



1292 Sweetwater Creek Blvd

Loudon, Tennessee 37774

Property Features

- 5.4 acres with up to 3 possible lot splits
- High visibility on the Loudon, TN Hwy 72 interstate thoroughfare
- Traffic generating neighbors
- Graded pads with utilities adjacent
- Turning lane access off of Hwy 72



Sale Price

\$235,000/Acre

For more information:

Michael Moore

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Roger M. Moore, Jr, SIOR

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NAI Koella | RM Moore

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www.koellamoore.com

For Sale

Loudon Exit 72 Retail Pad(S)



Property Summary

Sale Price:	\$235,000 / acre
Lot Size:	5.4 Acres
APN #:	048041.03
Zoning:	Commercial
Market:	Knoxville
Sub Market:	Loudon County
Cross Streets:	Hwy 72 and Sweetwater Creek
Traffic Count:	9,850

Property Overview

Graded retail pad with potential lot splits available(1 to 3 lots feasible). Sitting off of Exit 72 and offering Hwy 72 frontage, these partials offer Highway exposure and quick interstate access.

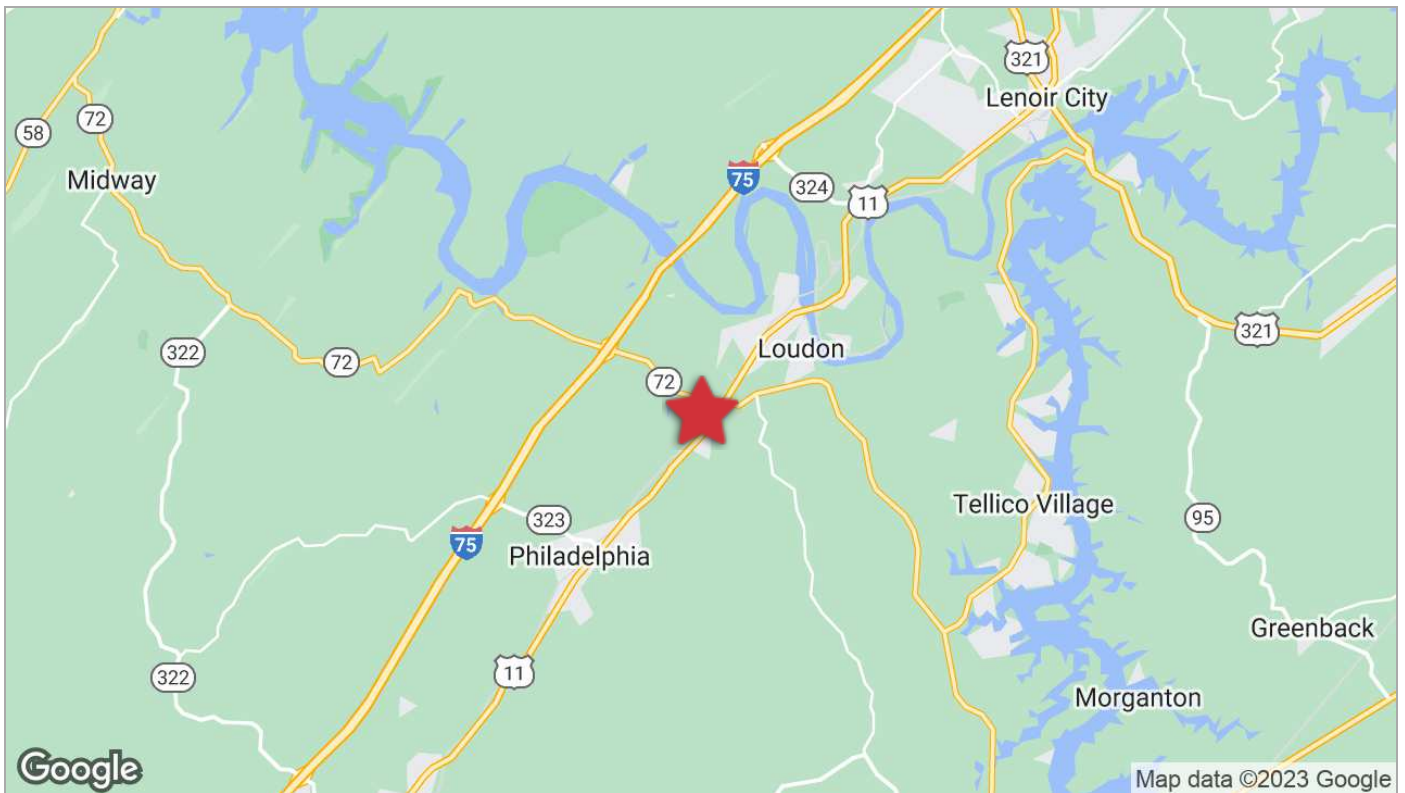
The pads are bracketed by traffic generating Food City and Rite Aid Pharmacy, as well as other consumer drawing neighbors such as Advanced Auto, Goodwill, ORNLFCU, Little Caesar's, Hardee's and more.

