



For Lease

Retail/Office

1,100 - 2,300 SF

Lakemoor

3125-3169 Lakemoor View Rd
Knoxville, TN 37920

For more information

Jame Houghton

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Sam Tate, CCIM

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Property Highlights

- New ownership
- High traffic Alcoa Hwy corridor
- 3 vacancies 1,100 SF, 1,200 SF and 1,100 SF
- New facade, new roof, new parking
- ~\$300k capital improvements made
- Across street from new Class A multi-family
- Pass-thrus \$2.98 per SF

OFFERING SUMMARY

Available SF	1,100 - 2,300 SF
Lease Rate	\$11.00 per SF NNN
Lot Size	2.5 Acres
Building Size	14,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	21,003	\$106,793
5 Miles	100,803	\$77,816
10 Miles	367,906	\$77,552
Knox Metro	1,172,792	\$77,766

Building Layout



Lakemoor View Center

Lakemoor View Road, Knoxville, TN

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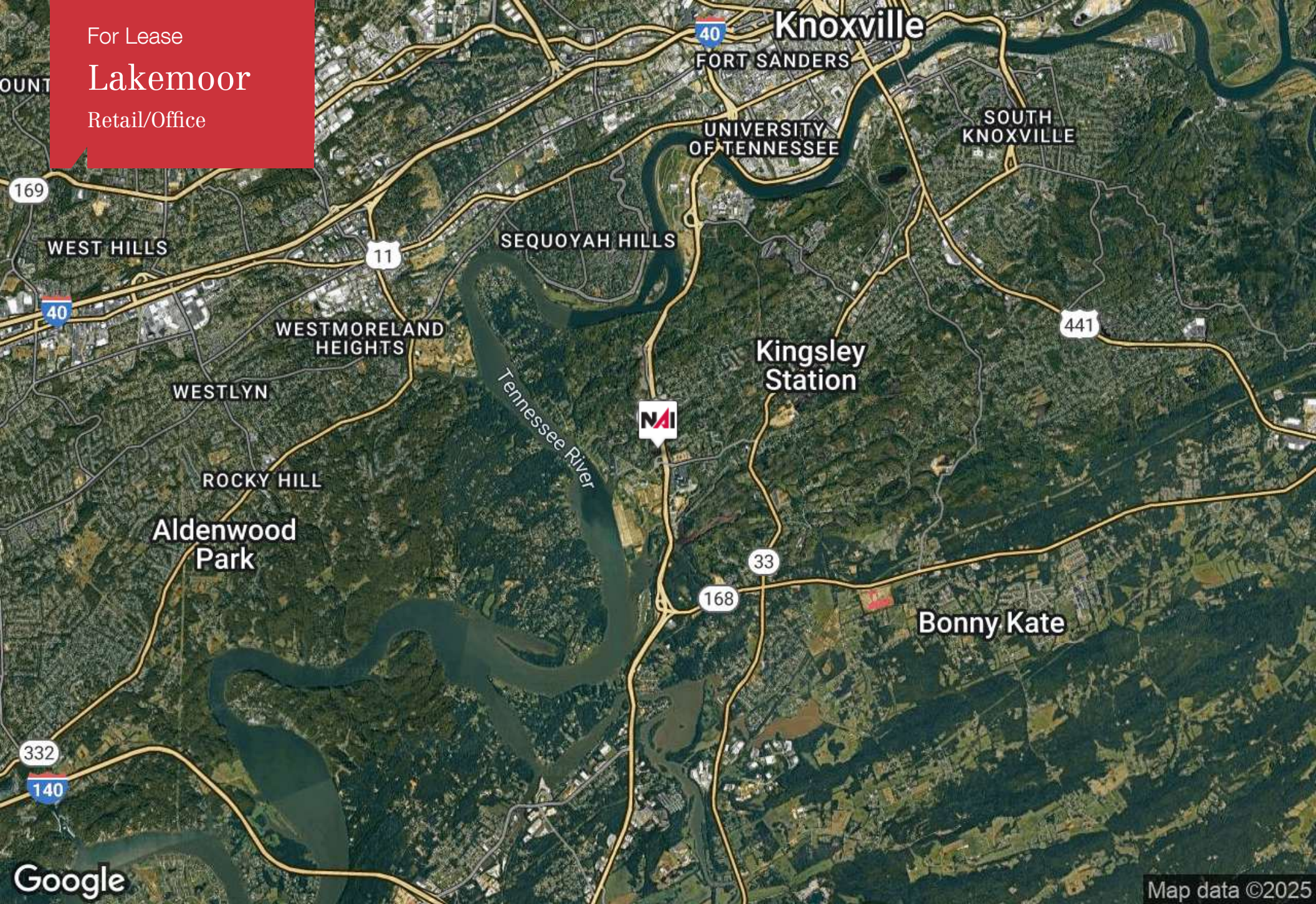
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JAME HOUGHTON

Advisor

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SAM TATE, CCIM

Senior Advisor

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TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Friehtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981

CCIM Institute, Certified Commercial Investment Member

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