

Executive Summary



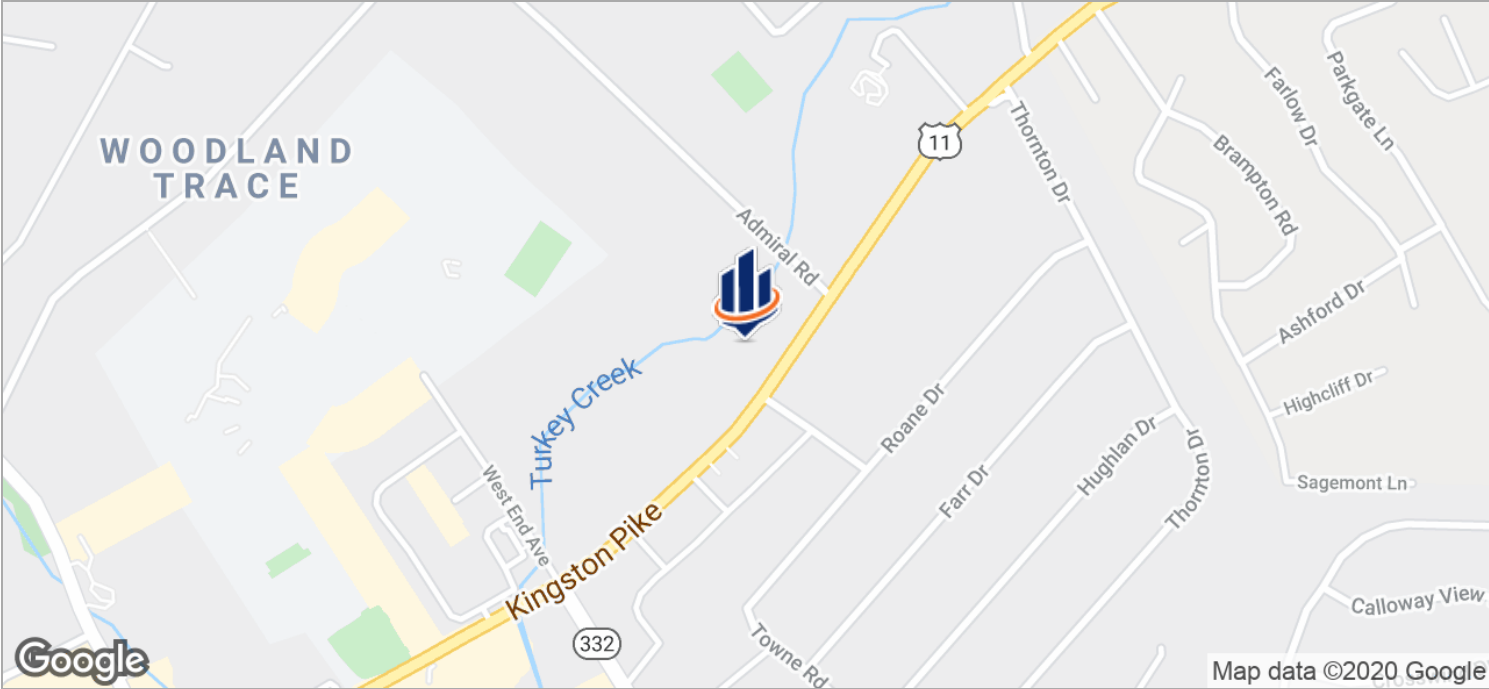
LEASE OVERVIEW

AVAILABLE SF:	2,178 SF
LEASE RATE:	\$16.00 SF/Yr (MG)
LOT SIZE:	2.46 Acres
BUILDING SIZE:	19,293 SF
BUILDING CLASS:	A
YEAR BUILT:	1999
ZONING:	C-1
MARKET:	Knoxville MSA
SUB MARKET:	Suburban
CROSS STREETS:	Concord Road

PROPERTY DESCRIPTION

Office space consisting of office and open area:
Suite D: 2,178 SF
\$16.00 PSF Modified Gross

