



For Lease

**Retail/Office**

1,000 - 3,300 SF

# Lakemoor

3105 Alcoa Hwy  
Knoxville, TN 37920

For more information

**Justin Sterling**

O: 865 531 6400 | C: 865 236 1610  
jsterling@koellamoore.com

**Sam Tate, CCIM**

O: 865 777 3035 | C: 865 806 6517  
state@koellamoore.com

**Ryan McElveen, MBA**

O: 865 531 6400 | C: 865 567 0232  
rmcelveen@koellamoore.com

## Property Highlights

- New ownership
- High traffic Alcoa Hwy corridor
- 3 vacancies 1,000 - 3,300 SF avail.
- New facade, new roof, new parking
- ~\$300k capital improvements made
- Across street from new Class A multi-family

### OFFERING SUMMARY

|                      |                  |
|----------------------|------------------|
| <b>Available SF</b>  | 1,000 - 3,300 SF |
| <b>Lease Rate</b>    | Negotiable       |
| <b>Lot Size</b>      | 2.5 Acres        |
| <b>Building Size</b> | 14,500 SF        |

### DEMOGRAPHICS

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

For Lease

Lakemoor

1,000 - 3,300 SF



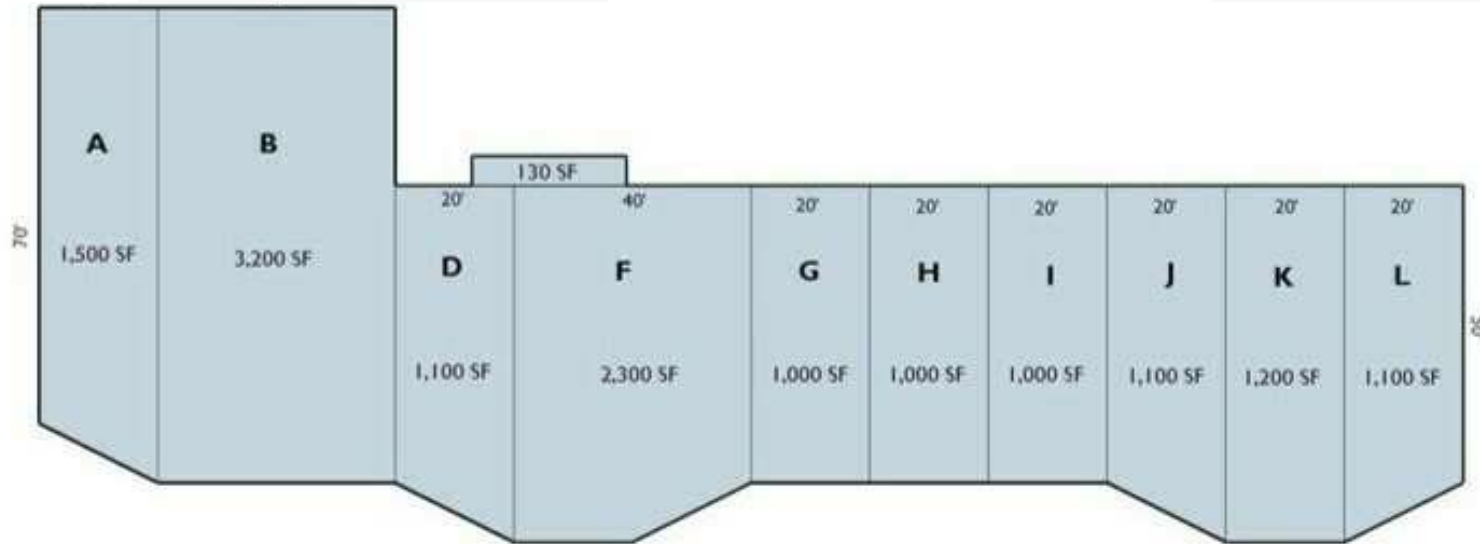
For Lease  
**Lakemoor**  
1,000 - 3,300 SF



For Lease

# Lakemoor

1,000 - 3,300 SF



## LEASE INFORMATION

Lease Type:

MG

Lease Term:

Negotiable

Total Space:

