

# Crossroad Commons

## Fully Leased



## 9051 Executive Park Drive

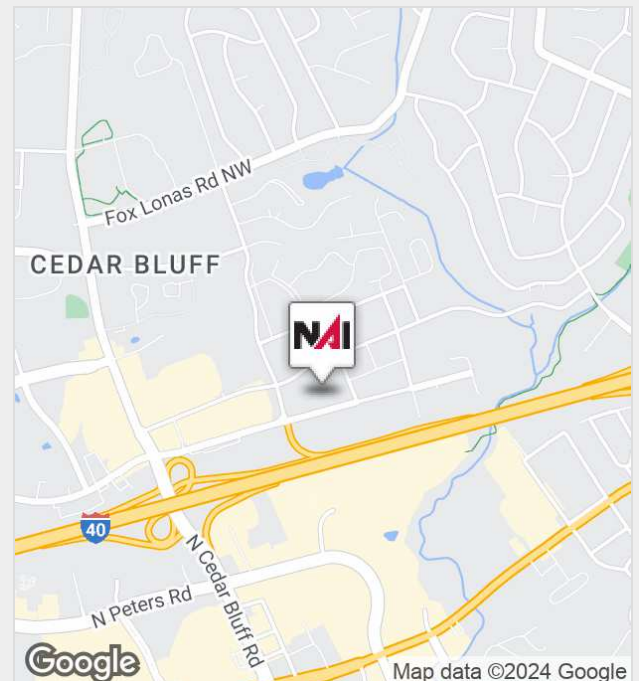
Knoxville, Tennessee 37923

### Property Features

- Professional Office Complex
- Great location at Cedar Bluff off Interstate 40
- Small suites available
- Close proximity to shopping, hotels & restaurants

Lease Rate

# Negotiable



For more information:

**Michelle Gibbs**

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# Crossroad Commons

## Property Summary

Available SF:	Fully Leased
Lease Rate:	Negotiable
Building Size:	32,302 SF
Building Class:	B
Year Built:	1980
Market:	West
Cross Streets:	Executive Park Drive and Park Village Drive

## Property Overview

The property is located off Executive Park Drive at the corner of Executive Park and Park Village Drive. Great Visibility to I-40. Easy access in and out of the property. The Buildings are located in an office park area development; great location for small to mid-sized tenants.

Suite 303 - 1,037 SF Medical Space

## Location Overview

Conveniently located in the Cedar Bluff area of West Knoxville within close proximity to hotels, restaurants, banking, and shopping. This property also features convenient accessibility to I-40 and I-75.

