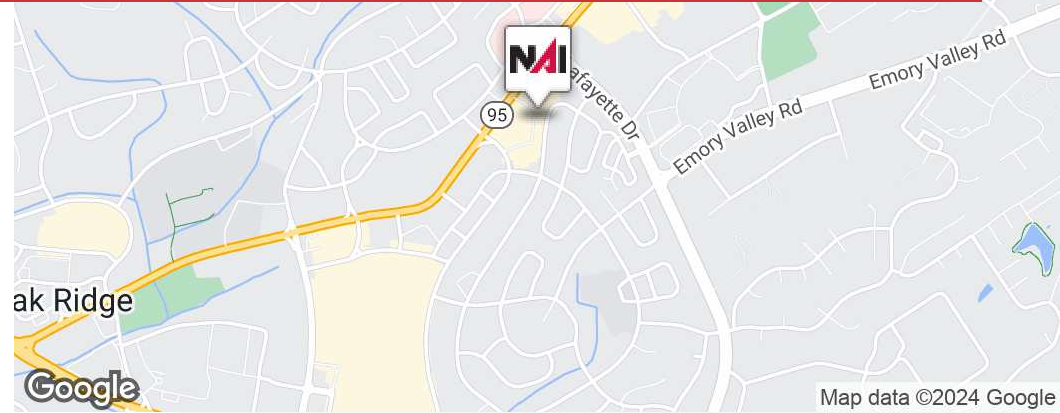




For Lease

Manhattan Place Shopping Center

Fully Leased | Negotiable



Manhattan Place Shopping Center

Oak Ridge Turnpike
Oak Ridge, Tennessee 37830

Property Highlights

- National and local anchor tenants
- Plenty of parking
- High daily traffic counts
- Well maintained exteriors, parking lot and landscaping
- Multiple space options available
- Close to schools, medical and city center

Property Description

Place your business along Oak Ridge Turnpike with **25,000+ cars daily**. Manhattan Place Shopping Center features strong anchor tenants, including **Food City Grocery**, Gas N' Go, **Ross the Boss**, **Jimmy John's**, **Papa Murphy's** and many more. The center features an abundance of surface parking for all tenants and well maintained landscaping with a complementing mix of shrubs, flowers and trees. Multiple spaces currently available. Current estimated CAM \$2.18 PSF

OFFERING SUMMARY

Available SF	Fully Leased
Lease Rate	Negotiable
Building Size	81,536 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,281	\$61,678
5 Miles	35,892	\$63,352
10 Miles	92,125	\$69,481

For more information

Michelle Gibbs

O: 865 531 6400 | C: 865 228 4264
mgibbs@koellamoore.com

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Available Spaces

Space	Lease Rate	Size (SF)
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AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

