NAI Koella RM Moore

For Lease

New Retail/Office Development Coming Soon

THE VILLAGE AT LOVELL CROSSING




# 1315 Lovell Road

Knoxville, Tennessee 37932

## Property Features

- 26,600 SF Retail & Office - 24,000 SF retail and 2,600 SF of Office with 133 Parking Spaces
- Minimum SF of 1,200
- New, quality, upscale construction
- Minutes to Oak Ridge, Alcoa and Maryville
- Quick Access to I-40/75 & Pellissippi Parkway
- Near Office Park and Upscale Apartments
- 5 minutes to Turkey Creek Retail Development
- Building signage available




Lease Rate

**$24.00 SF/Yr**


For more information:

**Michelle Gibbs**

+1 865 862 6417 • mgibbs@koellamoore.com

**Roger M. Moore, Jr, SIOR**

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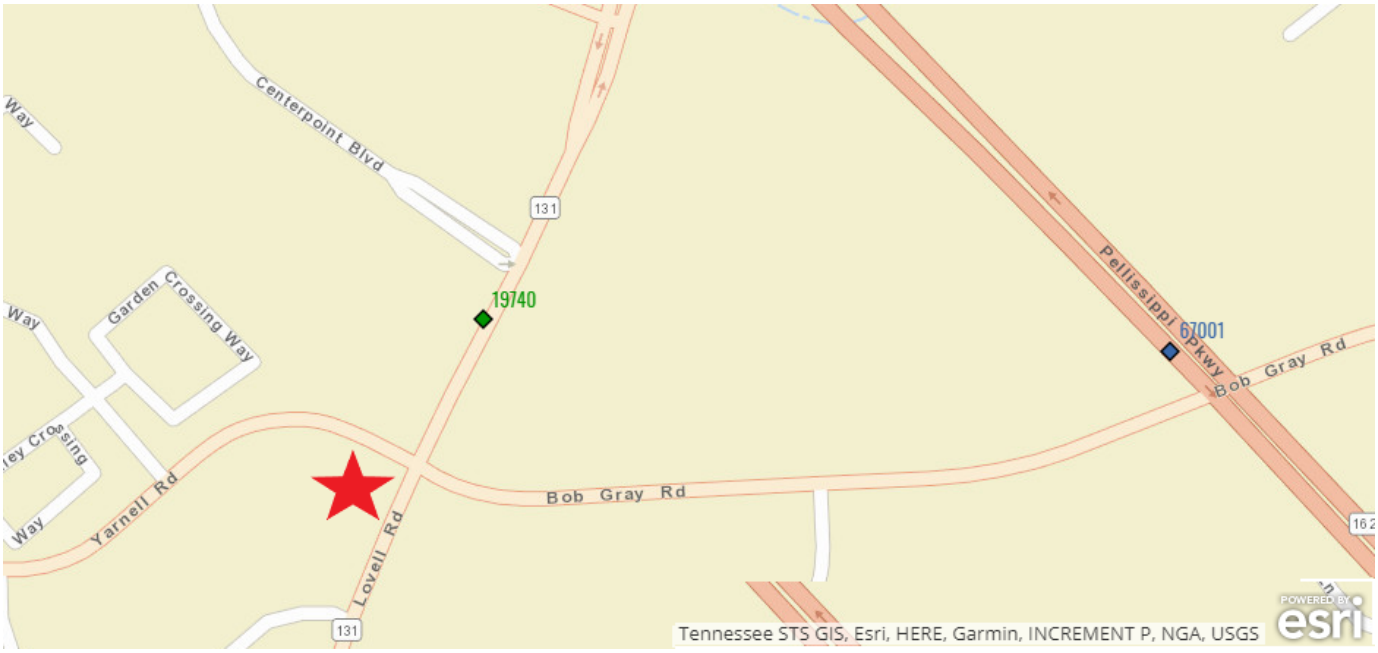
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THE VILLAGE AT LOVELL CROSSING - 1315 Lovell Road, Knoxville, Tennessee




## Property Summary

| | |
|---|---|
| **Available SF:** | 1,200 SF Minimum |
| **Lease Rate:** | $24.00 SF/yr (NNN) |
| **Building Size:** | 26,600 SF |
| **Market:** | Knox |
| **Traffic Count:** | 19,740 |