Location Overview

Pad ready site(s) sitting off of the major interstate thoroughfare accessing Loudon, TN. Adjacent Food City, Rite Aid in the area retail hub. Lot splits available (3).

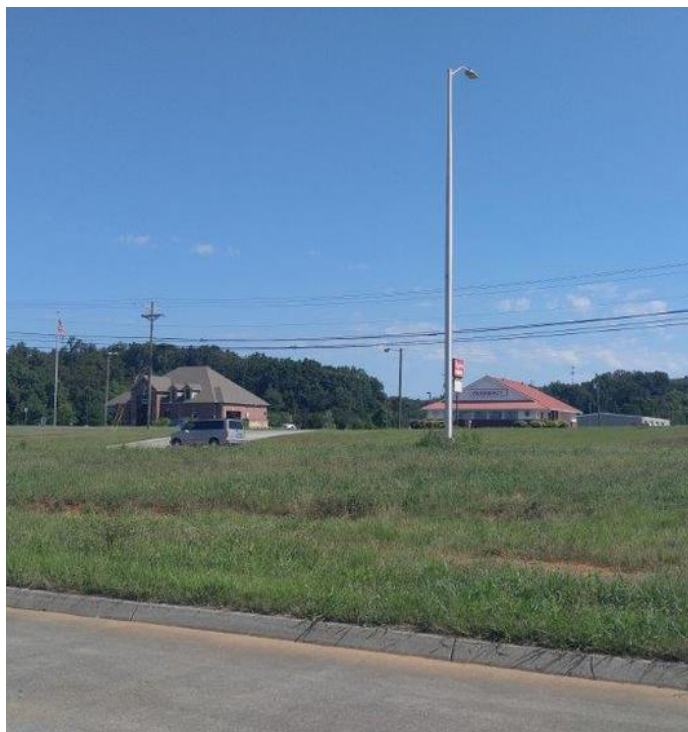
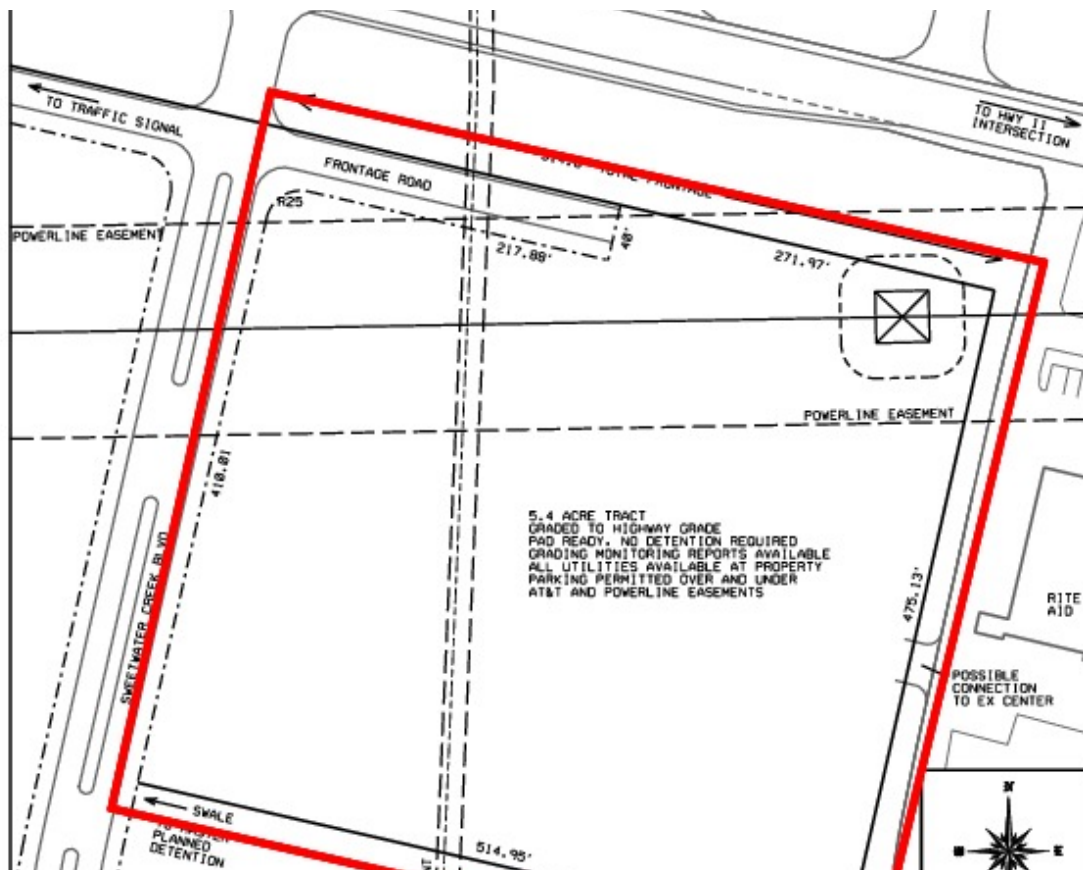
For Sale

Loudon Exit 72 Retail Pad(S)



For Sale

Loudon Exit 72 Retail Pad(S)



For Sale

Loudon Exit 72 Retail Pad(S)

Property Name: Retail Pads, Loudon, TN exit 72.