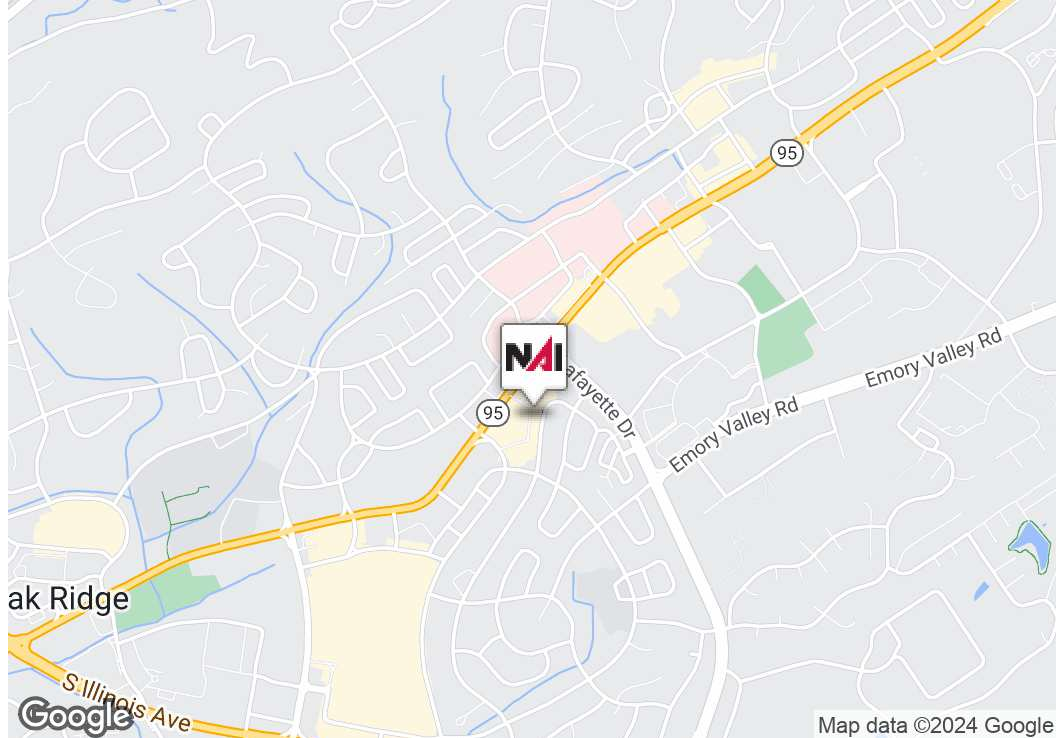
BUILDING SIZE: 81,536 SF

MARKET: Oak Ridge

For Lease

Retail Property

975 - SF | 1,026 \$16.00 SF/yr



AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

BUILDING SIZE: 81,536 SF

MARKET: Oak Ridge

Property Overview

Place your business along Oak Ridge Turnpike with 25,000+ cars daily. Manhattan Place Shopping Center features strong anchor tenants, including Food City Grocery, Gas N' Go, Ross the Boss, H&R Block, Boost Mobile and many more. The center features an abundance of surface parking for all tenants and well maintained landscaping with a complementing mix of shrubs, flowers and trees. Multiple spaces currently available. Current Estimated CAM \$2.18 PSF

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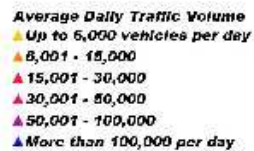
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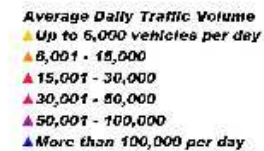
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May 14, 2019

