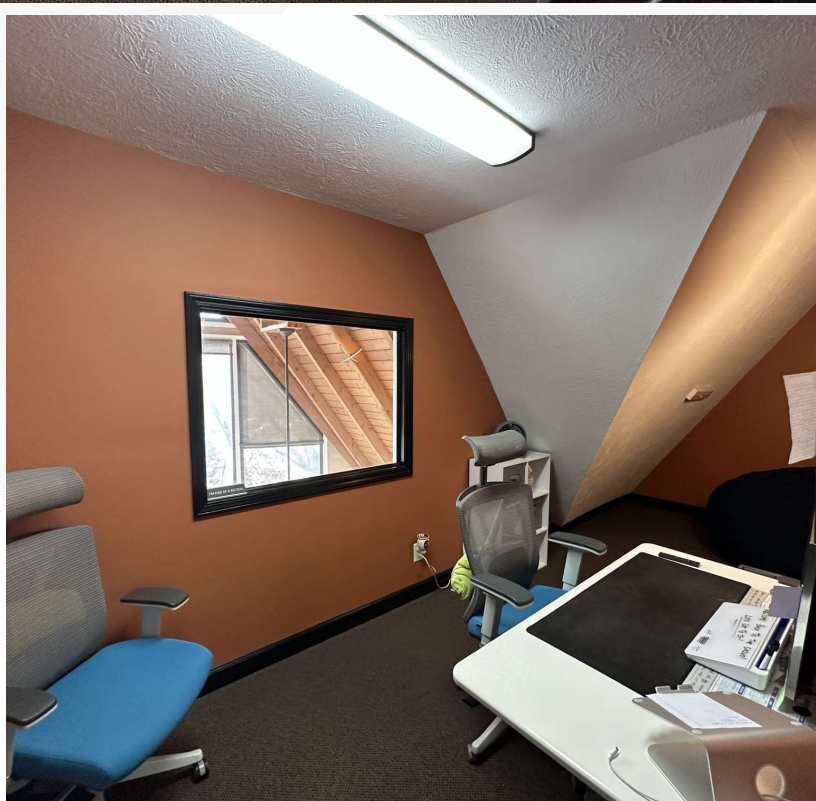




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# Additional Photos

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# Aerial Map

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Google

Imagery ©2024 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



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Knoxville, TN 37923  
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[koellamoore.com](http://koellamoore.com)