Location Maps

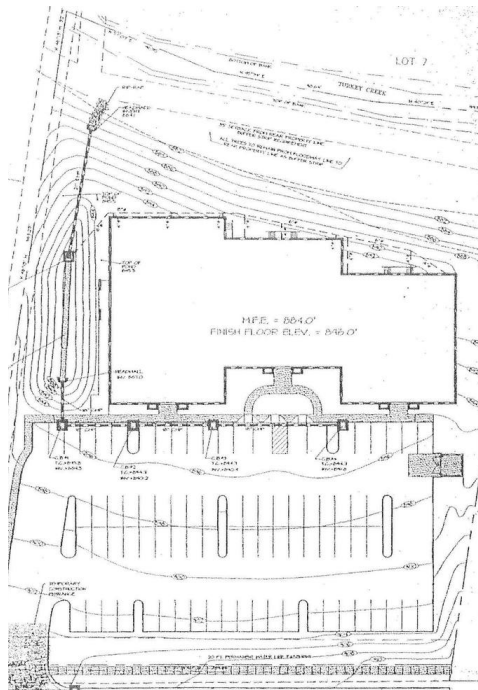


Available Spaces

Lease Rate:	\$16.00 SF/YR [MG]	Total Space	2,178 SF
Lease Type:	MG	Lease Term:	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
11121 Kingston Pike, Knoxville, TN	Office Building	\$16.00 SF/YR	Modified Gross	1,500 SF	Negotiable	
11121 Kingston Pike, Knoxville, TN	Office Building	\$16.00 SF/YR	Modified Gross	2,178 SF	Negotiable	
11121 Kingston Pike, Knoxville, TN	Office Building	\$14.00 SF/YR	Modified Gross	6,134 SF	Negotiable	
11121 Kingston Pike	Office Building	\$14.00 SF/YR	Modified Gross	3,500 SF	Negotiable	
11121 Kingston Pike	Office Building	\$14.00 SF/YR	Modified Gross	2,634 SF	Negotiable	
11121 Kingston Pike, Knoxville, TN	Office Building	\$16.50 SF/YR	Modified Gross	2,849 SF	Negotiable	

Additional Photos



Aerial Map



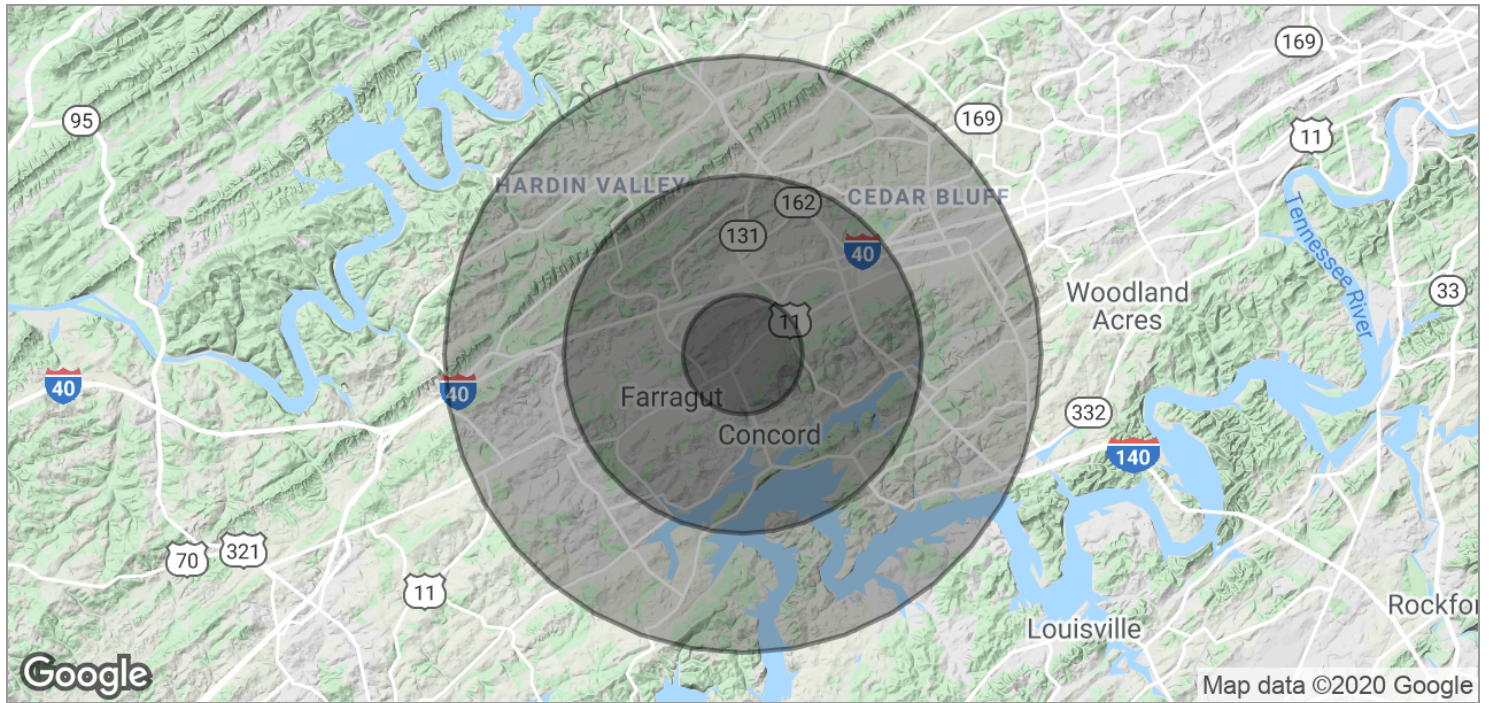
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,768	12,326	28,136
Total persons per hh	2.4	2.6	2.7
Average hh income	\$83,529	\$98,475	\$102,136
Average house value	\$232,507	\$282,215	\$295,654

