Koella RM Moore

FOR SALE | OFFICE | 2,304 SF



12752 Kingston Pike Unit 201-202

12752 Kingston Pike, Suite 201-202
Concord, Tennessee 37934

Property Highlights

- Prominent location in Farragut
- Convenient access to west Knoxville and Lenoir City
- High quality construction located in a retail and office community with high quality construction and landscaping.

OFFERING SUMMARY

Sale Price:	$460,800
Building Size:	2,304 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	875	16,357	54,896
Total Population	2,877	44,051	142,418
Average HH Income	$155,569	$107,063	$89,998

Michelle Gibbs
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mgibbs@koellamoore.com

Roger M. Moore, Jr, SIOR
Principal Broker | 865.862.6400
rogermoore@koellamoore.com

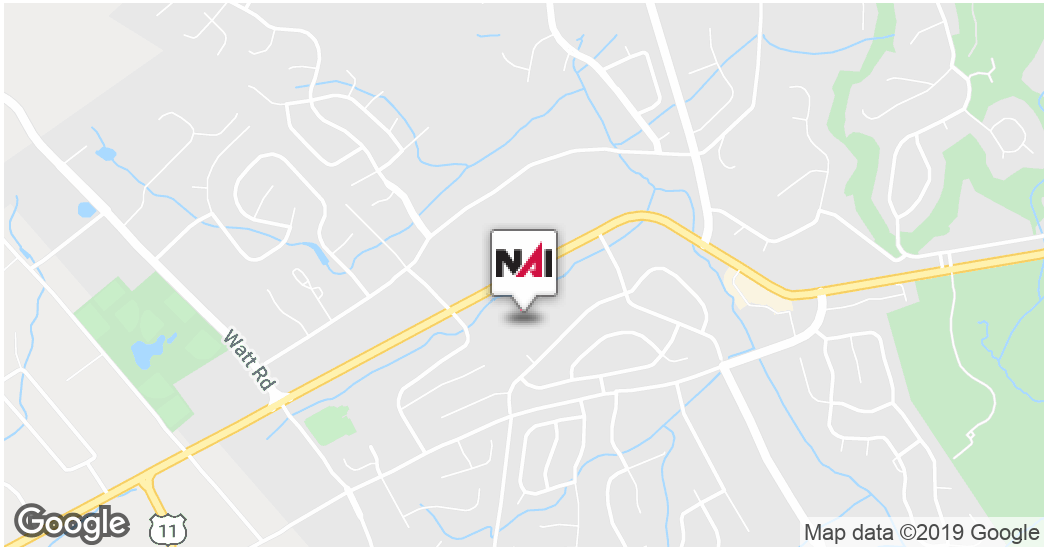
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OFFERING SUMMARY

Sale Price:	$460,800
Building Size:	2,304 SF
Available SF:	2,304 SF
Price / SF:	$200.00
Year Built:	2007
Zoning:	C-1
Market:	West
Submarket:	Farragut

PROPERTY OVERVIEW

2,304 square feet consisting of reception area, three offices, open space for workstations, kitchenette, server room and outside patio area.
Lease: Base Rental Rate: $20.00 PSF - Modified Gross
Sale: $200.00 PSF