For Lease - Office Suites

# Crossroad Commons

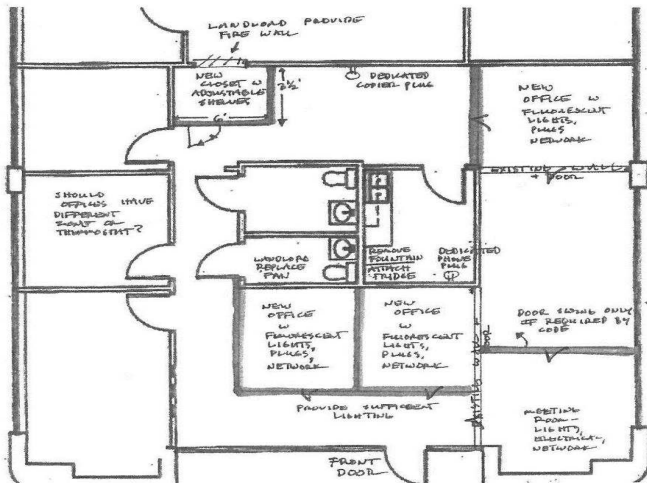
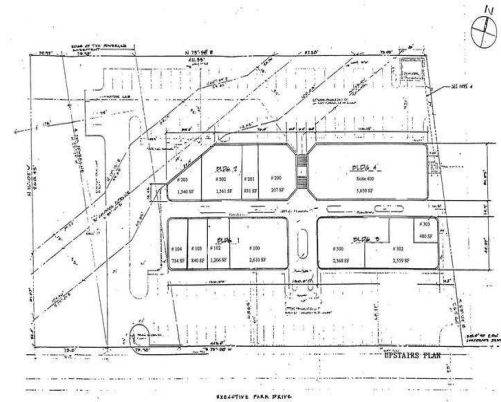
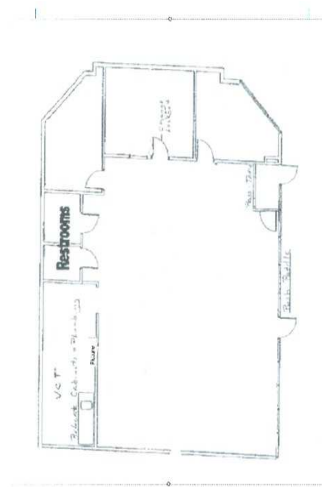
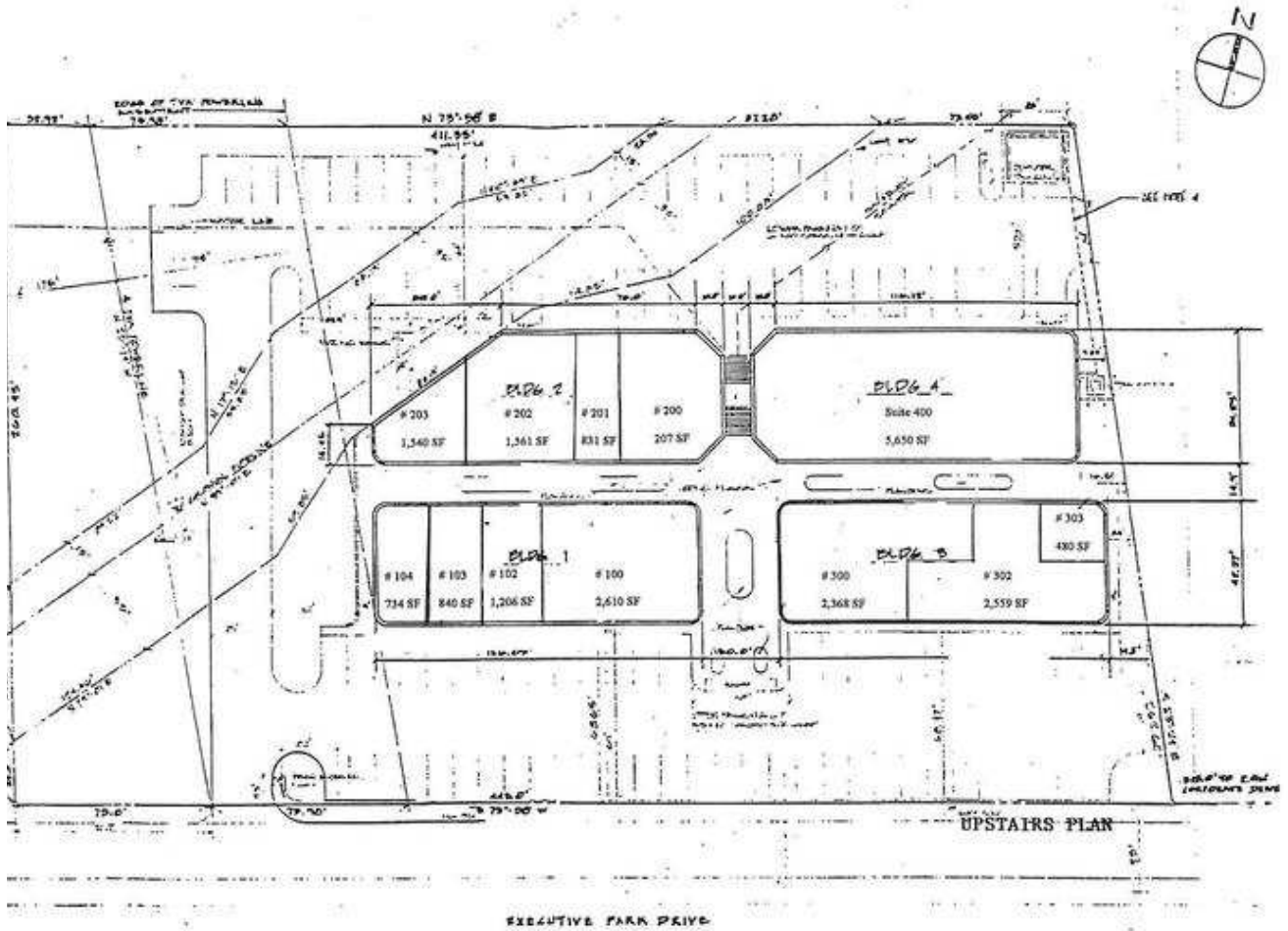


