

For Lease

Clinton Hwy Retail

1,385 - 1,600 SF | \$24.00 SF/yr



Clinton Highway Shops

6631 Clinton Highway
Knoxville, Tennessee 37912

For more information

Michelle Gibbs

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

Michael Moore

O: 865 531 6400 | C: 865 221 9442
mmoore@koellamoore.com

Property Highlights

- Main and Main exposure with ease of access and high visibility
- Big box and inline retailer traffic generators
- Merged traffic counts of **54,000 ADT**

Property Description

Located on the NW corner of Clinton Hwy and Schaad Rd, merged traffic counts offer 54,000 vehicle trips daily. This area serves the goods and services need for Northwest Knoxville. A strong range of demographics provide a **solid customer base for all types of retail and boutique office needs**. Traffic generating neighbors include The **Home Depot, Walmart, Lowe's, Target** and multiple regional and national in line and stand alone retail and service providers.

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,812	\$54,071
3 Miles	37,416	\$55,597
5 Miles	113,766	\$53,666

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LEASE TYPE	NNN
TOTAL SPACE	1,385 - 1,600 SF
LEASE TERM	Negotiable
LEASE RATE	\$24.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 111	Available	1,600 SF	NNN	\$24.00 SF/yr	Plus estimated CAM of \$6.81 PSF
Suite 109	Available	1,385 SF	NNN	\$24.00 SF/yr	Plus estimated CAM of \$6.81 PSF