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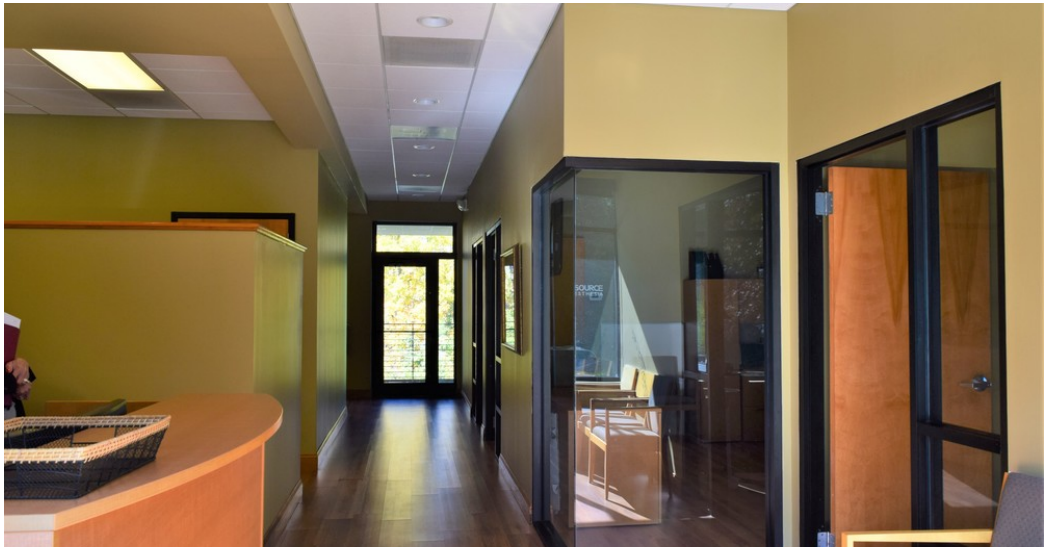
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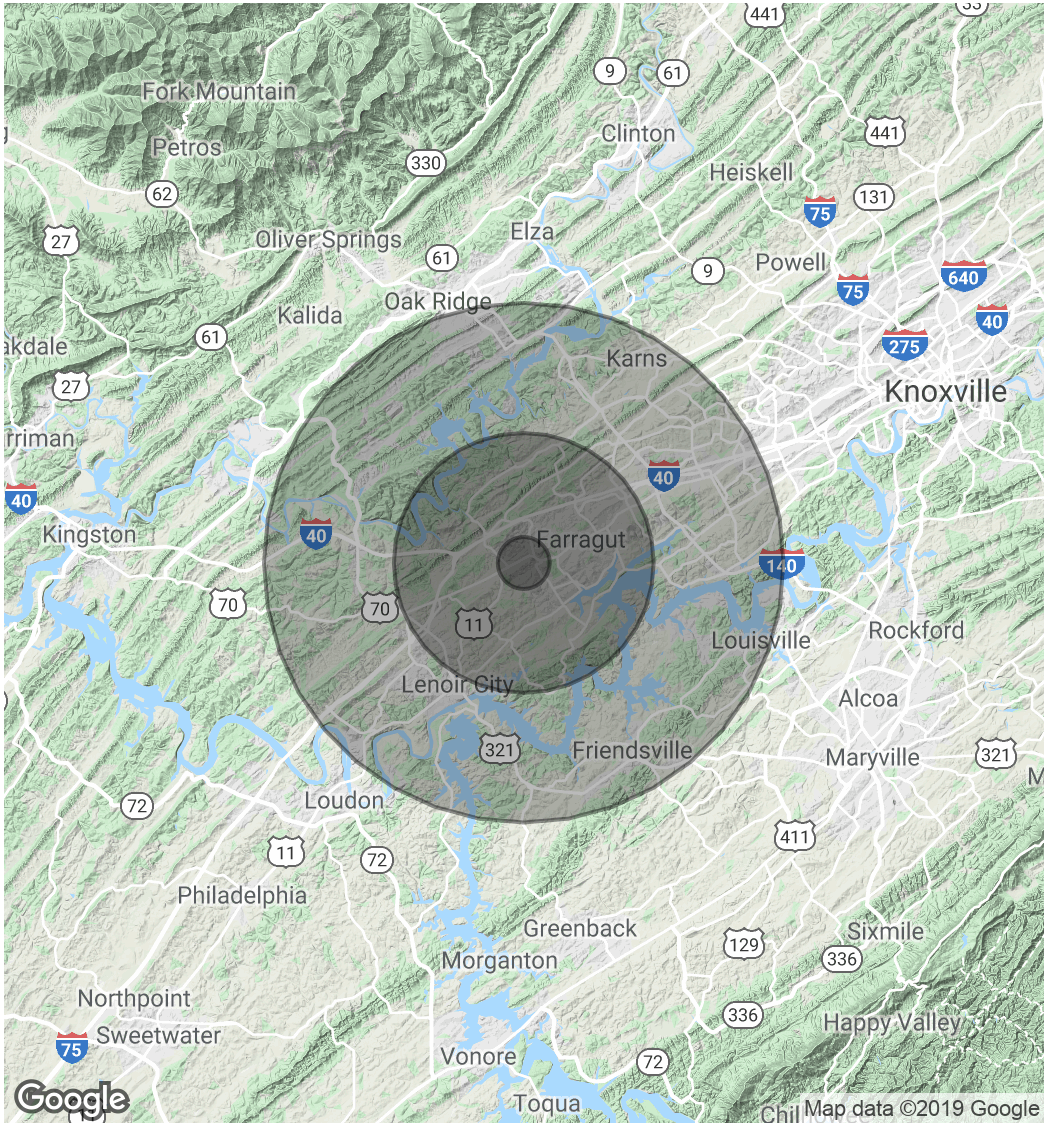
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,877	44,051	142,418
Median age	43.1	43.3	40.2
Median age (Male)	41.4	42.6	39.5
Median age (Female)	45.5	44.0	41.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	875	16,357	54,896
# of persons per HH	3.3	2.7	2.6
Average HH income	$155,569	$107,063	$89,998
Average house value	$358,860	$304,118	$271,174

** Demographic data derived from 2010 US Census*



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MICHELLE GIBBS

Senior Advisor

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Direct: *865.862.6417* | **Cell:** *865.228.4264*

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.

NAI KOELLA | RM MOORE
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ROGER M. MOORE, JR, SIOR

Principal Broker

rogermoore@koellamoore.com
Direct: *865.862.6400* | **Cell:** *865.755.8774*

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.

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