1,000 - 3,300 SF

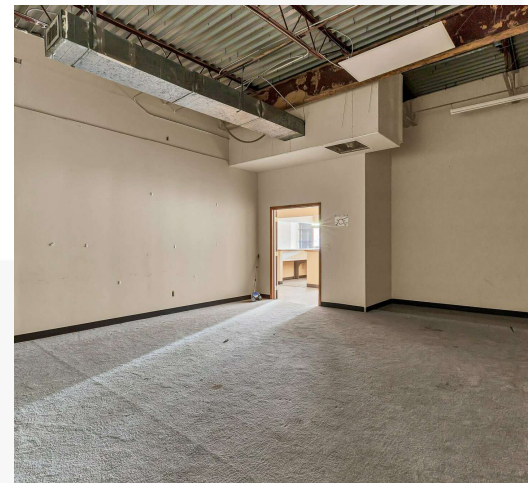
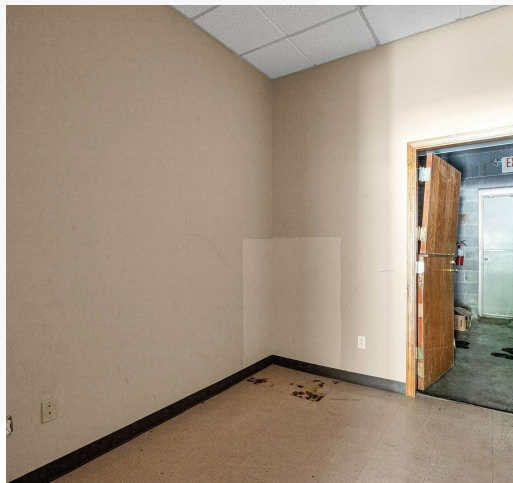
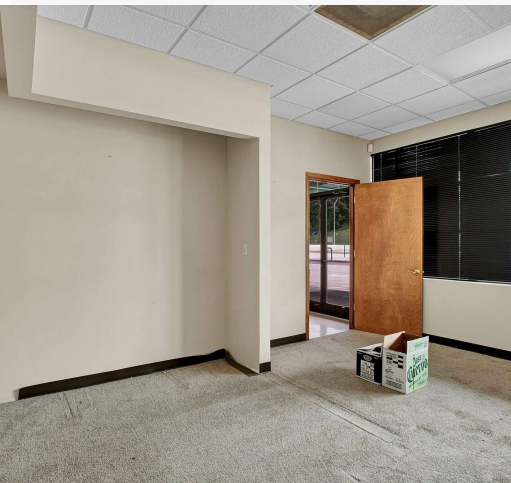
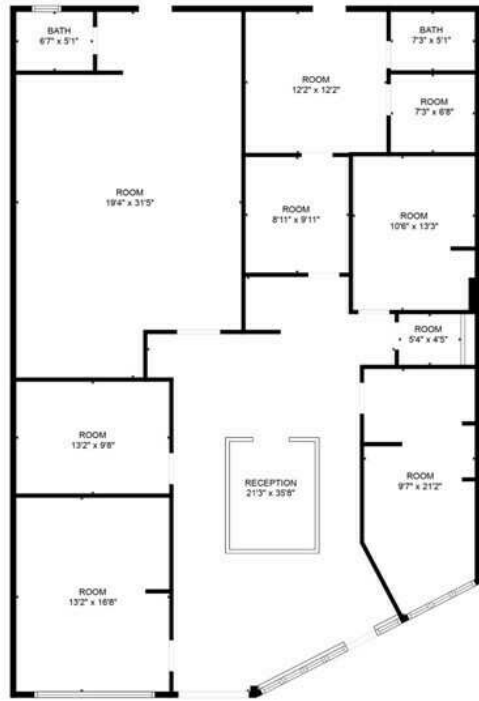
Lease Rate:

Negotiable

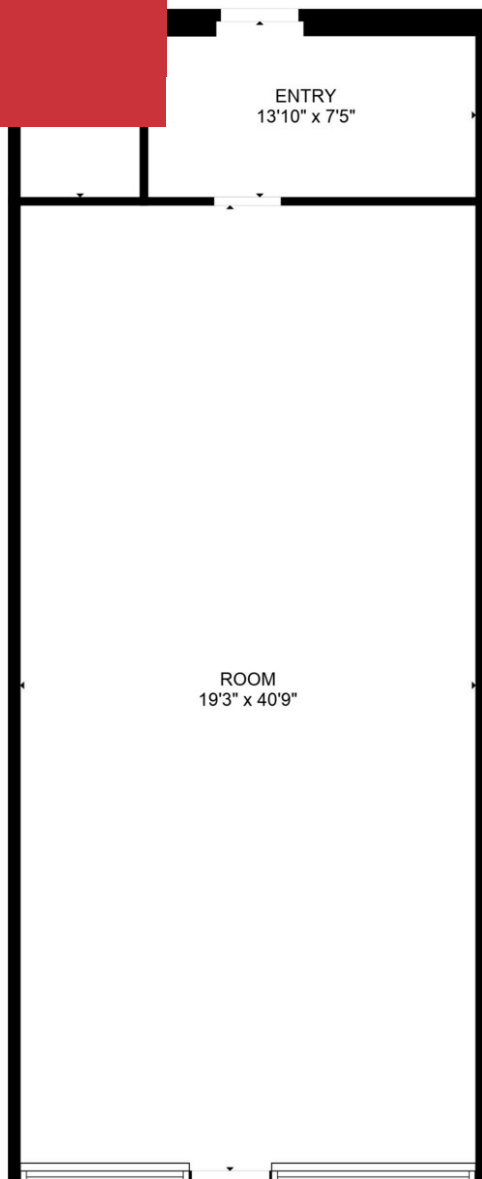
## AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF)        | LEASE TYPE     | LEASE RATE | DESCRIPTION                                                   |
|-------|-----------|------------------|----------------|------------|---------------------------------------------------------------|
| F     | Available | 2,300 - 3,300 SF | Modified Gross | Negotiable | Build out for medical office<br>Could be combined with Unit G |
| G     | -         | 1,000 - 3,300 SF | Modified Gross | Negotiable | Open floorplan<br>Could be combined with Unit E-F             |
| I     | Available | 1,000 SF         | Modified Gross | Negotiable | Open floorplan                                                |