	1 MILE	3 MILES	5 MILES
Total population	4,275	31,755	74,997
Median age	41.7	42.0	39.9
Median age (male)	41.0	41.7	39.2
Median age (female)	42.3	42.1	40.3

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,275	31,755	74,997
MEDIAN AGE	41.7	42.0	39.9
MEDIAN AGE (MALE)	41.0	41.7	39.2
MEDIAN AGE (FEMALE)	42.3	42.1	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,768	12,326	28,136
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$83,529	\$98,475	\$102,136
AVERAGE HOUSE VALUE	\$232,507	\$282,215	\$295,654

Advisor Bio & Contact 1



Michelle Gibbs

Senior Advisor
SVN | R.M. Moore, LLC

Michelle R. Gibbs serves as an advisor for SVN/R.M. Moore, LLC, 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 SVN, Michelle worked for a property management company specializing in office property in Knoxville. She received her affiliate broker license in 1992 and began specializing in office leasing and property management. 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.

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.

Michelle obtained her broker's license in 2004 and joined R.M. Moore in 2006.

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Advisor Bio & Contact 2



Roger Moore, Jr., SIOR

Managing Director
SVN | R.M. Moore, LLC

Roger M. Moore, Jr., serves as the managing director for SVN/R.M. Moore, LLC. Moore entered the real estate industry in 1980 as a licensed real estate agent selling real estate for his father, who, at the time, had the largest real estate company in Tennessee. Following in the footsteps of his father and prior to affiliating with SVN, R.M. Moore was named on the INC 5000 list of the fastest growing companies in 2007 and 2008. In February of 2007, he was also named the Top 101 in Commercial Real Estate by Business TN Magazine.

In his more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience with the sale and lease of countless commercial properties. In 1995, Moore decided to continue the family tradition and opened R.M. Moore Real Estate Company, a full-service firm focusing on commercial real estate. Moore continues to take a very active role in the everyday functioning of the company. Not only does he manage the firm and its employees, but he also specializes in personally providing commercial property, tenant acquisition and property management services.

Roger and his firm consistently rank among the Top 100 Advisors affiliated with SVN.

Ranked in the Top 20 Advisors reaching Partners Circle in total in volume among the 900 Advisors affiliated with SVN International.

2008 Ranked 19th

2011 Ranked 12th

2012 Ranked 8th

2015 Ranked 17th

In addition, SVN / R.M. Moore, LLC is consistently among the Top 20 firms nationally for SVN with over 150 offices.

Memberships & Affiliations

Farragut and West Knoxville Rotary
The Young Entrepreneurs Organization
Leadership Knoxville
Boy Scouts of America
Board of the American Red Cross
Foster Care Board
Knoxville Chamber of Commerce Board
Harmony Adoptions Board Member
Past President of Concord Sertoma
Society of Industrial and Office Realtor (SIOR) 2008
Has been licensed Real Estate Broker in Kentucky and North Carolina.

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