Office Space For Lease

McGhee Tyson Office Plaza



186 Airport Plaza

Alcoa, Tennessee 37701

Property Features

- Conveniently located off of Alcoa Highway.
- Excellent access to both Knoxville and Maryville.
- Lease rate $12/sf MG
- Professionally managed by NAI Koella/R. M. Moore.

Space	Lease Rate	Size (SF)
A	$12.00 SF/YR	2,498 SF



For more information:

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NAI Koella | RM Moore
255 N Peters Road, Suite 101
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www.koellamoore.com

For Lease

McGhee Tyson Office Plaza



Property Summary

Available SF:	2,498
Lease Rate:	$12.00 SF/yr (MG)
Building Size:	16,359 SF
Building Class:	A
Year Built:	1990
Zoning:	commercial
Market:	Alcoa
Sub Market:	Knoxville
Cross Streets:	Cusick Rd.

Property Overview

Class "A" office space available. Excellent lease rate of $12/sf MG. This well maintained property features classic brick design with mature landscaping.

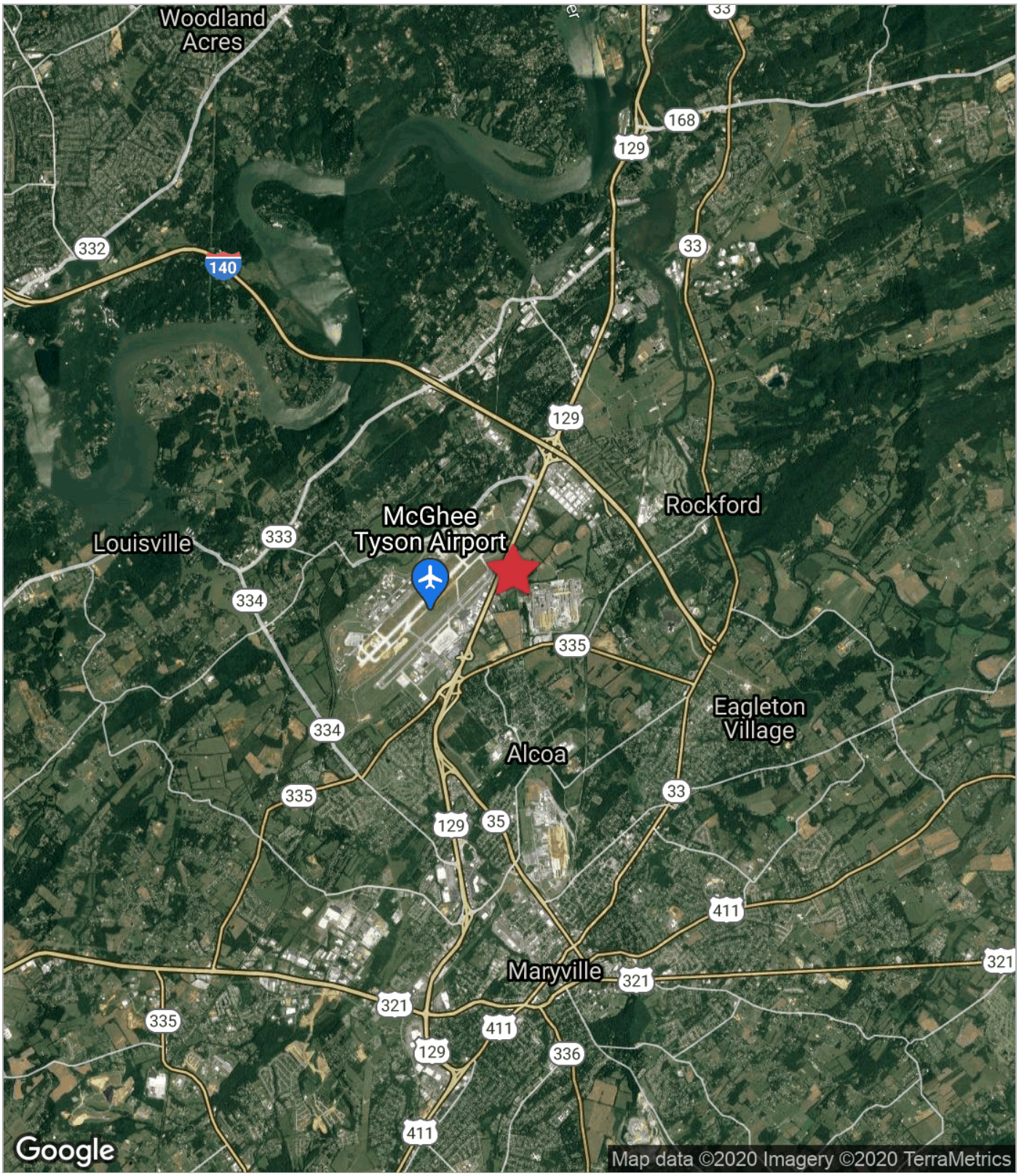
Location Overview

McGhee Tyson Office Plaza is located directly off Alcoa Highway with excellent accessibility to both Knoxville and Maryville and is just minutes from McGhee Tyson airport. This well manicured property is maintained professionally by NAI Koella | RM Moore.