# Unit F

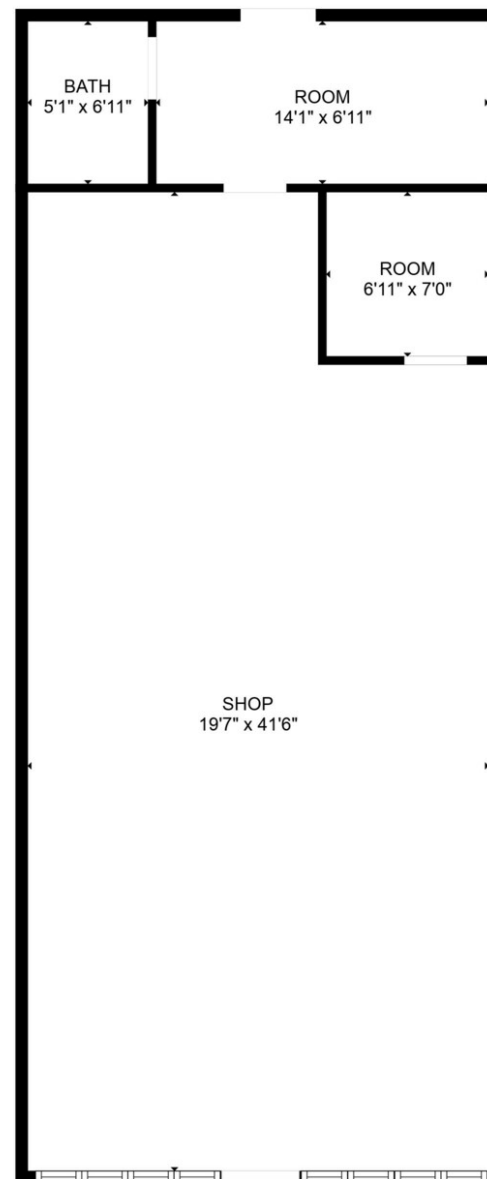


G & I



GROSS INTERNAL AREA  
FLOOR 1: 934 sq. ft  
TOTAL: 934 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