Clinton Hwy Retail



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Retail Property

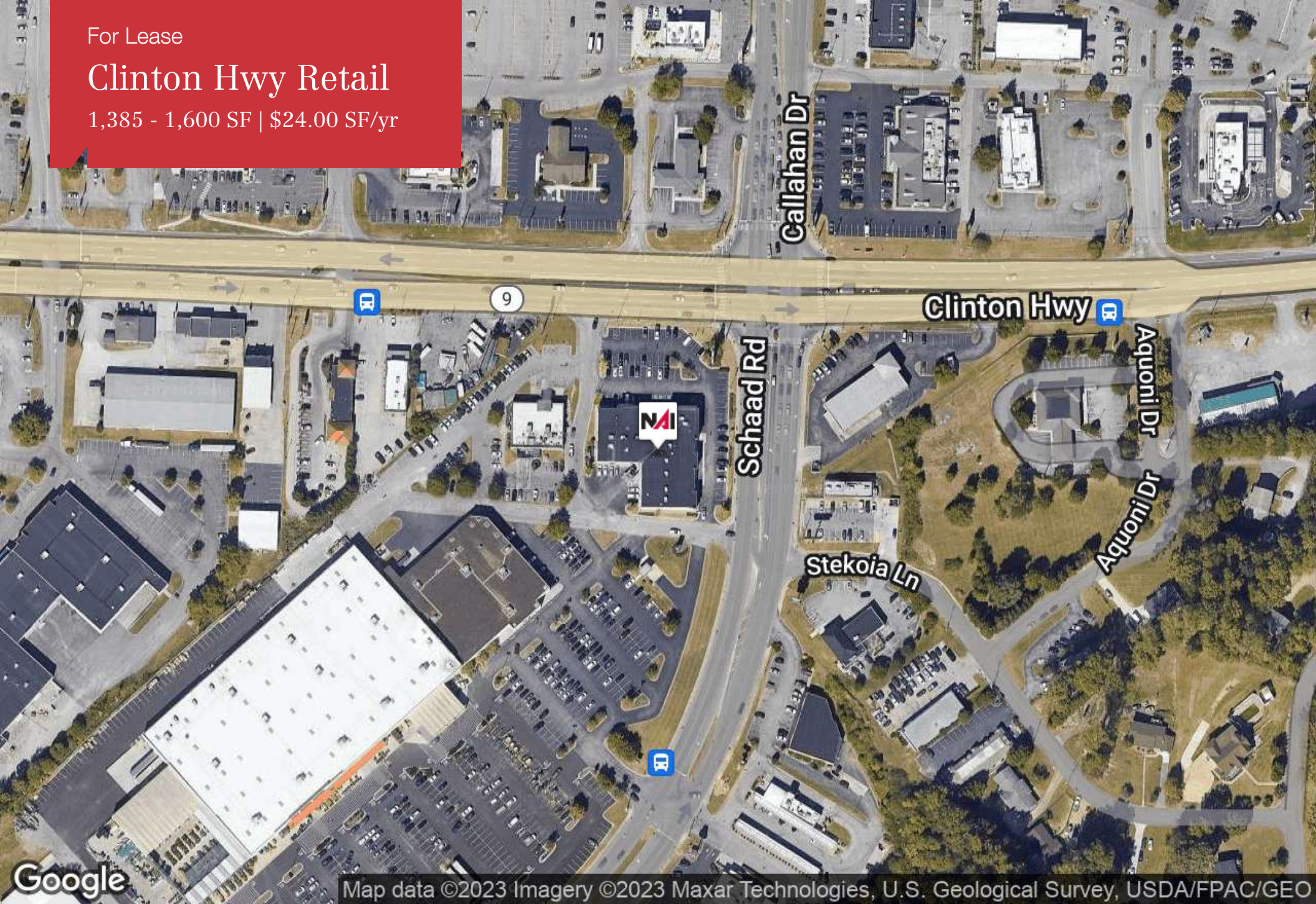
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Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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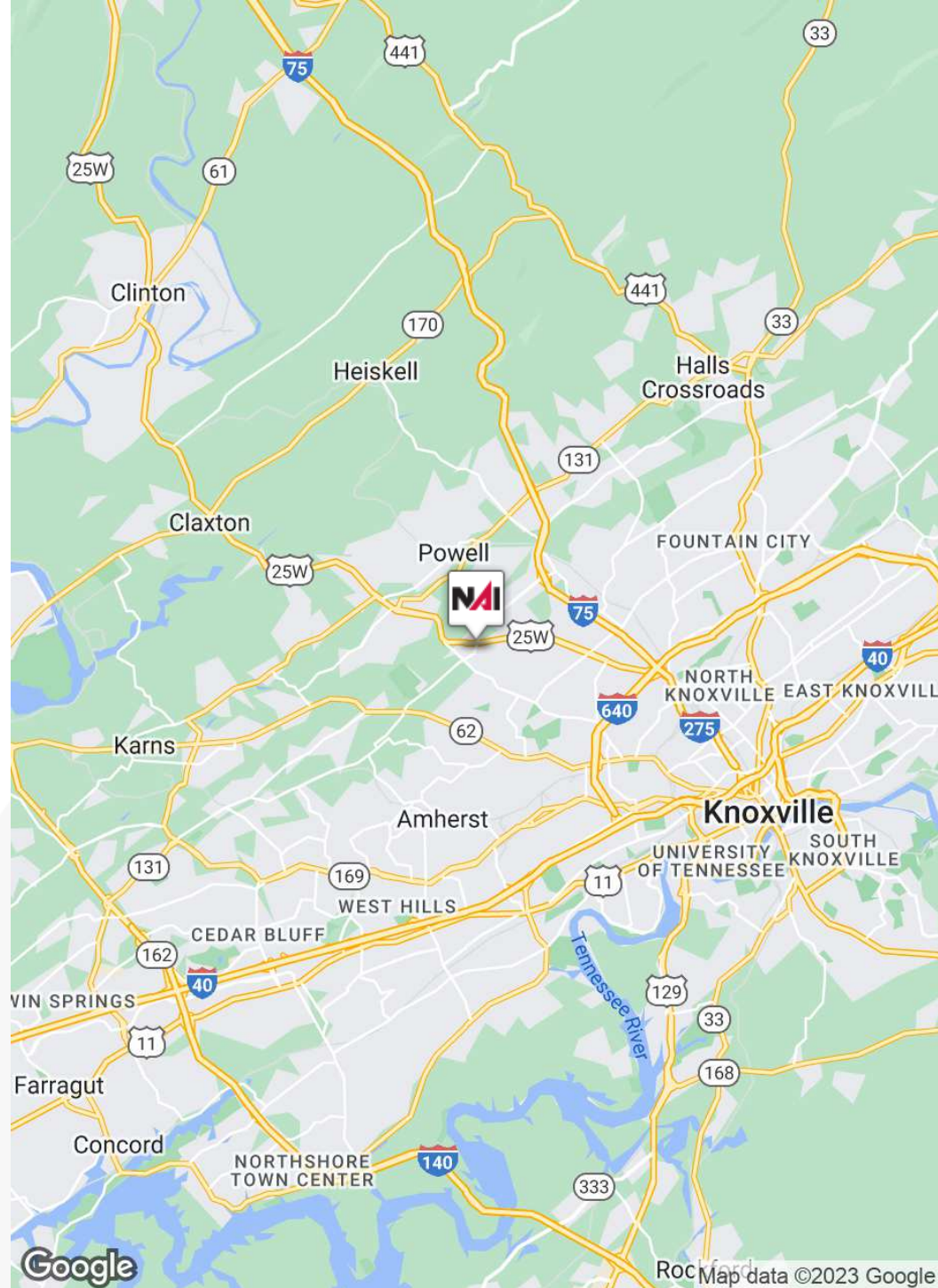
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Clinton Hwy Retail

