



417 E. Lamar Alexander Parkway

Maryville, Tennessee 37804

Property Highlights

- Medical Office Building on E. Lamar Alexander Parkway
- Space includes large reception/waiting area, plenty of private exam rooms, a procedure room, private offices, lab area, break room/kitchen and storage areas
- Office breaks up nicely into 4 separate "pods" to accommodate multiple physicians if desired
- Convenient to area hospitals
- Main and Main Location
- 37 Parking spots
- New Roof, Landscaping, Parking Lot striped and sealed
- Main floor: 4,974 SF
- 2nd Floor: 1,200 SF

Offering Summary

Sale Price:	\$2,125,000
Lease Rate:	\$27.50 SF/yr (NNN)
Building Size:	6,174 SF
Available SF:	6,174 SF

Demographics 0.5 Miles 1 Mile 1.5 Miles

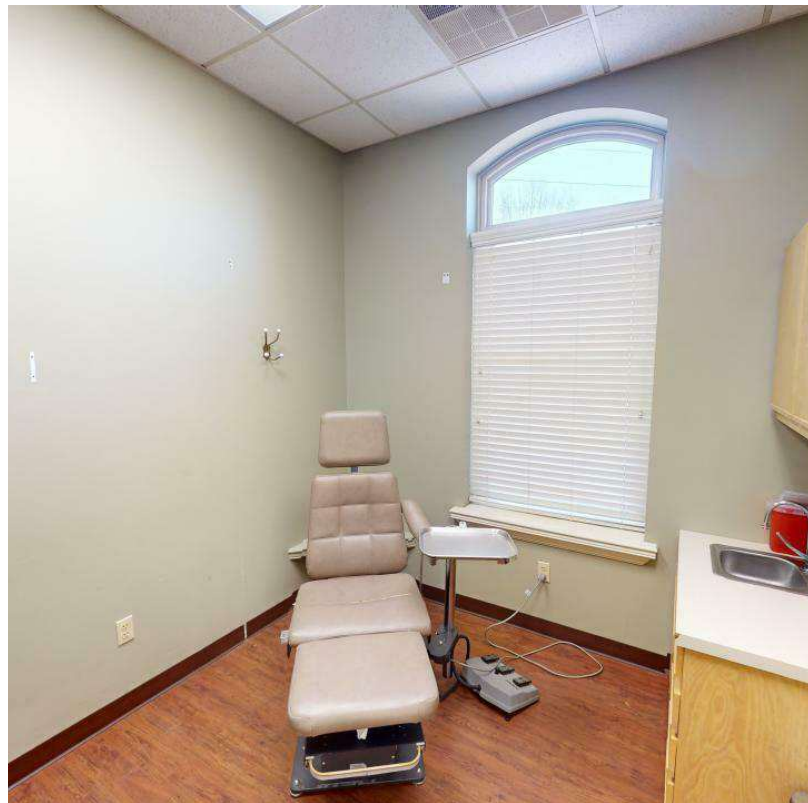
Total Households	515	2,322	5,280
Total Population	1,729	6,102	12,617
Average HH Income	\$51,096	\$50,876	\$57,652

For More Information

Roger M. Moore, Jr, SIOR

O: 865 531 6400

rogermoore@koellamoore.com





Demographic and Income Profile

417 E Lamar Alexander Pkwy, Maryville, Tennessee, 37804
Ring: 1 mile radius

Prepared by Esri
Latitude: 35.75555
Longitude: -83.96455

Summary	Census 2010	Census 2020	2023	2028
Population	6,946	7,306	7,434	7,462
Households	2,698	2,801	2,875	2,898
Families	1,450	1,542	1,454	1,453
Average Household Size	2.15	2.16	2.15	2.14
Owner Occupied Housing Units	1,334	1,418	1,599	1,654
Renter Occupied Housing Units	1,364	1,383	1,276	1,244
Median Age	33.9	34.9	38.1	39.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.08%	0.55%	0.30%
Households	0.16%	0.71%	0.49%
Families	-0.01%	0.62%	0.44%
Owner HHs	0.68%	0.87%	0.66%
Median Household Income	1.85%	3.14%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	411	14.3%	384	13.3%
\$15,000 - \$24,999	292	10.2%	253	8.7%
\$25,000 - \$34,999	372	12.9%	326	11.2%
\$35,000 - \$49,999	443	15.4%	442	15.3%
\$50,000 - \$74,999	681	23.7%	710	24.5%
\$75,000 - \$99,999	226	7.9%	253	8.7%
\$100,000 - \$149,999	307	10.7%	354	12.2%
\$150,000 - \$199,999	86	3.0%	111	3.8%
\$200,000+	57	2.0%	66	2.3%

Median Household Income	\$46,491	\$50,960
Average Household Income	\$62,551	\$69,850
Per Capita Income	\$24,166	\$27,018

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	340	4.9%	348	4.8%	313	4.2%	312	4.2%
5 - 9	397	5.7%	398	5.4%	327	4.4%	320	4.3%
10 - 14	399	5.7%	403	5.5%	346	4.7%	330	4.4%
15 - 19	672	9.7%	626	8.6%	727	9.8%	674	9.0%
20 - 24	861	12.4%	817	11.2%	740	10.0%	745	10.0%
25 - 34	902	13.0%	1,070	14.6%	981	13.2%	930	12.5%
35 - 44	862	12.4%	890	12.2%	915	12.3%	911	12.2%
45 - 54	854	12.3%	825	11.3%	879	11.8%	878	11.8%
55 - 64	682	9.8%	778	10.6%	852	11.5%	852	11.4%
65 - 74	475	6.8%	631	8.6%	725	9.8%	771	10.3%
75 - 84	366	5.3%	356	4.9%	443	6.0%	525	7.0%
85+	136	2.0%	162	2.2%	185	2.5%	212	2.8%