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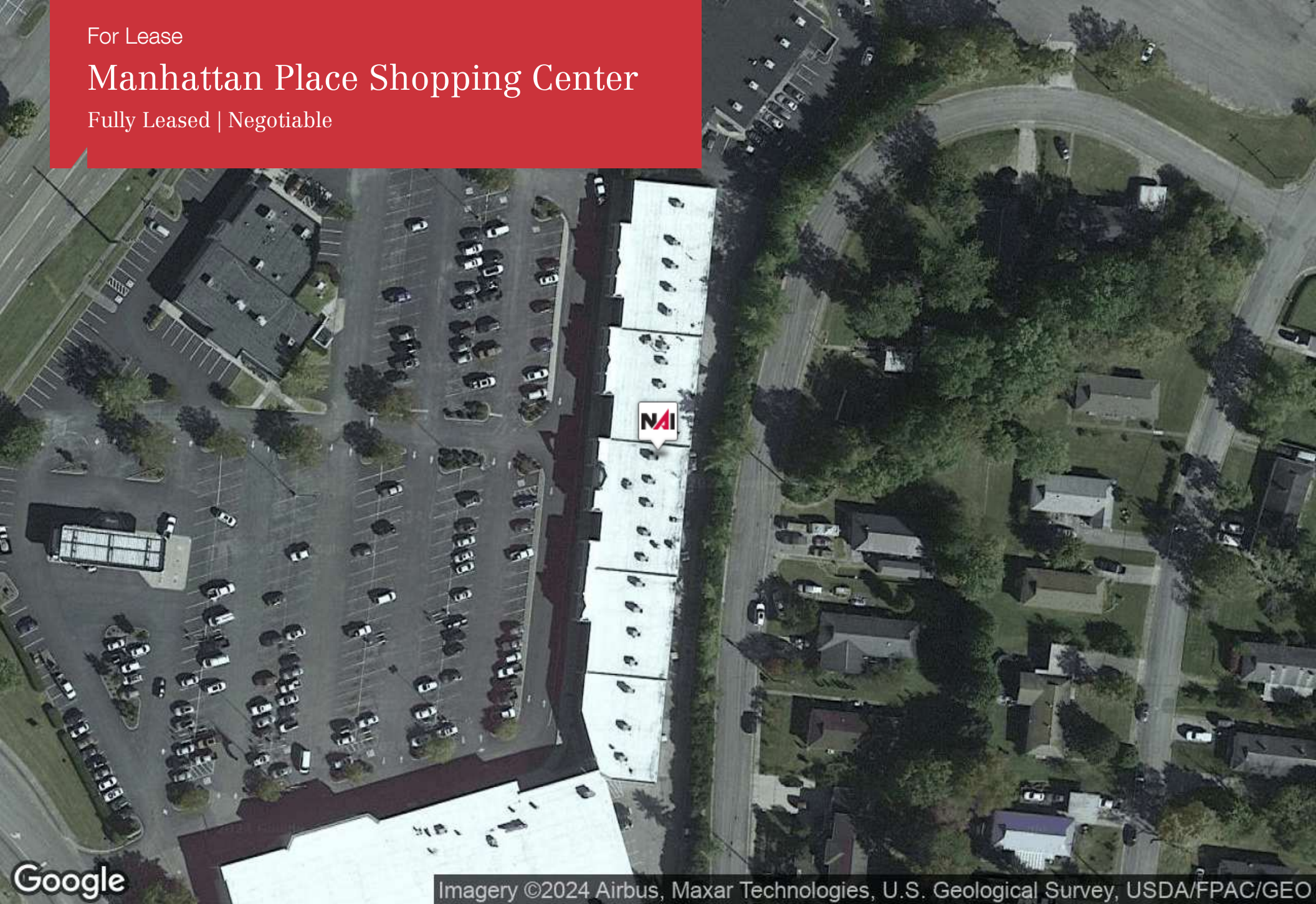
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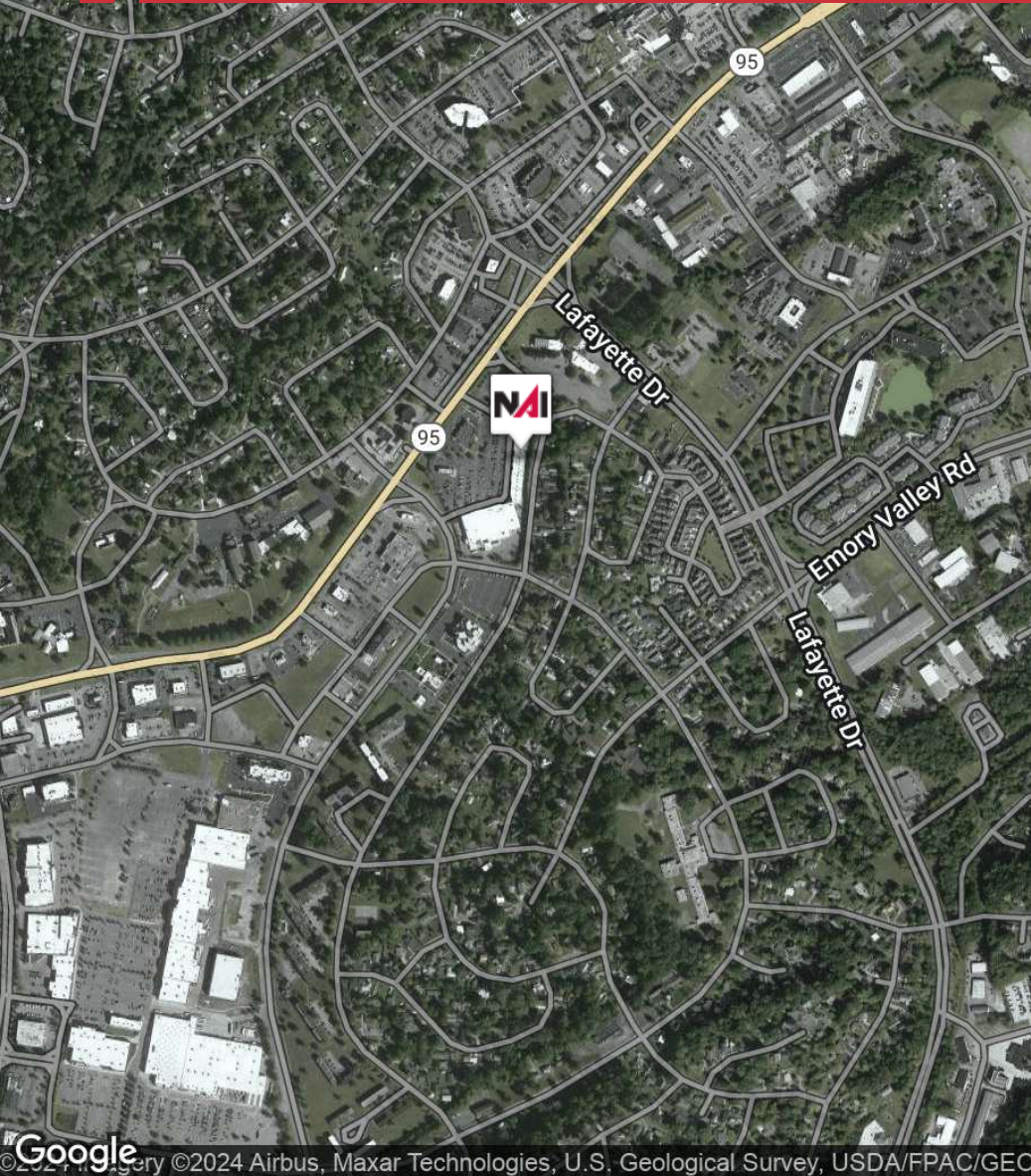
255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com

