

For Lease

# Office Building

840 - 2,589 SF



## Crossroad Commons

9051 Executive Park Drive  
Knoxville, Tennessee 37923

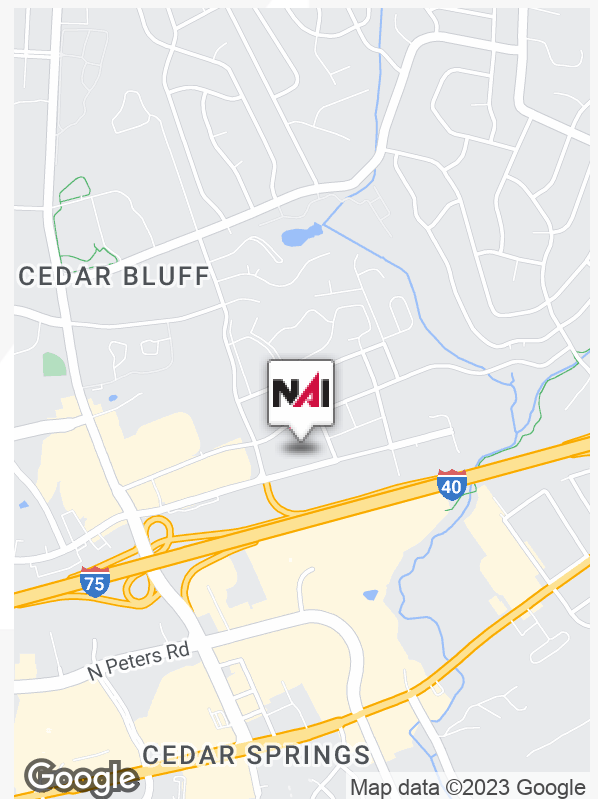
### Property Highlights

- Great location in Cedar Bluff off Interstate 40
- Small to mid sized suites available
- Close proximity to shopping, hotels & restaurants
- \$17.00 PSF - Modified Gross - Tenant pays utilities and janitorial

### Property Description

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 103 - 840 SF  
Suite 604 - 2,589 SF



For more information

**Michelle Gibbs**

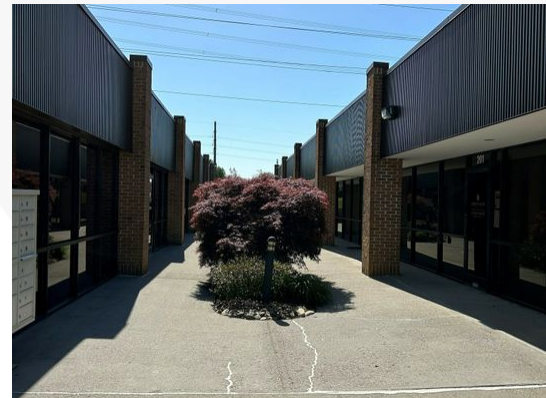
O: 865 862 6417  
mgibbs@koellamoore.com