EXHIBIT "D" - 1" SCALE FLOOR PLAN



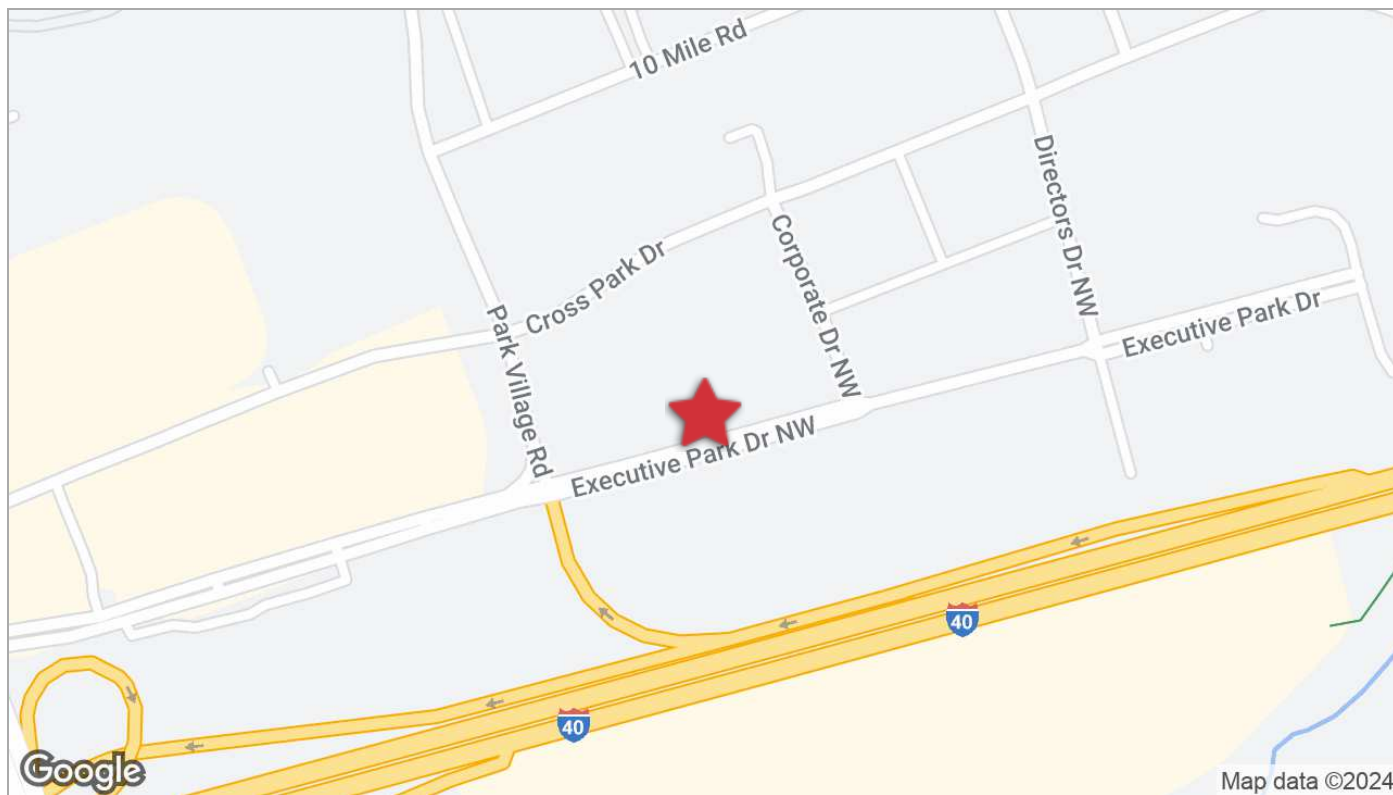