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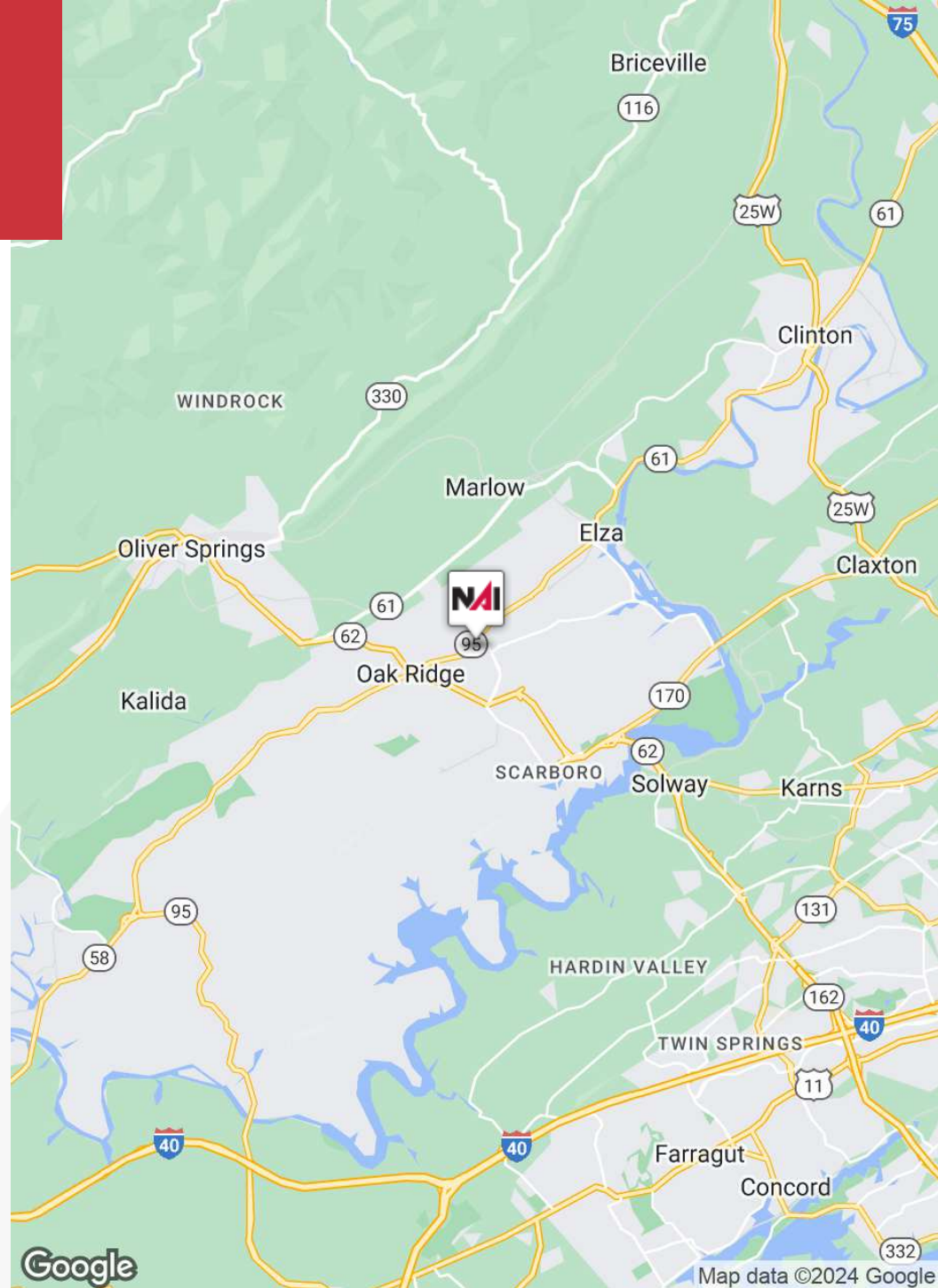
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Map data ©2024 Google