## Property Overview

Brand new 26,600 SF +/- shopping center slated to break ground soon! Multiple retail spaces and office space will be available. The site offers 133 parking spaces and is located near an office park and seven upscale apartment complexes.
Retail sizes will be a minimum of 1,200 SF.
Contact agent for more info.
Estimated CAM - $4.30 PSF

## Location Overview

Just off of Pellissippi Parkway, at the intersection of Yarnell, Bob Gray and Lovell road this property offers great visibility and lighted access. Five minutes to Turkey Creek with easy access to I-40/75.
Traffic Counts:
Lovell Road - 25,000 VPD
I-40/I-75 - 141,310 VPD
I-140 - 54,450 VPD



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# G SHOPPING CENTER

## SITE CONCEPT

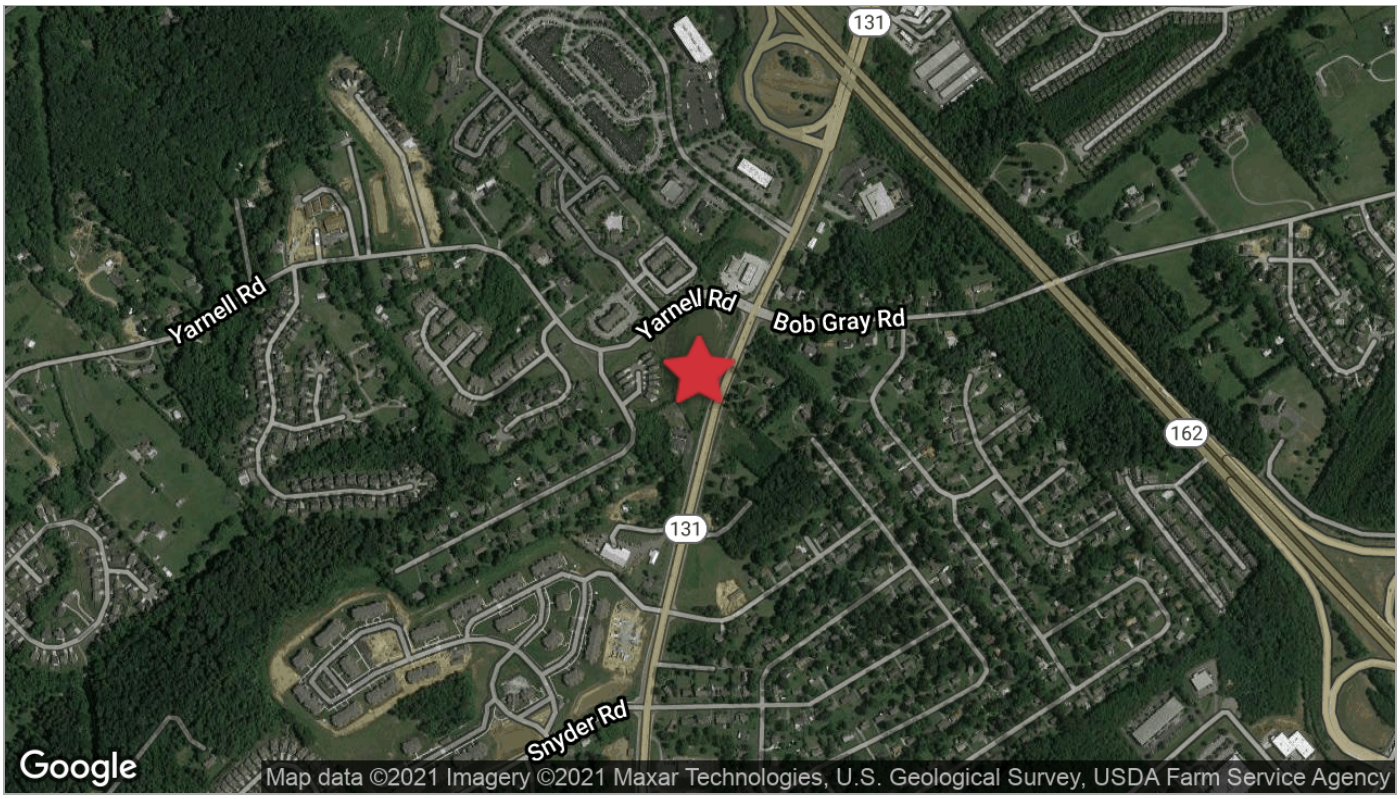


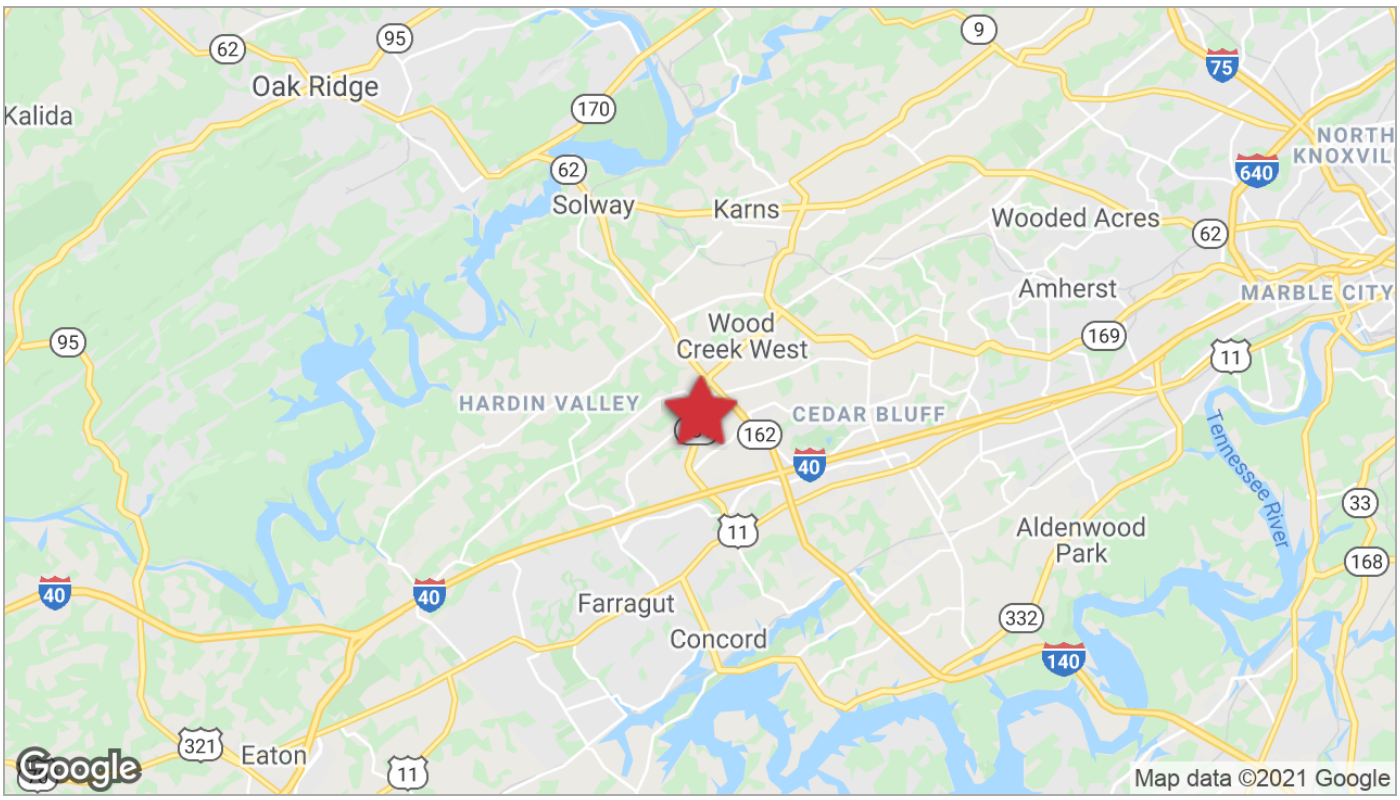
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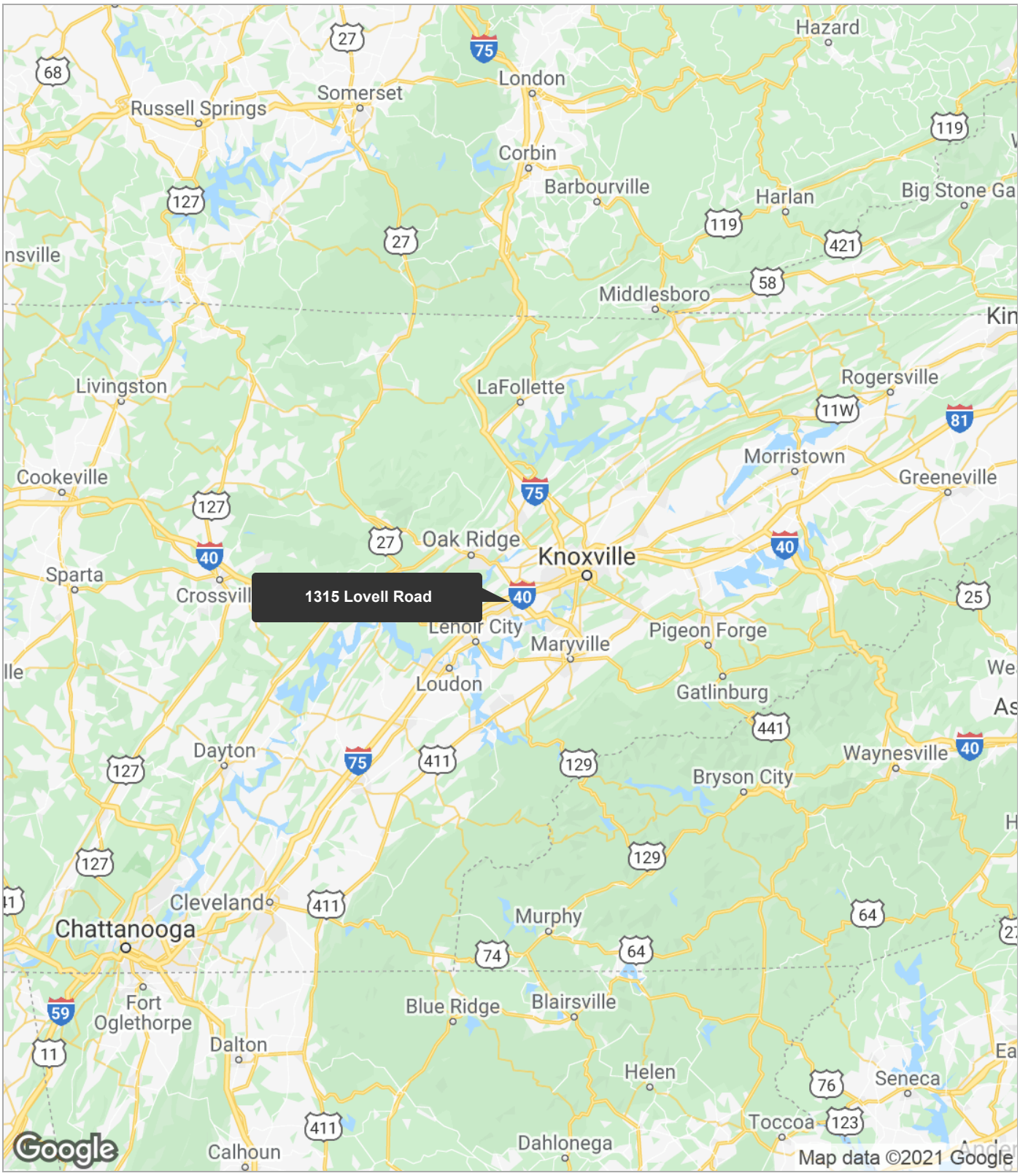