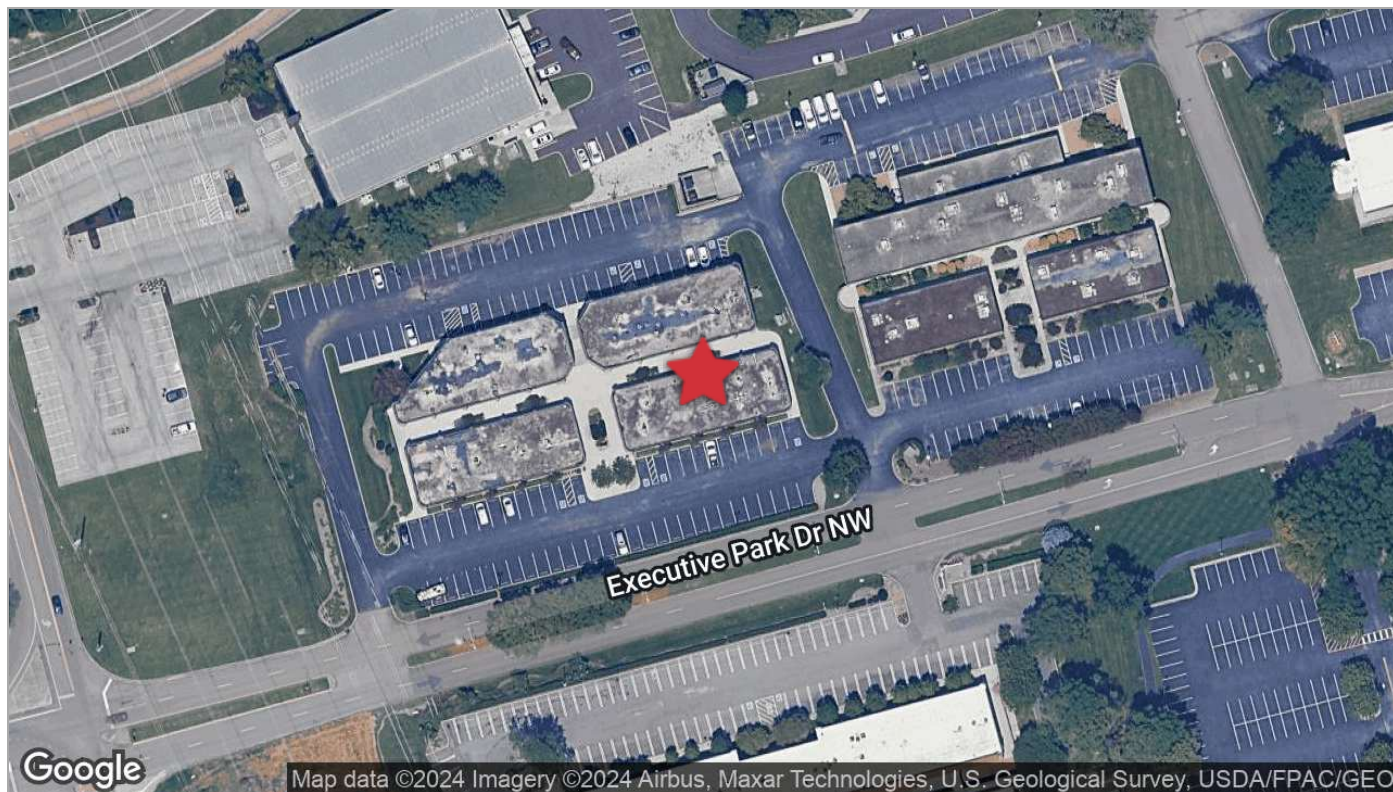
# Floor Plan