For Lease - 9051 Executive Park Drive

# Additional Photos

840 - 2,589 SF

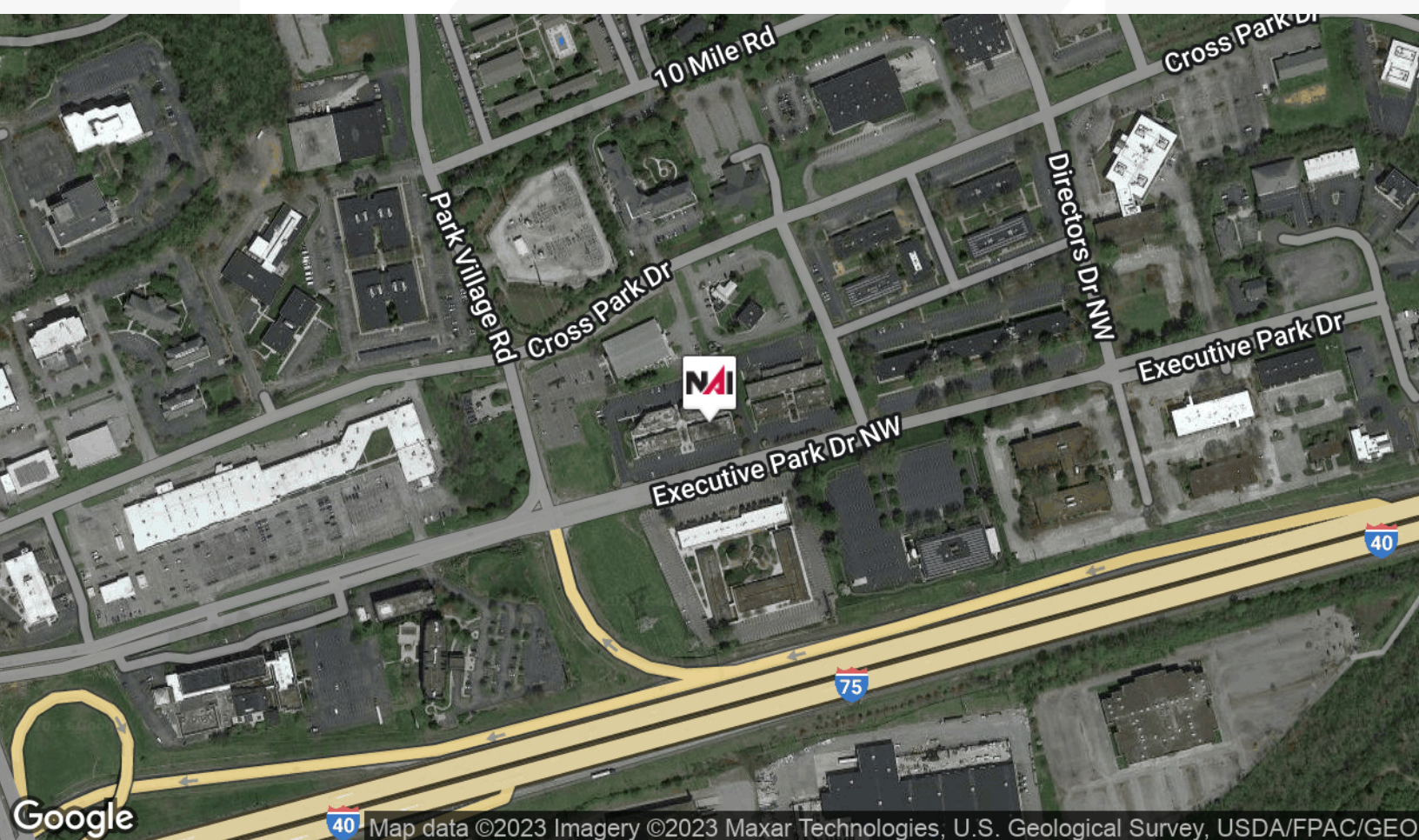
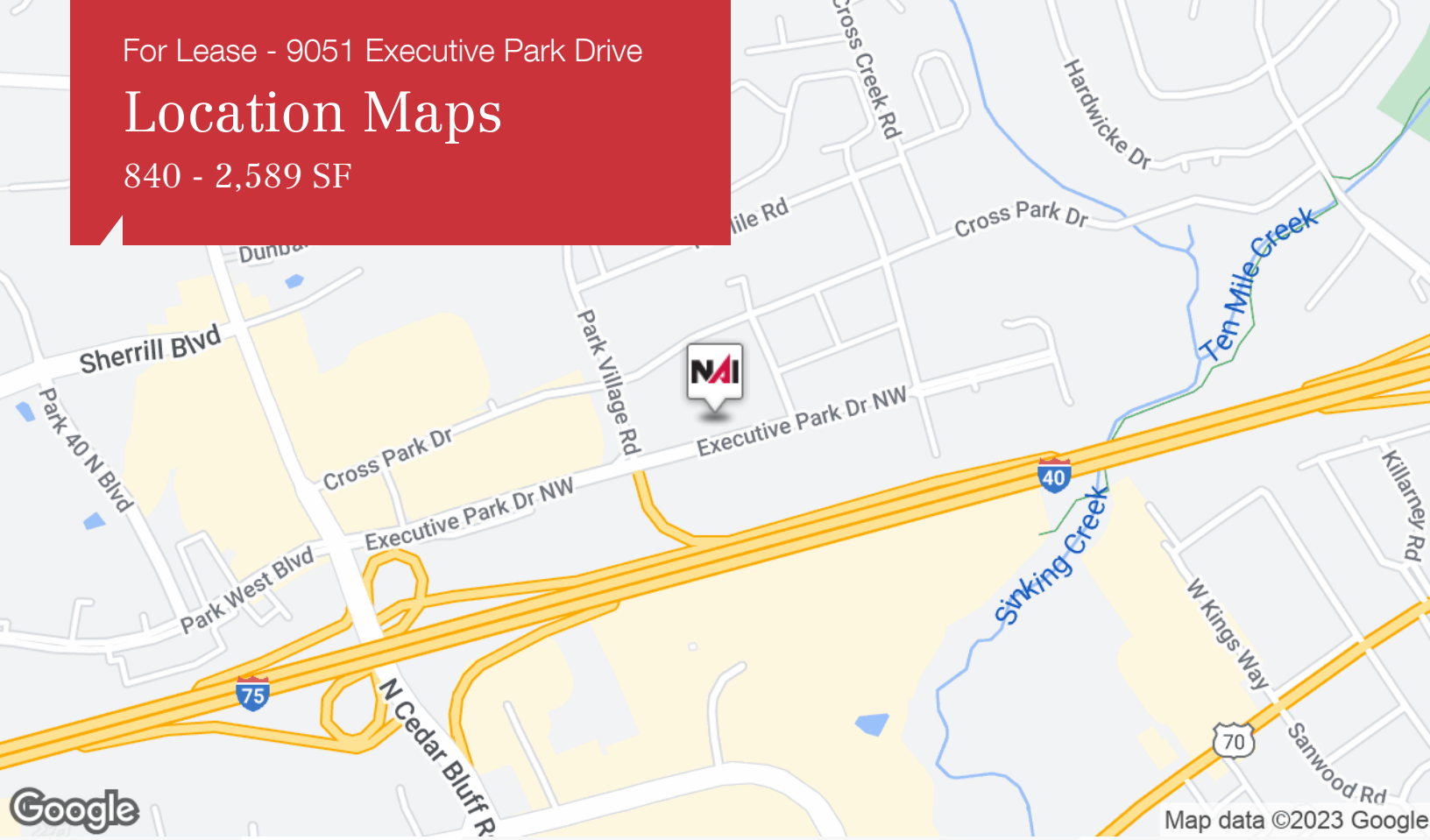