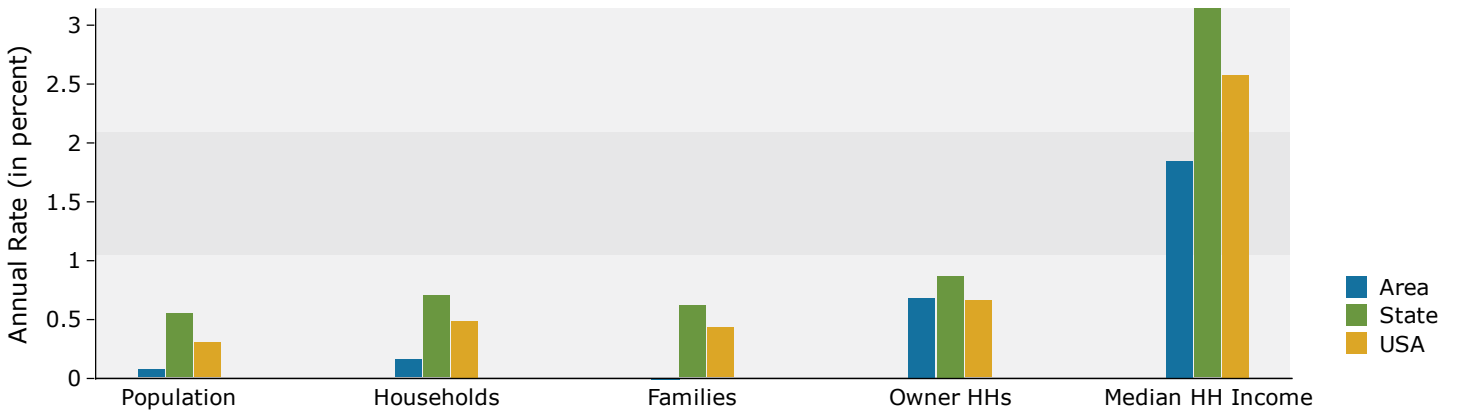
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,051	87.1%	5,765	78.9%	5,803	78.1%	5,716	76.6%
Black Alone	562	8.1%	648	8.9%	653	8.8%	652	8.7%
American Indian Alone	18	0.3%	40	0.5%	43	0.6%	45	0.6%
Asian Alone	61	0.9%	71	1.0%	76	1.0%	83	1.1%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	111	1.6%	289	4.0%	319	4.3%	368	4.9%
Two or More Races	143	2.1%	492	6.7%	539	7.3%	595	8.0%
Hispanic Origin (Any Race)	338	4.9%	529	7.2%	601	8.1%	699	9.4%

Data Note: Income is expressed in current dollars.

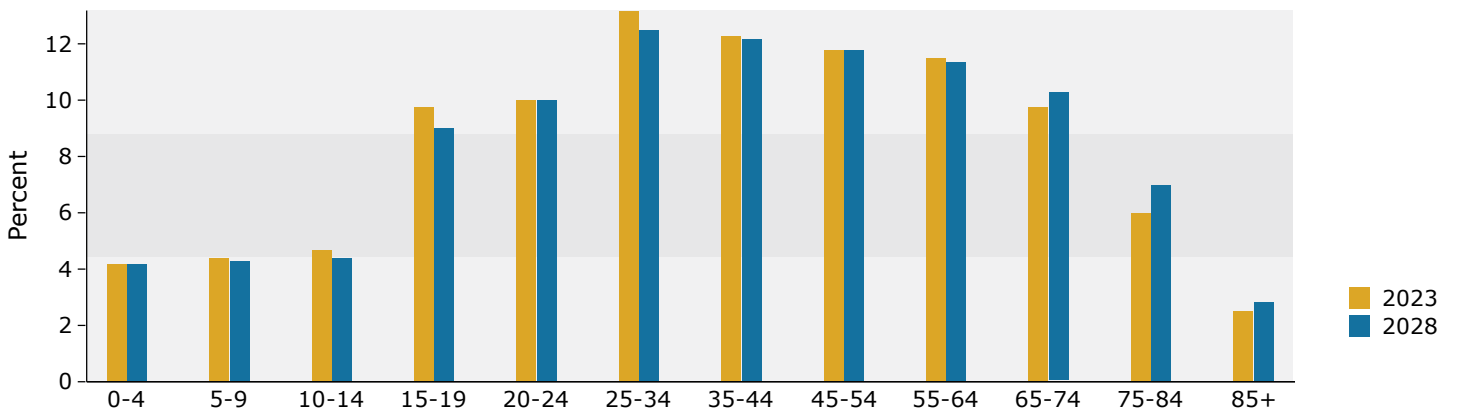
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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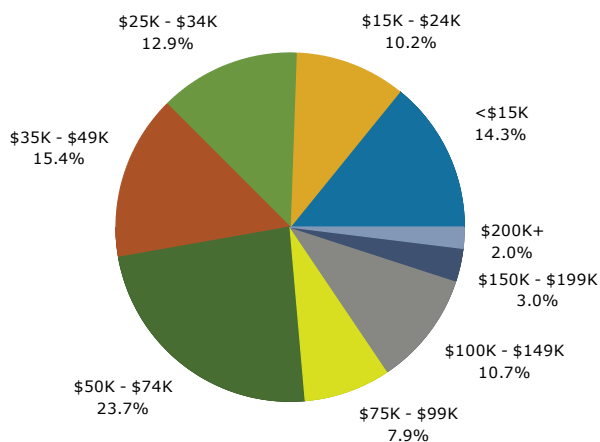
Trends 2023-2028