For Lease - Office Suites at Crossroad Commons

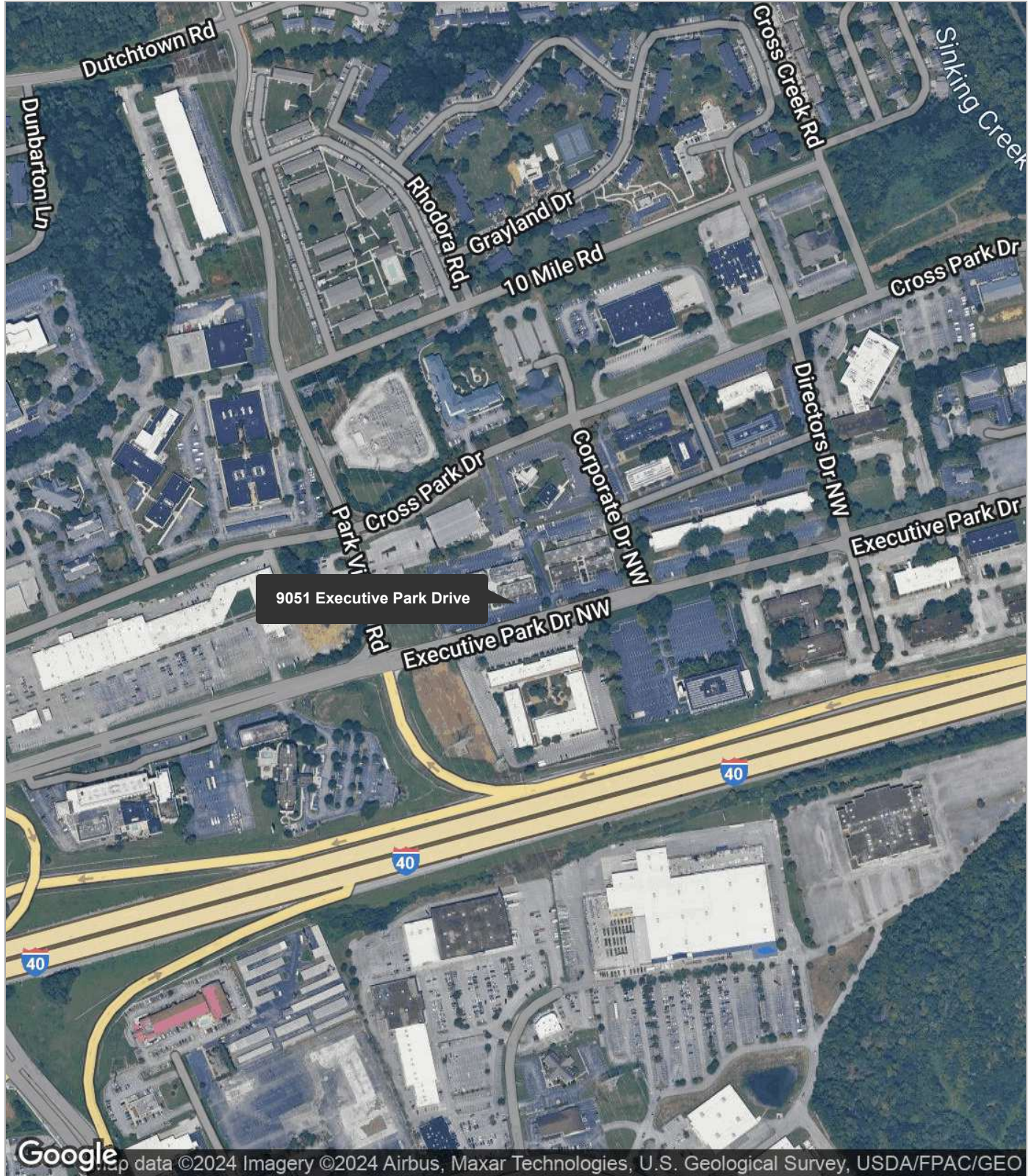
# Location Maps





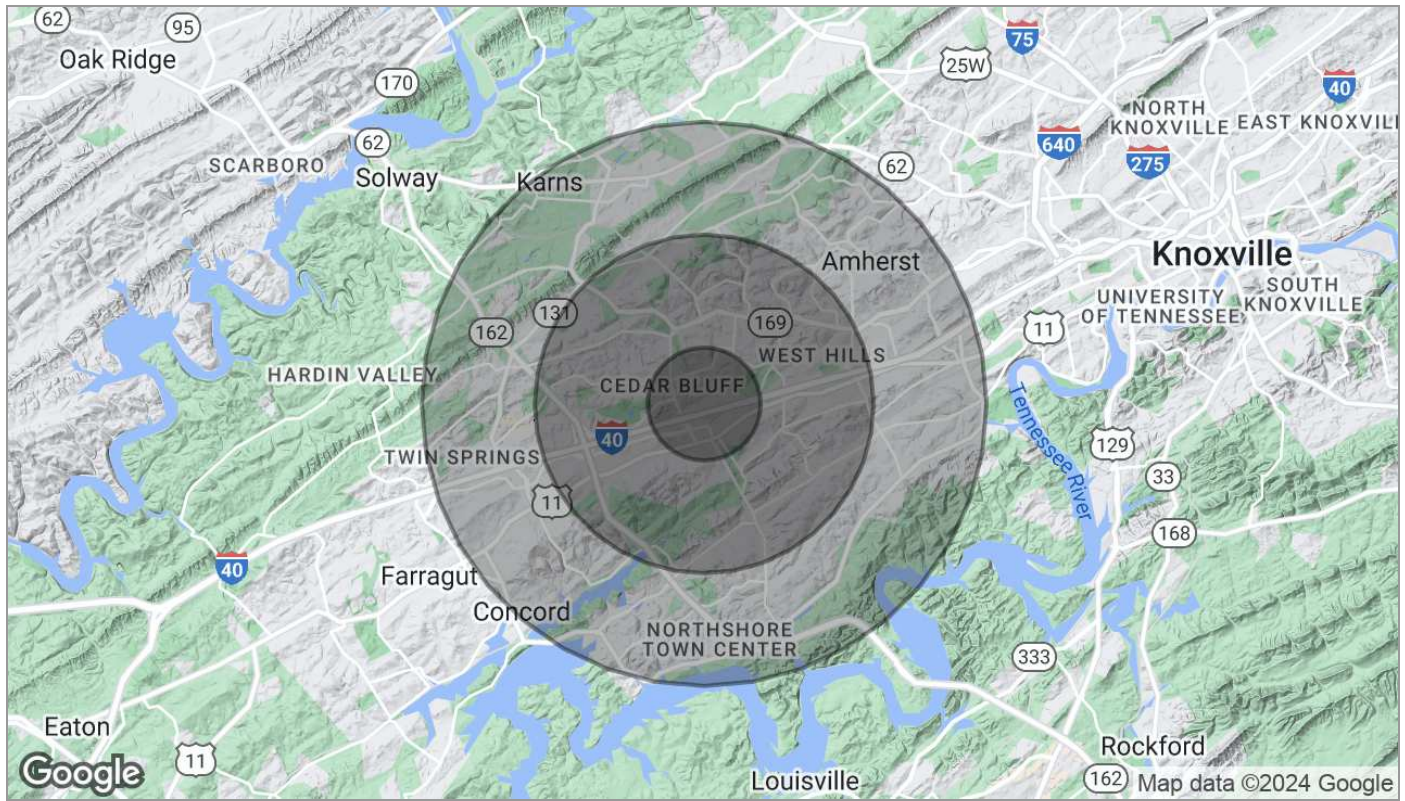
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# Aerial View





# Demographic Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,058	55,270	129,546
MEDIAN AGE	33.0	35.9	36.3
MEDIAN AGE (MALE)	30.3	34.4	35.5
MEDIAN AGE (FEMALE)	34.6	37.4	37.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,753	23,952	54,050
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$59,176	\$77,221	\$83,385
AVERAGE HOUSE VALUE	\$192,502	\$210,538	\$221,191

\* Demographic data derived from 2020 ACS - US Census

For Lease

## OFFICE SPACE AVAILABLE FOR LEASE

# Agent Profile



### Michelle Gibbs

Senior Advisor  
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### Professional Background

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.