For Lease - 9051 Executive Park Drive

# Location Maps

840 - 2,589 SF

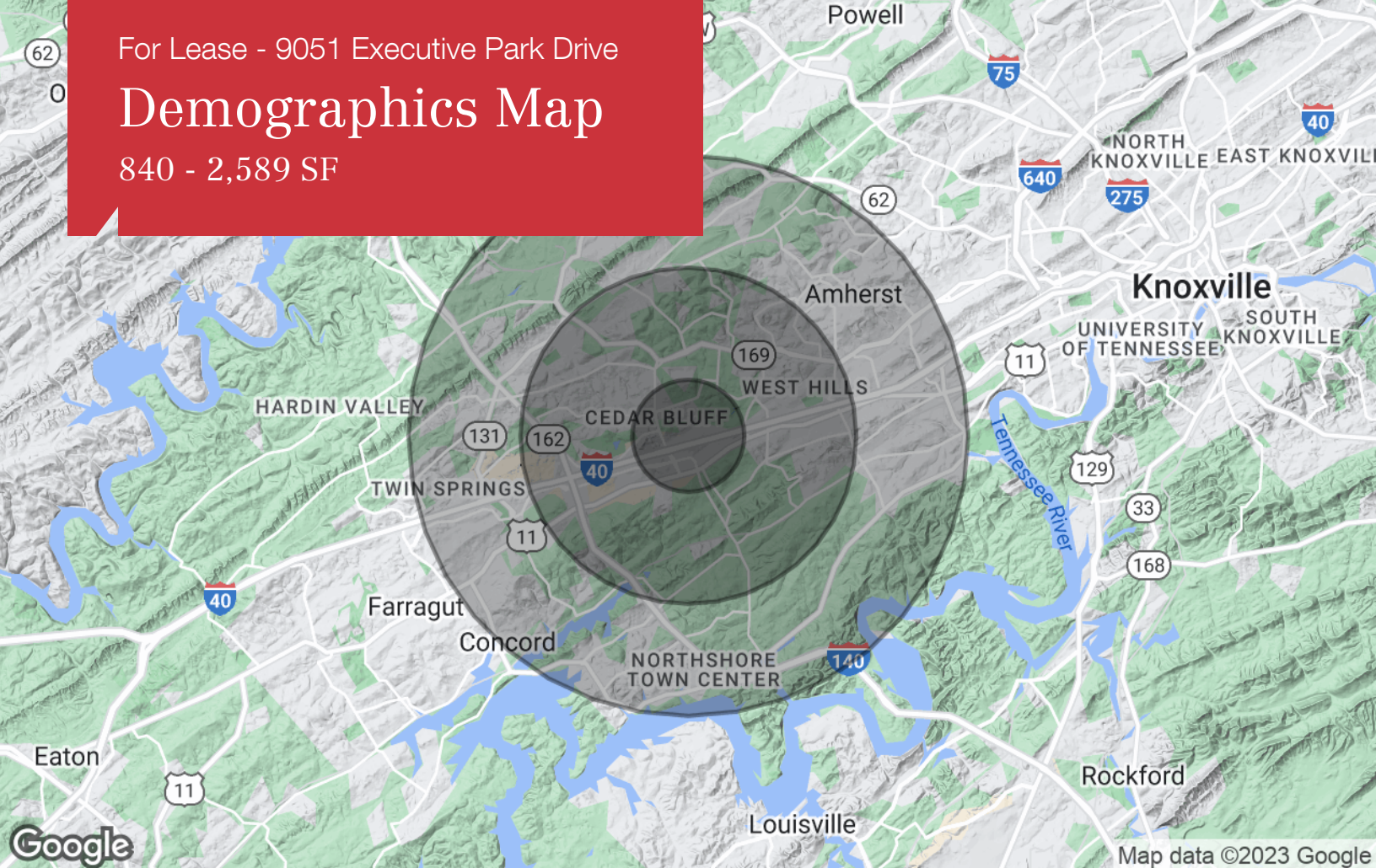




For Lease - 9051 Executive Park Drive

# Demographics Map

840 - 2,589 SF



## 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

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	86.7%	90.0%	90.8%
% BLACK	9.9%	6.5%	5.7%
% ASIAN	2.0%	2.5%	2.7%
% HAWAIIAN	0.2%	0.2%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	1.3%	0.8%	0.6%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	12.1%	5.5%	4.5%