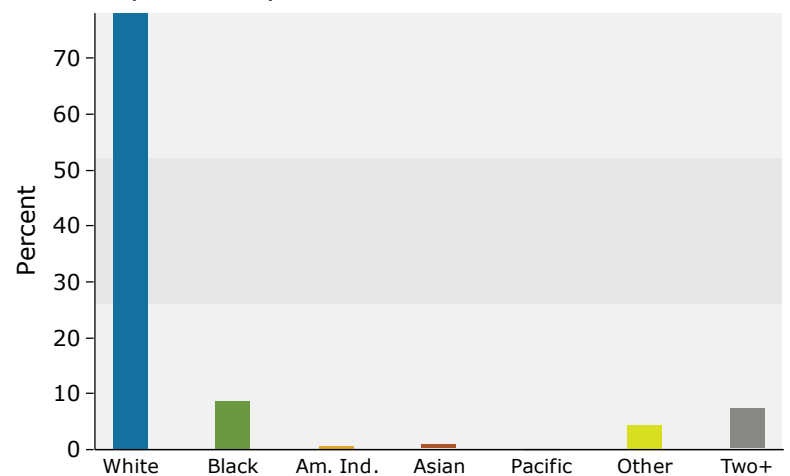
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 8.1%



Demographic and Income Profile

417 E Lamar Alexander Pkwy, Maryville, Tennessee, 37804
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.75555
Longitude: -83.96455

Summary	Census 2010	Census 2020	2023	2028
Population	38,642	43,237	44,269	44,941
Households	15,541	17,231	17,750	18,130
Families	10,092	11,002	11,026	11,202
Average Household Size	2.38	2.40	2.39	2.38
Owner Occupied Housing Units	10,029	10,971	11,982	12,316
Renter Occupied Housing Units	5,512	6,260	5,768	5,815
Median Age	39.2	39.4	42.0	42.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.30%	0.55%	0.30%
Households	0.42%	0.71%	0.49%
Families	0.32%	0.62%	0.44%
Owner HHs	0.55%	0.87%	0.66%
Median Household Income	2.09%	3.14%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,616	9.1%	1,477	8.1%
\$15,000 - \$24,999	1,529	8.6%	1,249	6.9%
\$25,000 - \$34,999	1,885	10.6%	1,686	9.3%
\$35,000 - \$49,999	2,447	13.8%	2,316	12.8%
\$50,000 - \$74,999	3,665	20.6%	3,690	20.4%
\$75,000 - \$99,999	2,019	11.4%	2,155	11.9%
\$100,000 - \$149,999	3,132	17.6%	3,672	20.3%
\$150,000 - \$199,999	723	4.1%	983	5.4%
\$200,000+	735	4.1%	902	5.0%

Median Household Income	\$57,197	\$63,426
Average Household Income	\$79,730	\$90,570
Per Capita Income	\$31,954	\$36,423

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,230	5.8%	2,388	5.5%	2,190	4.9%	2,240	5.0%
5 - 9	2,488	6.4%	2,736	6.3%	2,398	5.4%	2,369	5.3%
10 - 14	2,590	6.7%	2,880	6.7%	2,545	5.7%	2,530	5.6%
15 - 19	2,746	7.1%	2,936	6.8%	2,906	6.6%	2,739	6.1%
20 - 24	2,667	6.9%	2,754	6.4%	2,710	6.1%	2,666	5.9%
25 - 34	4,493	11.6%	5,503	12.7%	5,584	12.6%	5,359	11.9%
35 - 44	5,075	13.1%	5,273	12.2%	5,459	12.3%	5,743	12.8%
45 - 54	5,332	13.8%	5,206	12.0%	5,419	12.2%	5,355	11.9%
55 - 64	4,526	11.7%	5,207	12.0%	5,716	12.9%	5,618	12.5%
65 - 74	3,140	8.1%	4,419	10.2%	5,135	11.6%	5,332	11.9%
75 - 84	2,198	5.7%	2,664	6.2%	2,954	6.7%	3,586	8.0%
85+	1,159	3.0%	1,272	2.9%	1,252	2.8%	1,404	3.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,720	89.9%	36,359	84.1%	36,886	83.3%	36,883	82.1%
Black Alone	2,078	5.4%	2,103	4.9%	2,145	4.8%	2,161	4.8%
American Indian Alone	124	0.3%	180	0.4%	195	0.4%	204	0.5%
Asian Alone	360	0.9%	532	1.2%	572	1.3%	643	1.4%
Pacific Islander Alone	13	0.0%	8	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	594	1.5%	1,222	2.8%	1,353	3.1%	1,562	3.5%
Two or More Races	752	1.9%	2,832	6.5%	3,110	7.0%	3,479	7.7%
Hispanic Origin (Any Race)	1,472	3.8%	2,577	6.0%	2,942	6.6%	3,440	7.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 23, 2024