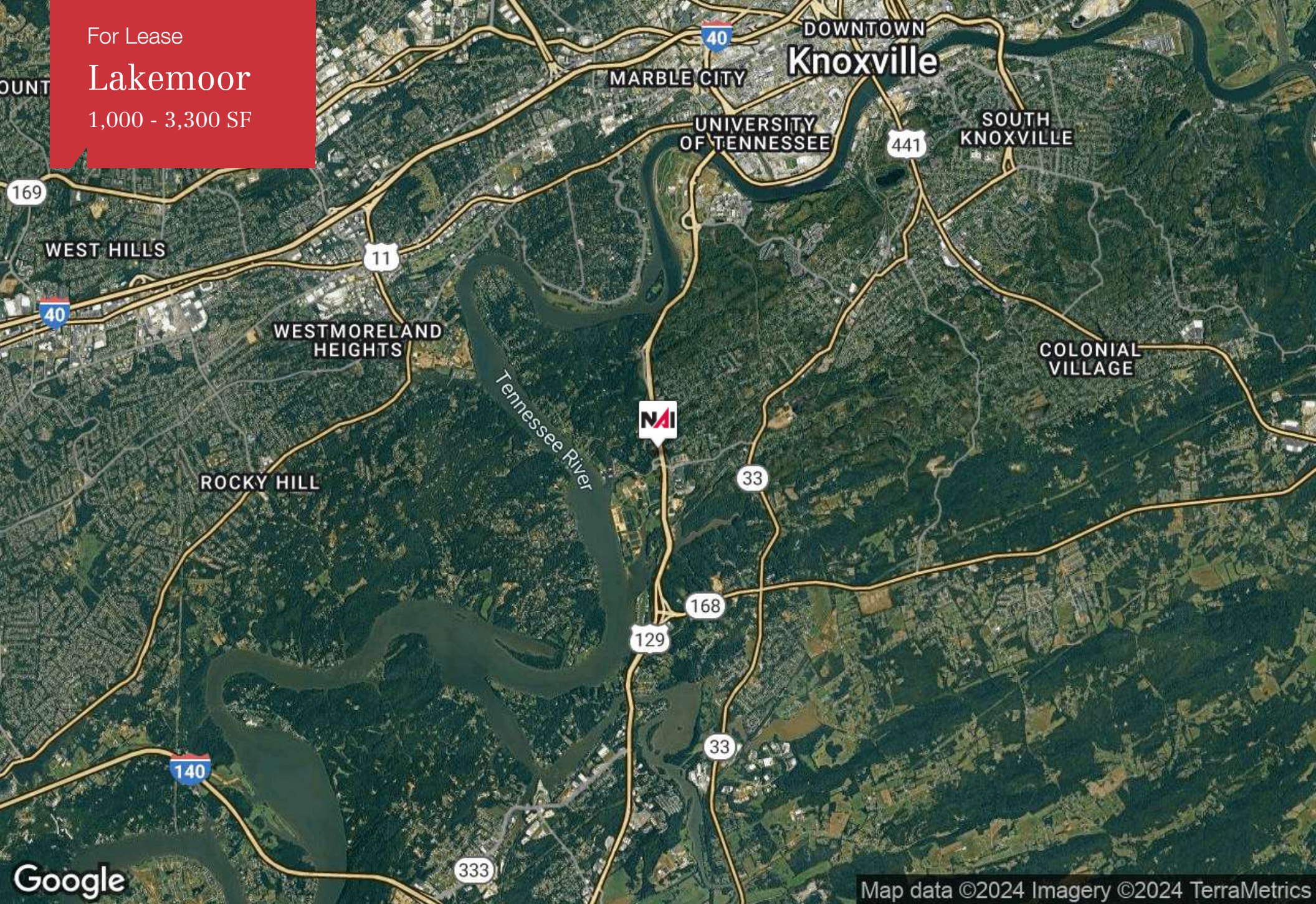
GROSS INTERNAL AREA  
FLOOR 1: 954 sq. ft  
TOTAL: 954 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

For Lease

# Lakemoor

1,000 - 3,300 SF



For Lease

Lakemoor

1,000 - 3,300 SF



### JUSTIN STERLING

Senior Retail Advisor

jsterling@koellamoore.com

Direct: 865.531.6400

### PROFESSIONAL BACKGROUND

After 26 years of sales experience earning consistent achievements for performance and in 16 years dedicated to commercial real estate, Justin closed over 700 retail lease and investment transactions. Justin's recognition by industry and civic leaders is due in part to his commitment to positively impact our clients regardless of the deal size.

From leasing a 1.5 Million SF retail portfolio & working with Simon Property Group (SPG), to representing notable Landlords including DDRS, Regency Centers & Ramco Gershenson, and Rialto Capital, Justin's focus is and has always been in the retail sector. Both in and outside of the industry, proactive community service and exercising volunteer leadership are part his core values.

In 2015 he was appointed by the Mayor of Knoxville to serve on the Business Advisory Council he serves in leadership roles on numerous boards including as President of the East Towne Business Alliance, & as a Committee Chair for the CEO Fellowship in Nashville, TN. Currently, Justin serves on the Government Relations Committee with the state leadership team for the International Council of Shopping Centers (ICSC) and recently served as the Tennessee Legislative Coordinator for the Knoxville Area Association of Realtors (KAAR). Outside the office Justin loves quality time with his Wife, and is an avid enthusiast of performance cars and motorcycles.

### MEMBERSHIPS

NAR, TAR, KAAR  
ICSC

NAI Koella | RM Moore  
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865.531.6400

For Lease

Lakemoor

1,000 - 3,300 SF



**SAM TATE, CCIM**

Senior Advisor

state@koellamoore.com

Direct: 865.777.3035 | Cell: 865.806.6517

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

**NAI Koella | RM Moore**  
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865.531.6400

For Lease

Lakemoor

1,000 - 3,300 SF



**RYAN MCELVEEN, MBA**

Advisor

rmcelveen@koellamoore.com

Direct: 865.531.6400 | Cell: 865.567.0232

**PROFESSIONAL BACKGROUND**

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467)

**EDUCATION**

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

**NAI Koella | RM Moore**  
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865.531.6400