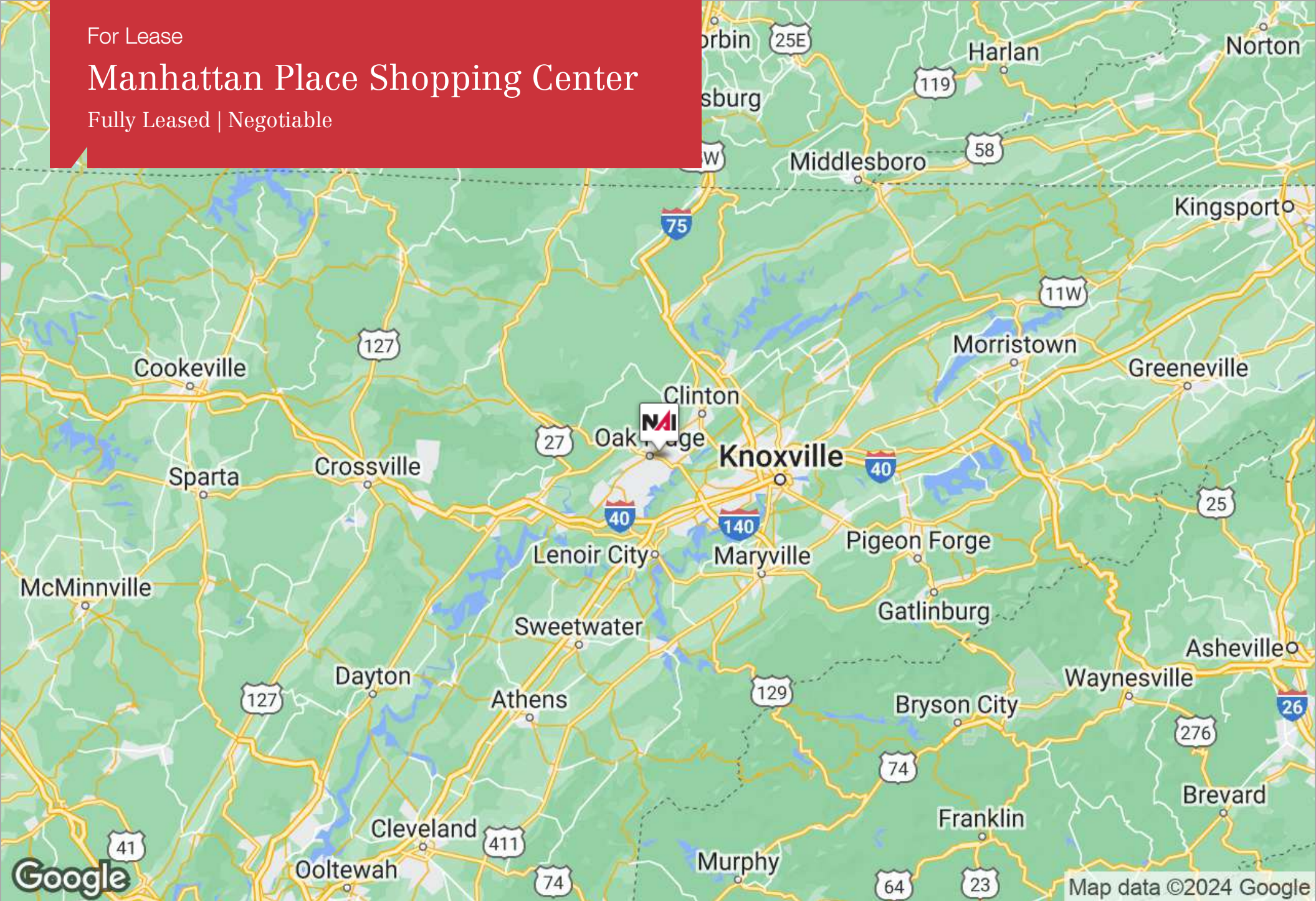
255 N Peters Road, Suite 101
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	1 Mile	5 Miles	10 Miles
Population			
Total Population	3,281	35,892	92,125
Median Age	44.8	42.1	41.9
Median Age (Male)	43.7	40.4	40.7
Median Age (Female)	46.0	44.3	43.4
Households & Income			
Total Households	1,530	15,510	37,620
# of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$61,678	\$63,352	\$69,481
Average House Value		\$146,598	\$204,148
Race			
% White	85.9%	85.2%	90.4%
% Black	10.3%	9.4%	5.3%
% Asian	1.6%	2.0%	1.7%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.5%	0.4%	0.3%
% Other	0.0%	0.8%	0.6%
Ethnicity			
% Hispanic	5.4%	4.0%	3.0%

* Demographic data derived from 2020 ACS - US Census

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Michelle Gibbs

Senior Advisor

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fax

mgibbs@koellamoore.com

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.