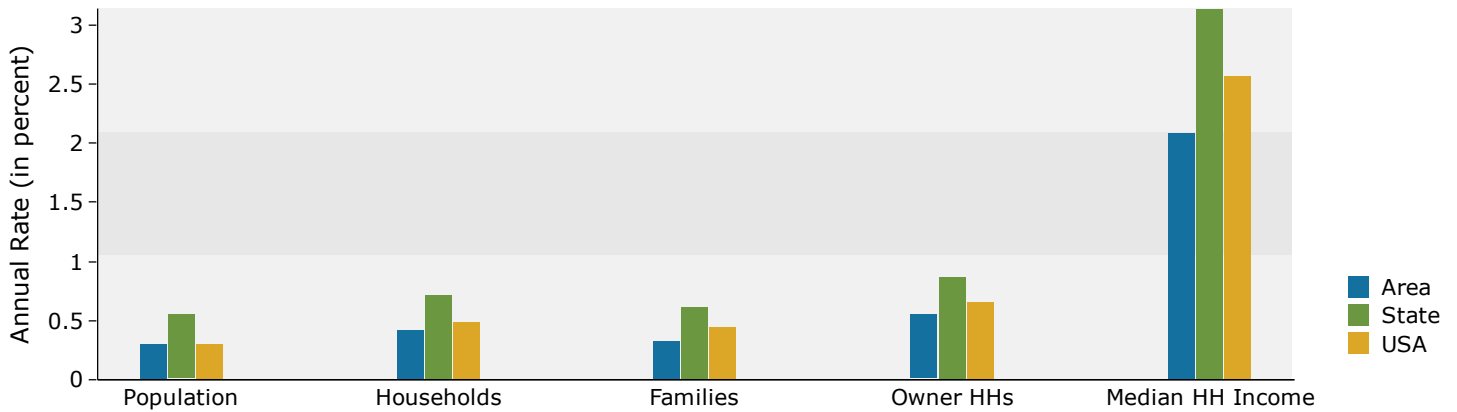


Demographic and Income Profile

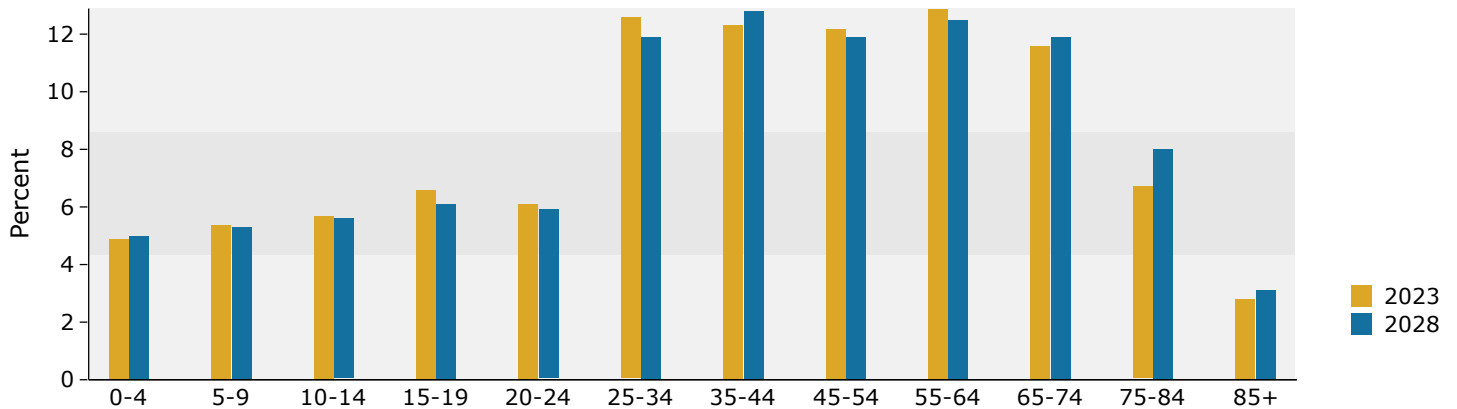
417 E Lamar Alexander Pkwy, Maryville, Tennessee, 37804
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.75555
Longitude: -83.96455

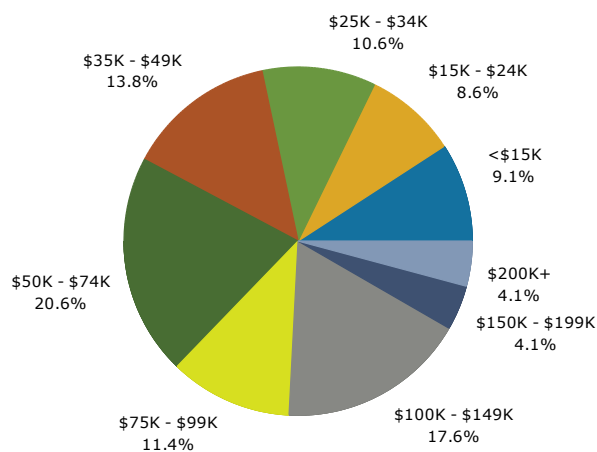
Trends 2023-2028



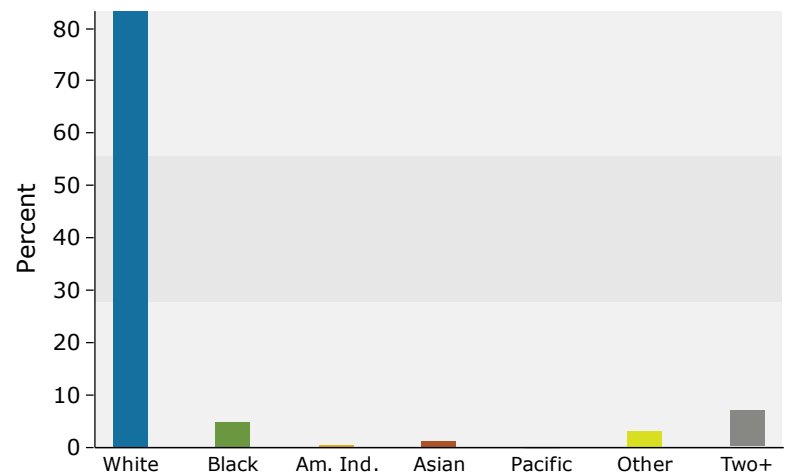
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 6.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 23, 2024