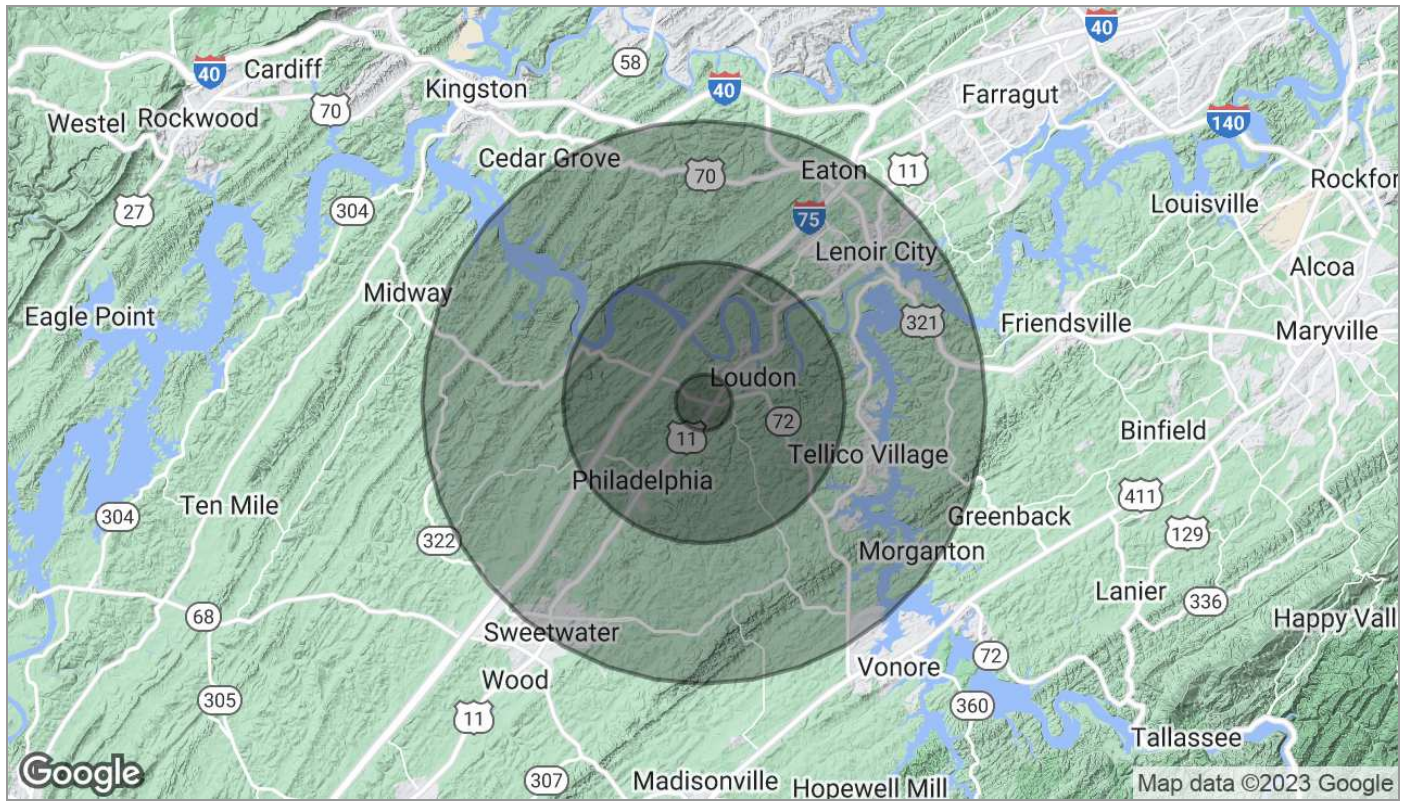
Property Address: 1292 Sweetwater Creek Blvd
Loudon, TN 37774

APN: 048041.03

Zoning: Commercial

For Sale

Loudon Exit 72 Retail Pad(S)



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	725	13,369	53,572
MEDIAN AGE	40.4	43.4	43.9
MEDIAN AGE (MALE)	41.4	43.0	42.9
MEDIAN AGE (FEMALE)	39.5	43.7	45.6
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	278	5,226	21,804
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$52,985	\$57,802	\$56,273
AVERAGE HOUSE VALUE	\$406,101	\$400,565	\$285,999

* Demographic data derived from 2020 ACS - US Census

For Sale

Loudon Exit 72 Retail Pad(S)

Agent Profile



Michael Moore

Senior Advisor

NAI Koella | RM Moore

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mmoore@koellamoore.com

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.

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

For Sale

Loudon Exit 72 Retail Pad(S)

Agent Profile



Roger M. Moore, Jr, SIOR

President

NAI Koella | RM Moore

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rogermoore@koellamoore.com

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 & 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