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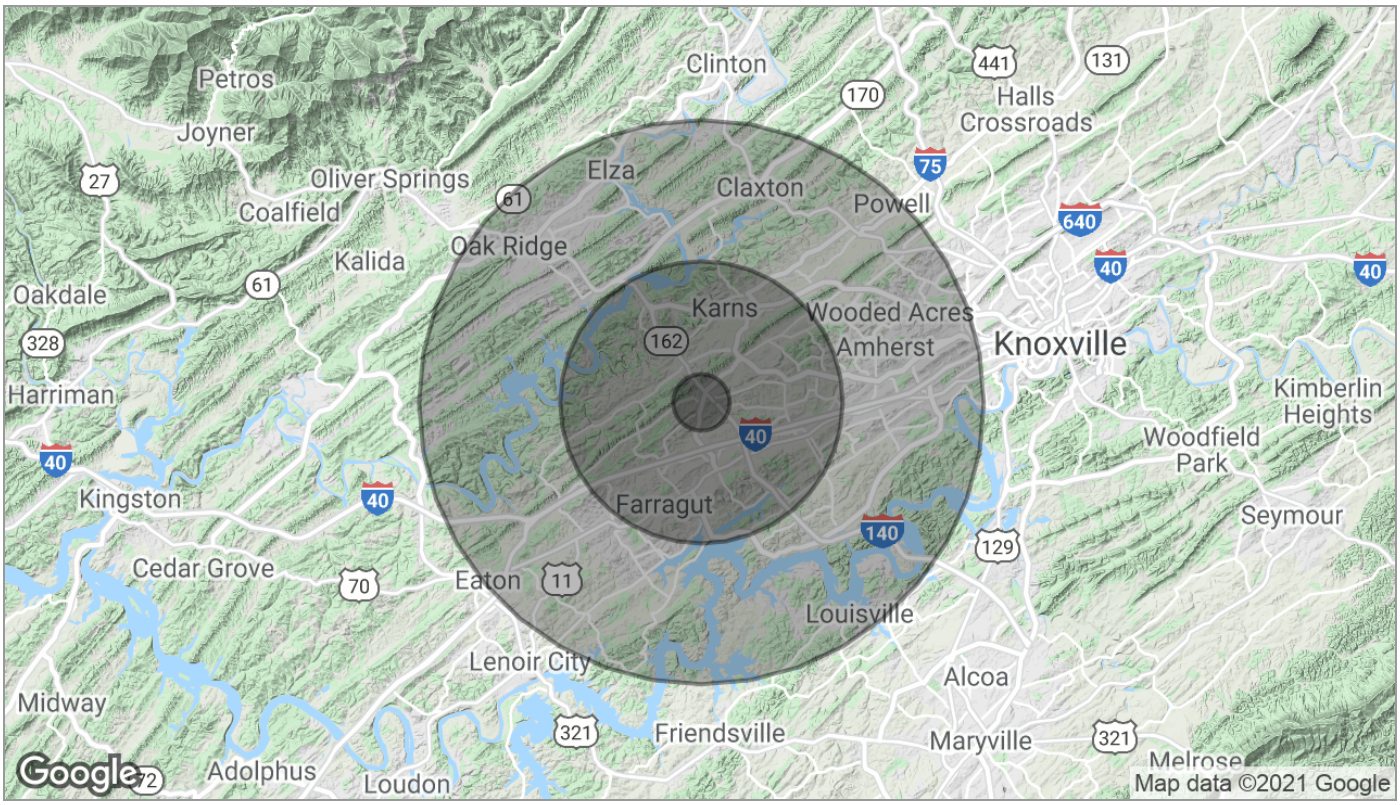