Demographic and Income Profile

417 E Lamar Alexander Pkwy, Maryville, Tennessee, 37804
Ring: 5 mile radius

Prepared by Esri
Latitude: 35.75555
Longitude: -83.96455

Summary	Census 2010	Census 2020	2023	2028
Population	65,625	73,945	76,649	78,275
Households	26,318	29,658	30,802	31,590
Families	17,912	19,706	20,128	20,540
Average Household Size	2.42	2.43	2.43	2.42
Owner Occupied Housing Units	18,402	20,320	21,948	22,660
Renter Occupied Housing Units	7,915	9,338	8,854	8,930
Median Age	40.2	40.9	42.9	44.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.42%	0.55%	0.30%
Households	0.51%	0.71%	0.49%
Families	0.41%	0.62%	0.44%
Owner HHs	0.64%	0.87%	0.66%
Median Household Income	2.24%	3.14%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,407	7.8%	2,182	6.9%
\$15,000 - \$24,999	2,092	6.8%	1,685	5.3%
\$25,000 - \$34,999	2,831	9.2%	2,485	7.9%
\$35,000 - \$49,999	4,371	14.2%	4,061	12.9%
\$50,000 - \$74,999	6,639	21.6%	6,657	21.1%
\$75,000 - \$99,999	3,895	12.6%	4,169	13.2%
\$100,000 - \$149,999	6,094	19.8%	7,152	22.6%
\$150,000 - \$199,999	1,162	3.8%	1,581	5.0%
\$200,000+	1,310	4.3%	1,619	5.1%

Median Household Income	\$61,339	\$68,518
Average Household Income	\$83,165	\$94,176
Per Capita Income	\$33,396	\$37,961

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,802	5.8%	3,948	5.3%	3,819	5.0%	3,885	5.0%
5 - 9	4,195	6.4%	4,570	6.2%	4,222	5.5%	4,177	5.3%
10 - 14	4,427	6.7%	4,859	6.6%	4,536	5.9%	4,542	5.8%
15 - 19	4,445	6.8%	4,881	6.6%	4,749	6.2%	4,654	5.9%
20 - 24	4,013	6.1%	4,356	5.9%	4,269	5.6%	4,179	5.3%
25 - 34	7,501	11.4%	8,975	12.1%	9,201	12.0%	8,699	11.1%
35 - 44	8,826	13.4%	8,969	12.1%	9,565	12.5%	9,943	12.7%
45 - 54	9,389	14.3%	9,273	12.5%	9,727	12.7%	9,697	12.4%
55 - 64	8,073	12.3%	9,419	12.7%	10,293	13.4%	10,249	13.1%
65 - 74	5,738	8.7%	8,118	11.0%	9,233	12.0%	9,653	12.3%
75 - 84	3,549	5.4%	4,759	6.4%	5,151	6.7%	6,381	8.2%
85+	1,668	2.5%	1,820	2.5%	1,886	2.5%	2,217	2.8%

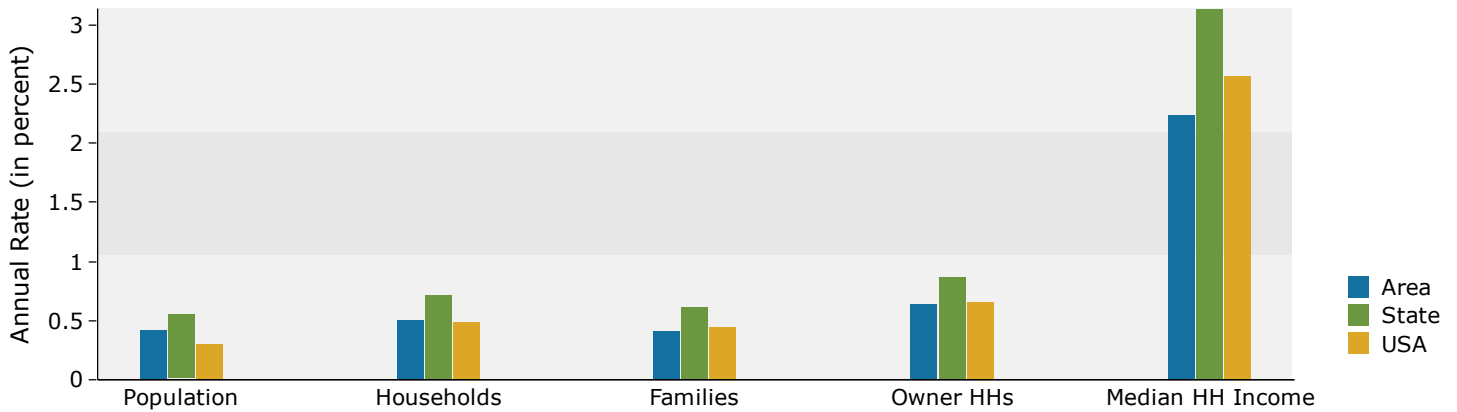
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	60,062	91.5%	63,430	85.8%	65,195	85.1%	65,651	83.9%
Black Alone	2,647	4.0%	2,775	3.8%	2,859	3.7%	2,899	3.7%
American Indian Alone	220	0.3%	287	0.4%	310	0.4%	329	0.4%
Asian Alone	626	1.0%	970	1.3%	1,074	1.4%	1,216	1.6%
Pacific Islander Alone	21	0.0%	15	0.0%	17	0.0%	18	0.0%
Some Other Race Alone	889	1.4%	1,755	2.4%	1,963	2.6%	2,274	2.9%
Two or More Races	1,159	1.8%	4,713	6.4%	5,232	6.8%	5,888	7.5%
Hispanic Origin (Any Race)	2,210	3.4%	3,929	5.3%	4,544	5.9%	5,351	6.8%

Data Note: Income is expressed in current dollars.