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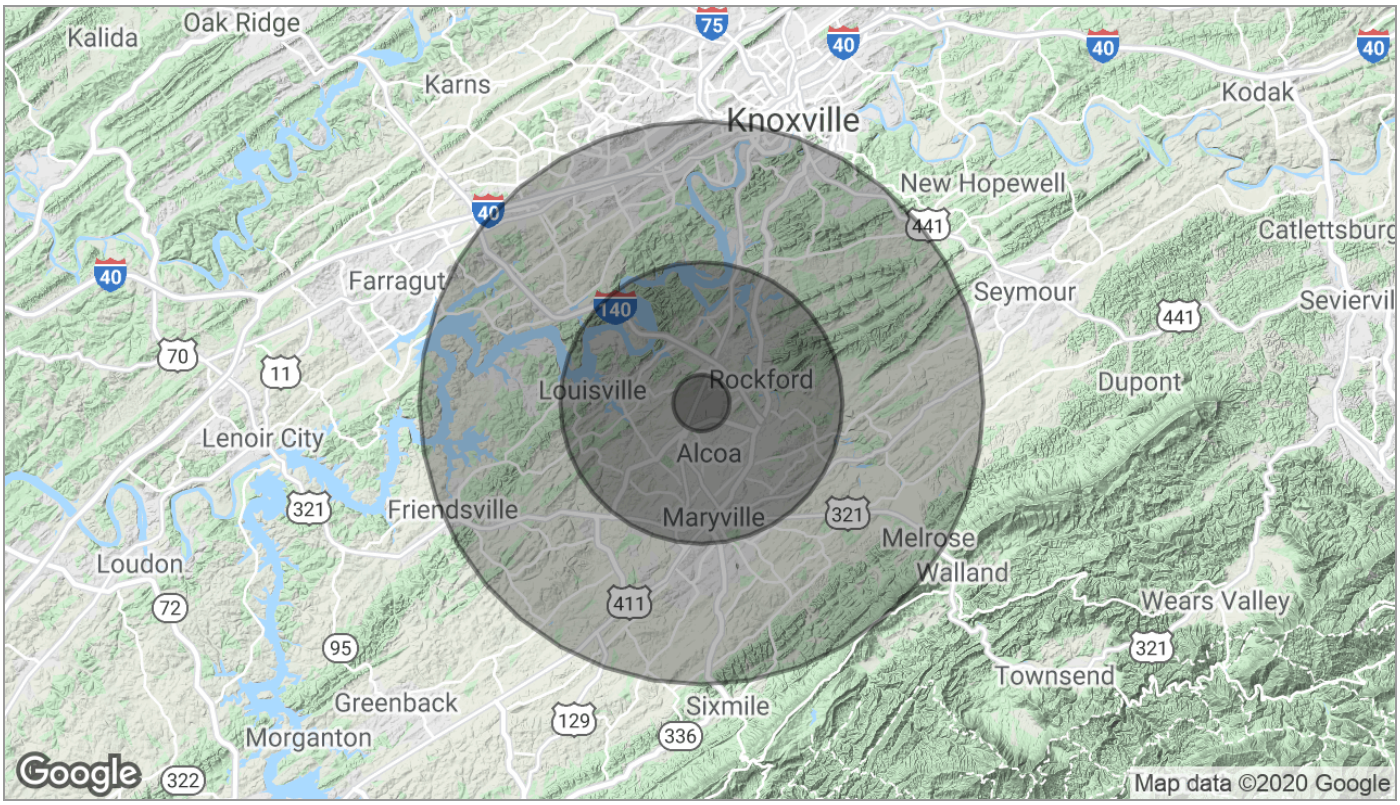


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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,133	51,839	212,647
MEDIAN AGE	43.7	37.5	37.9
MEDIAN AGE (MALE)	44.2	36.0	37.0
MEDIAN AGE (FEMALE)	43.1	38.9	38.9

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	488	20,895	86,708
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	$55,595	$55,535	$73,432
AVERAGE HOUSE VALUE	$164,285	$178,852	$223,964

** Demographic data derived from 2010 US Census*

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Agent Profile



Catherine Hodges

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Professional Background

Catherine Hodges is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in office and retail leasing, and in land sales. She has a proven tract record in Landlord representation by bringing several developments to full occupancy. As a Knoxville native, she believes in contributing to the community by helping business owners secure the best location possible and values the close relationships made through her brokerage efforts.

Memberships & Affiliations

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. She is a member of the Girls Cotillion and the East Tennessee Presentation Society.

In her free time, she enjoys the natural beauty of East Tennessee though hiking, mountain biking, and kayaking. She is active in fundraising charities such as THRIVE Youth Ministries, Big Brothers/ Big Sisters, the American Heart Association, and Cathy L. Hodges memorial fund.

NAI Global 2017 Retail Power Broker Award
CoStar 2017 Retail Power Broker Award

Education

Catherine attended Knoxville's West High School and went on to obtain her bachelor's degree from the University of Tennessee in Finance with a minor in International Business.

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