



For Lease

## Endcap Retail

1,507 SF | \$11.00 SF/yr

## Endcap Suite A

3169 Lakemoor View Rd  
Knoxville, TN 37920

## Property Highlights

- Great visibility
- Ample parking
- 50,000+ cars daily
- ~\$300k spent on improvements
- New ownership, new facade, new roof
- Across street from new Class A multifamily

For more information

**Justin Sterling**

O: 865 531 6400 | C: 865 236 1610  
jsterling@koellamoore.com

**Sam Tate, CCIM**

O: 865 777 3035 | C: 865 806 6517  
state@koellamoore.com

**Ryan McElveen, MBA**

O: 865 531 6400 | C: 865 567 0232  
rmcelveen@koellamoore.com

### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Available SF   | 1,507 SF            |
| Lease Rate     | \$11.00 SF/yr (NNN) |
| Total Lot Size | 2.5 Acres           |

### DEMOGRAPHICS

| Stats      | Population | Avg. HH Income |
|------------|------------|----------------|
| 3 Miles    | 24,130     | \$106,793      |
| 5 Miles    | 102,478    | \$77,816       |
| Knox Metro | 1,172,792  | \$77,766       |