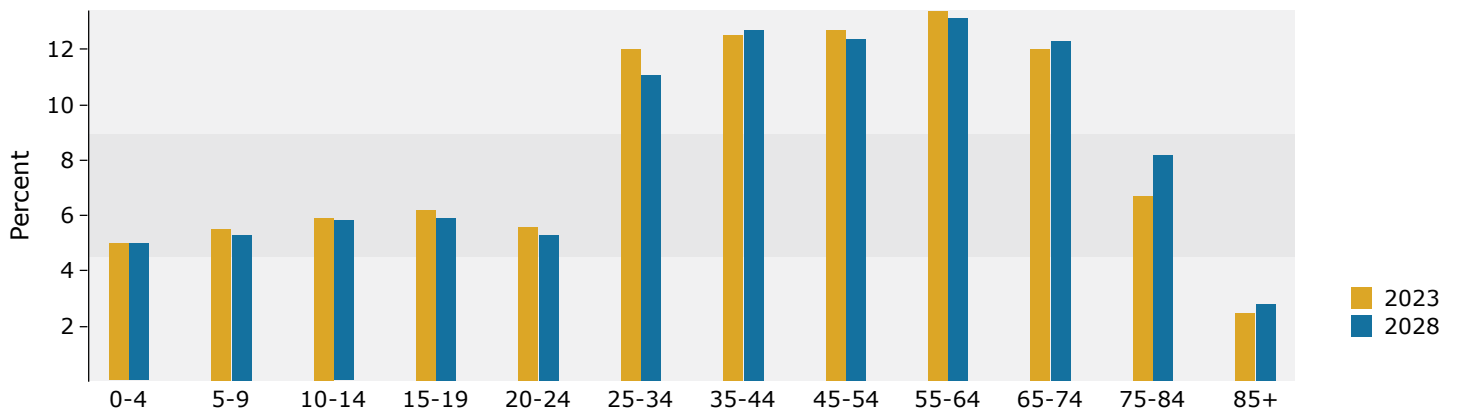
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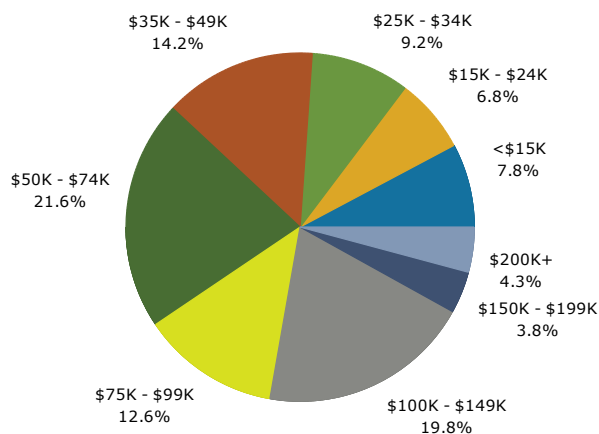
Trends 2023-2028