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# Additional Photos

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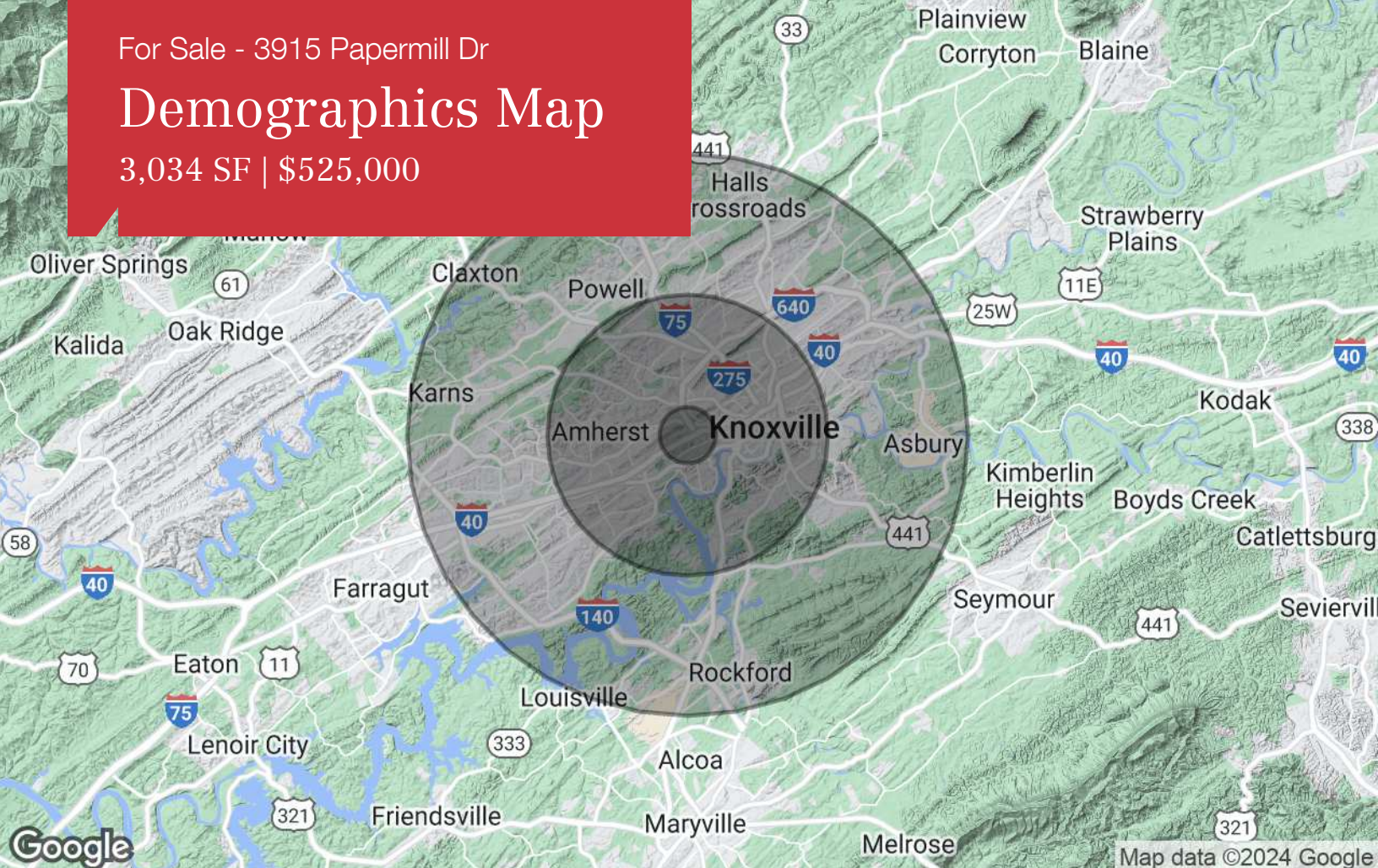




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# Demographics Map

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## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,687	156,458	374,708
MEDIAN AGE	33.3	34.9	38.0
MEDIAN AGE (MALE)	32.1	33.8	36.6
MEDIAN AGE (FEMALE)	33.8	36.1	39.4

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	4,146	75,345	170,874
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$46,167	\$58,189	\$70,852
AVERAGE HOUSE VALUE	\$136,538	\$169,068	\$191,137

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	82.7%	81.0%	85.7%
% BLACK	11.1%	14.7%	10.7%
% ASIAN	4.0%	2.0%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.3%	0.3%
% OTHER	1.8%	2.0%	1.3%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	7.4%	5.4%	4.8%

\* Demographic data derived from 2020 ACS - US Census



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# Agent Profile & Contact 1

3,034 SF | \$525,000



## Michael Moore

Senior Advisor

865.531.6400 tel

865.221.9442 cell

mmoore@koellamoore.com

### Memberships & Affiliations

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

### Education

University of Tennessee College of Journalism, 1992-1997

### Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.



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# Agent Profile & Contact 2

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## Roger M. Moore, Jr, SIOR

President

865.531.6400 tel

865.755.8774 cell

rogermoore@koellamoore.com

### Memberships & Affiliations

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

Foster Care - Past Board Member

Concord Sertoma - Past President

The Young Entrepreneurs Organization

Boy Scouts of America

American Red Cross - Past Board Member

### Education

University of Tennessee

### 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.