An aerial map of the Windsor Park area in Charlotte, North Carolina. A red rectangular overlay in the top left corner contains white text. The text reads: 'For Lease', 'Clinton Hwy Retail', and '1,385 - 1,600 SF | \$24.00 SF/yr'. A white pin with the NAI logo is placed on the map, indicating the location of the retail space. The map shows major roads including I-75, I-485, and US-70. Local roads labeled include Powell, W Emory Rd, W Beaver Creek Dr, Central Ave Pkwy, Pleasant Ridge Rd, Schaad Rd, Woods-Smith Rd, McKamey Rd, and Kuhnert Rd. The area is a mix of commercial, residential, and wooded land.



Google

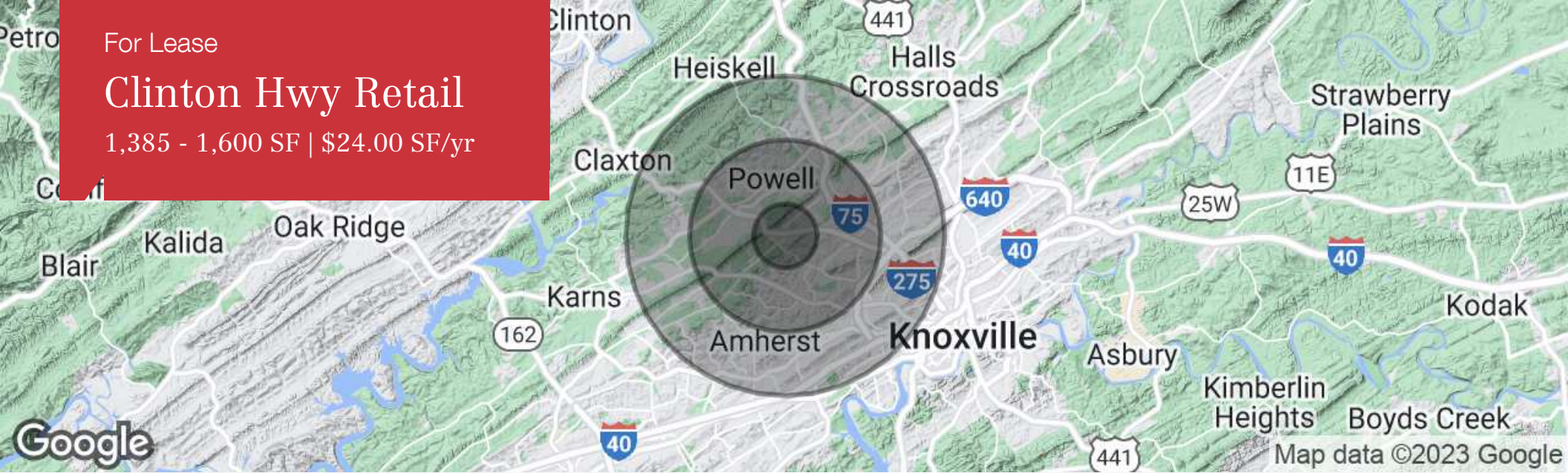
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Population

	1 Mile	3 Miles	5 Miles
Total Population	3,812	37,416	113,766
Median Age	38.3	37.1	35.3
Median Age (Male)	36.8	36.1	34.1
Median Age (Female)	39.9	37.7	36.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,667	15,748	49,545
# of Persons Per HH	2.3	2.4	2.3
Average HH Income	\$54,071	\$55,597	\$53,666
Average House Value	\$139,655	\$136,750	\$143,622

Race

	1 Mile	3 Miles	5 Miles
% White	89.4%	88.1%	86.7%
% Black	6.1%	7.2%	8.4%
% Asian	0.9%	1.4%	1.5%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.4%	0.3%	0.3%
% Other	0.9%	0.6%	0.9%

Ethnicity

	1 Mile	3 Miles	5 Miles
% Hispanic	2.7%	2.3%	4.3%

* Demographic data derived from 2020 ACS - US Census

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Michelle Gibbs

Senior Advisor

865.531.6400 tel

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.

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Michael Moore

Senior Advisor

TN License #324982
865.531.6400 tel
fax
mmoore@koellamoore.com

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

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.