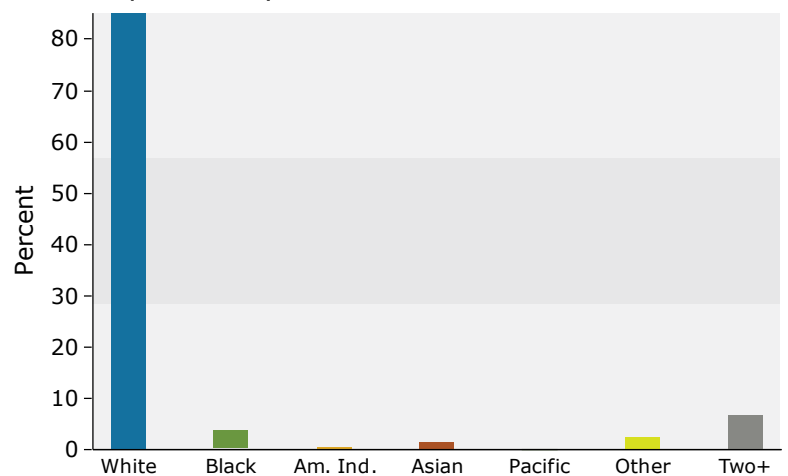
Population by Age



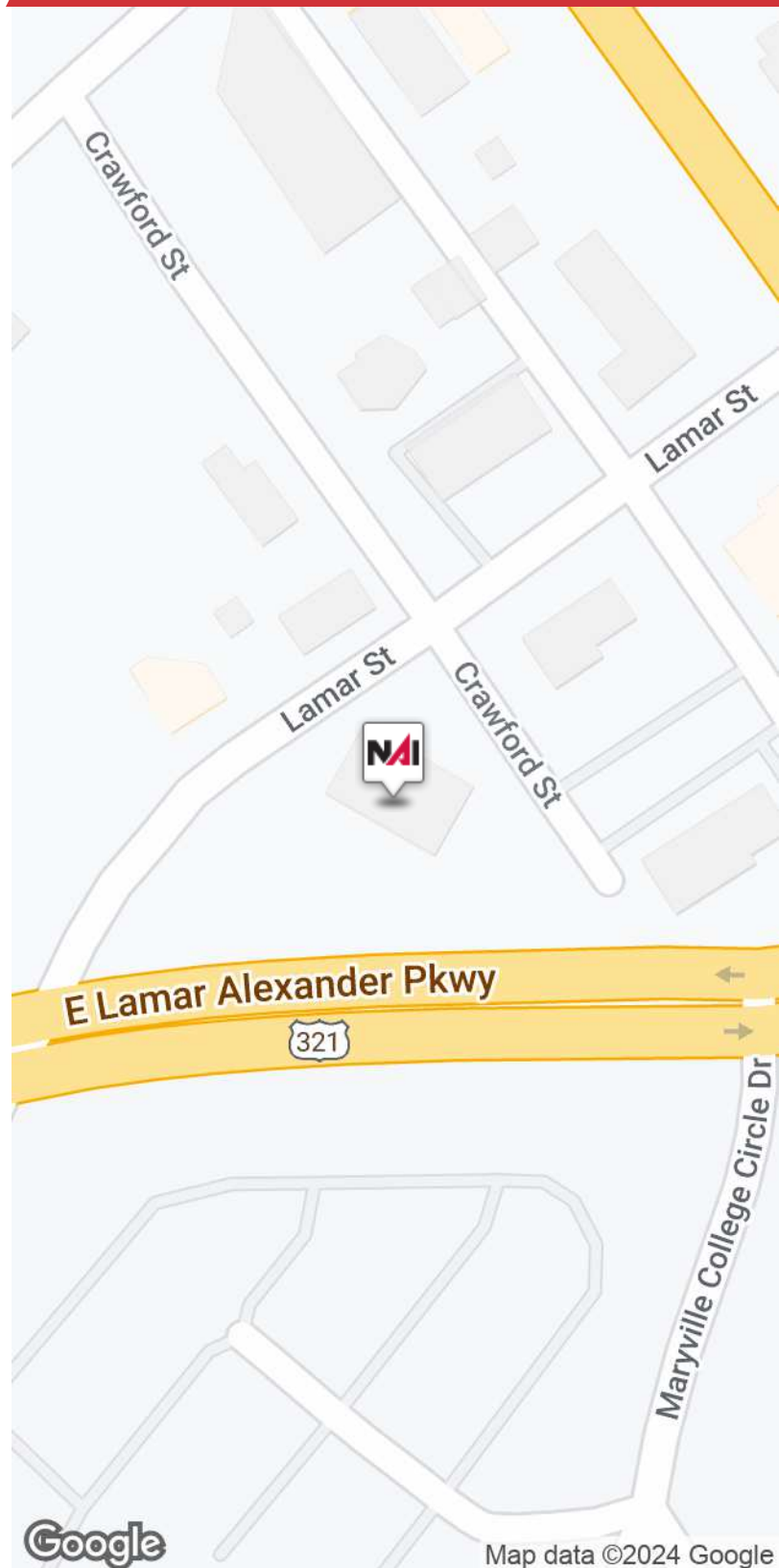
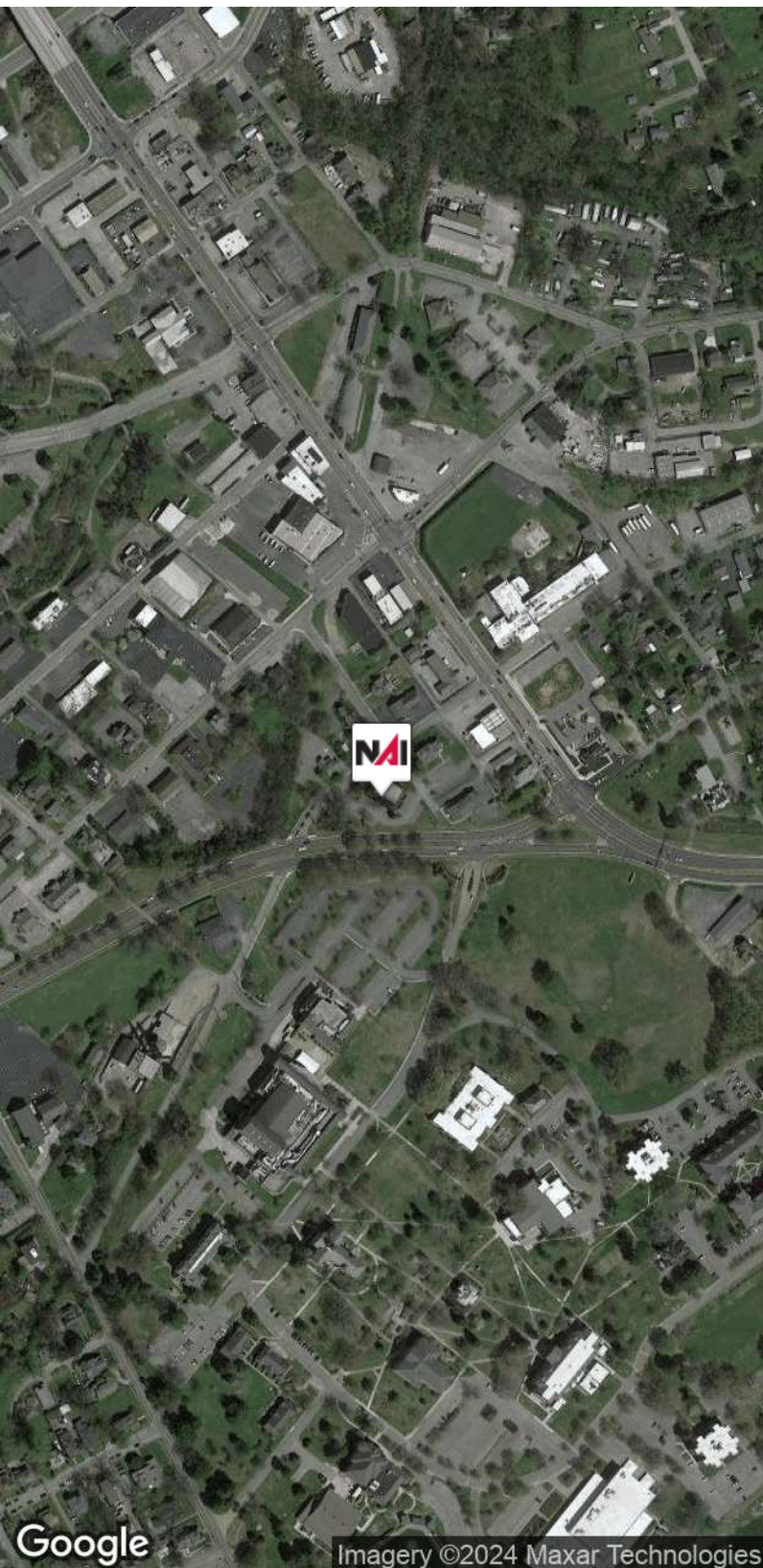
2023 Household Income