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| Population | 1 Mile | 5 Miles | 10 Miles |
|---|---|---|---|
| TOTAL POPULATION | 2,224 | 76,318 | 246,045 |
| MEDIAN AGE | 39.8 | 39.7 | 38.7 |
| MEDIAN AGE (MALE) | 38.0 | 38.7 | 37.8 |
| MEDIAN AGE (FEMALE) | 40.8 | 40.2 | 39.7 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 872 | 30,481 | 100,011 |
| # OF PERSONS PER HH | 2.6 | 2.5 | 2.5 |
| AVERAGE HH INCOME | $75,256 | $86,641 | $84,255 |
| AVERAGE HOUSE VALUE | $301,790 | $235,832 | $254,129 |

** Demographic data derived from 2010 US Census*



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# Agent Profile



## Michelle Gibbs

Senior Advisor
NAI Koella | RM Moore
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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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# Agent Profile



**Roger M. Moore, Jr, SIOR**

President
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rogermoore@koellamoore.com

## 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.

## Memberships & Affiliations

Professional Designations:
Society of Industrial and Office Realtor (SIOR)
2018 CCIM Broker of the Year Award
Previously Licensed Real Estate Broker in both Kentucky and North Carolina
Current and Past Affiliations:
Leadership Knoxville
Farragut and West Knoxville Rotary
Knoxville Chamber of Commerce - Past Board Member
Harmony Adoptions - Past Board Member
Foster Care - Past Board Member
Concord Sertoma - Past President
The Young Entrepreneurs Organization
Boy Scouts of America
American Red Cross - Past Board Member



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