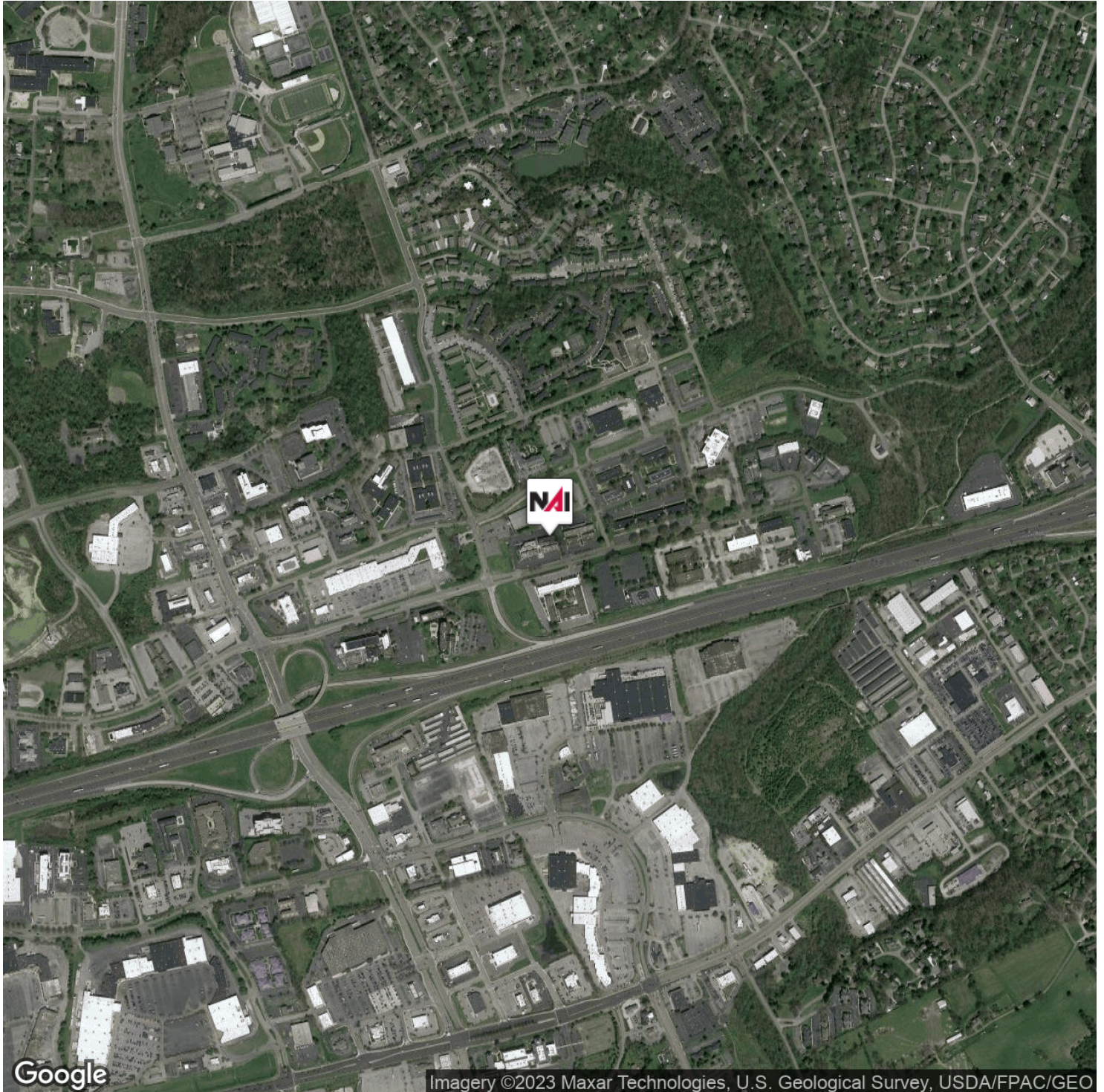
\* Demographic data derived from 2020 ACS - US Census



For Lease - 9051 Executive Park Drive

# Aerial Map

840 - 2,589 SF





For Lease - 9051 Executive Park Drive

# Advisor Bio 1

840 - 2,589 SF



## MICHELLE GIBBS

Senior Advisor

mgibbs@koellamoore.com

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  
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865.531.6400