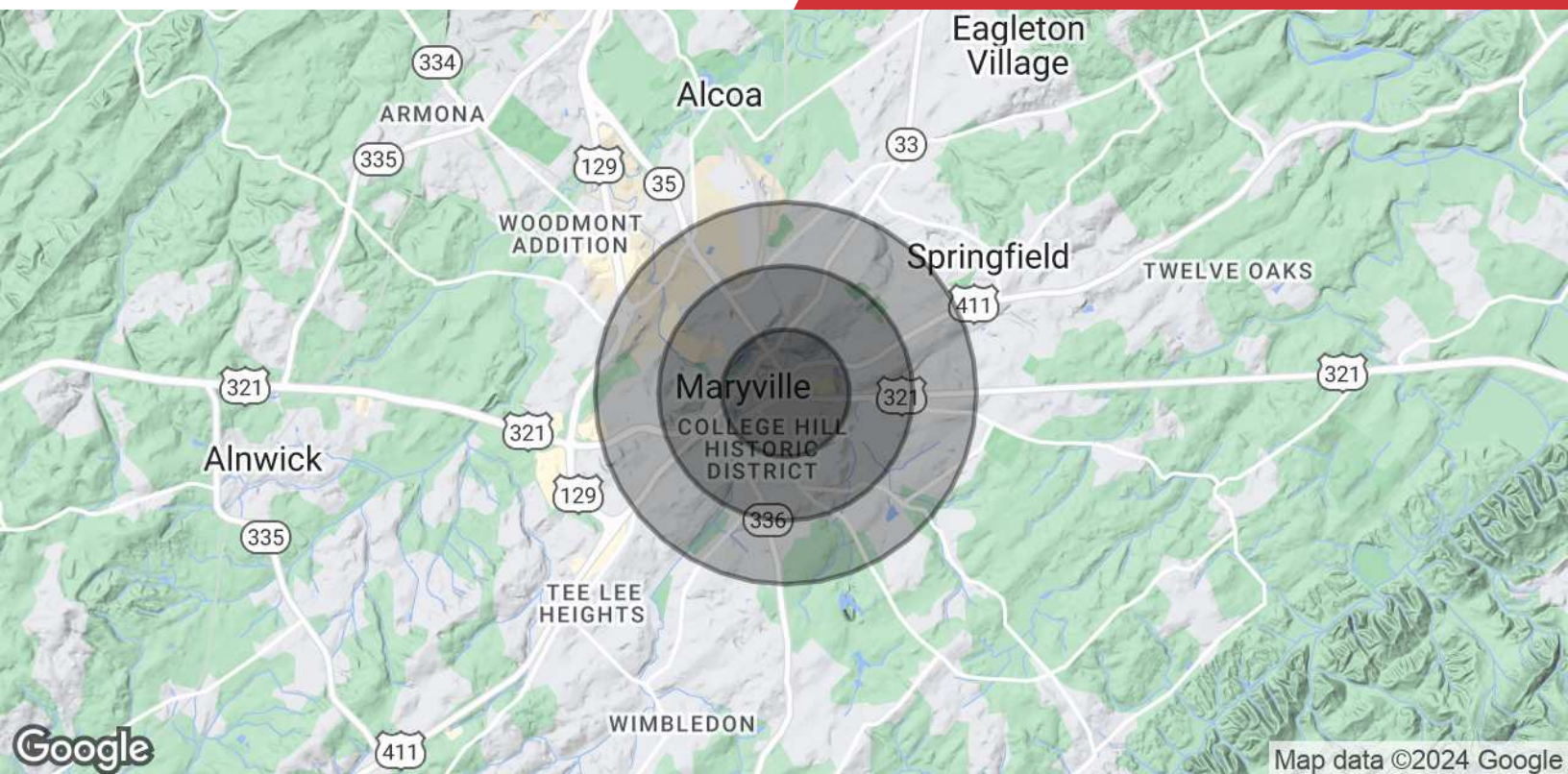


2023 Population by Race



2023 Percent Hispanic Origin: 5.9%





Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,729	6,102	12,617
Average Age	27.5	31.7	36.3
Average Age (Male)	31.3	32.8	36.1
Average Age (Female)	26.5	33.4	38.5

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	515	2,322	5,280
# of Persons per HH	3.4	2.6	2.4
Average HH Income	\$51,096	\$50,876	\$57,652
Average House Value	\$172,745	\$167,586	\$175,681

2020 American Community Survey (ACS)

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

rogermoore@koellamoore.com

Direct: **865.531.6400** | Cell: **865.755.8774****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.

Education

University of 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

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400