

For Lease

Maryville Office

1,008 SF | \$2,500/Month

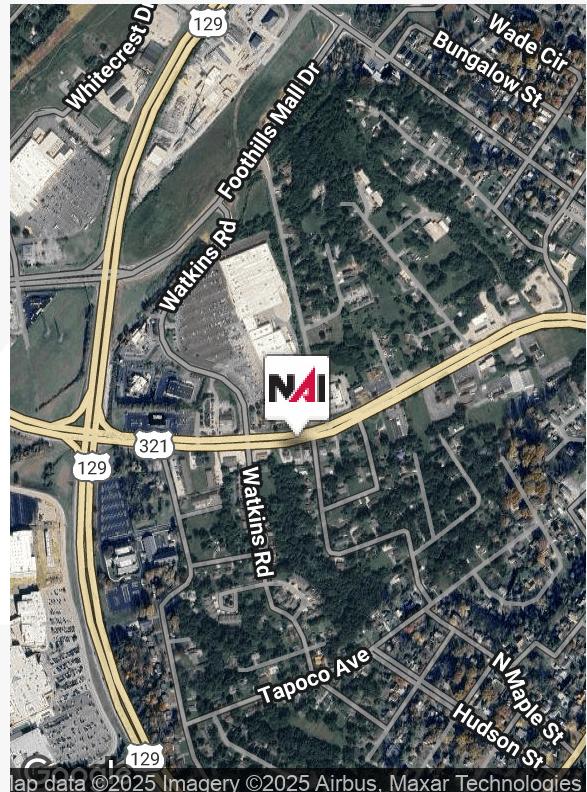


High Visibility Office

904 W Lamar Alexander Parkway
Maryville, Tennessee 37801

Property Highlights

- 2014 Heritage Design award winning property
- Fully renovated and move-in ready with beautiful hardwood floors and new Pella windows throughout
- Large front conference room with vaulted ceilings, 2 offices, work room, full bathroom and kitchen/breakroom
- Covered front porch with Trex decking
- 6 new paved parking spots with driveway access to Dunlap street
- TDOT daily traffic count over 25,000 vehicles
- Prominent two sided stone monument signage
- Convenient location with numerous restaurants and retail within walking distance including Starbucks and Aubrey's



For more information

John Haney, CCIM

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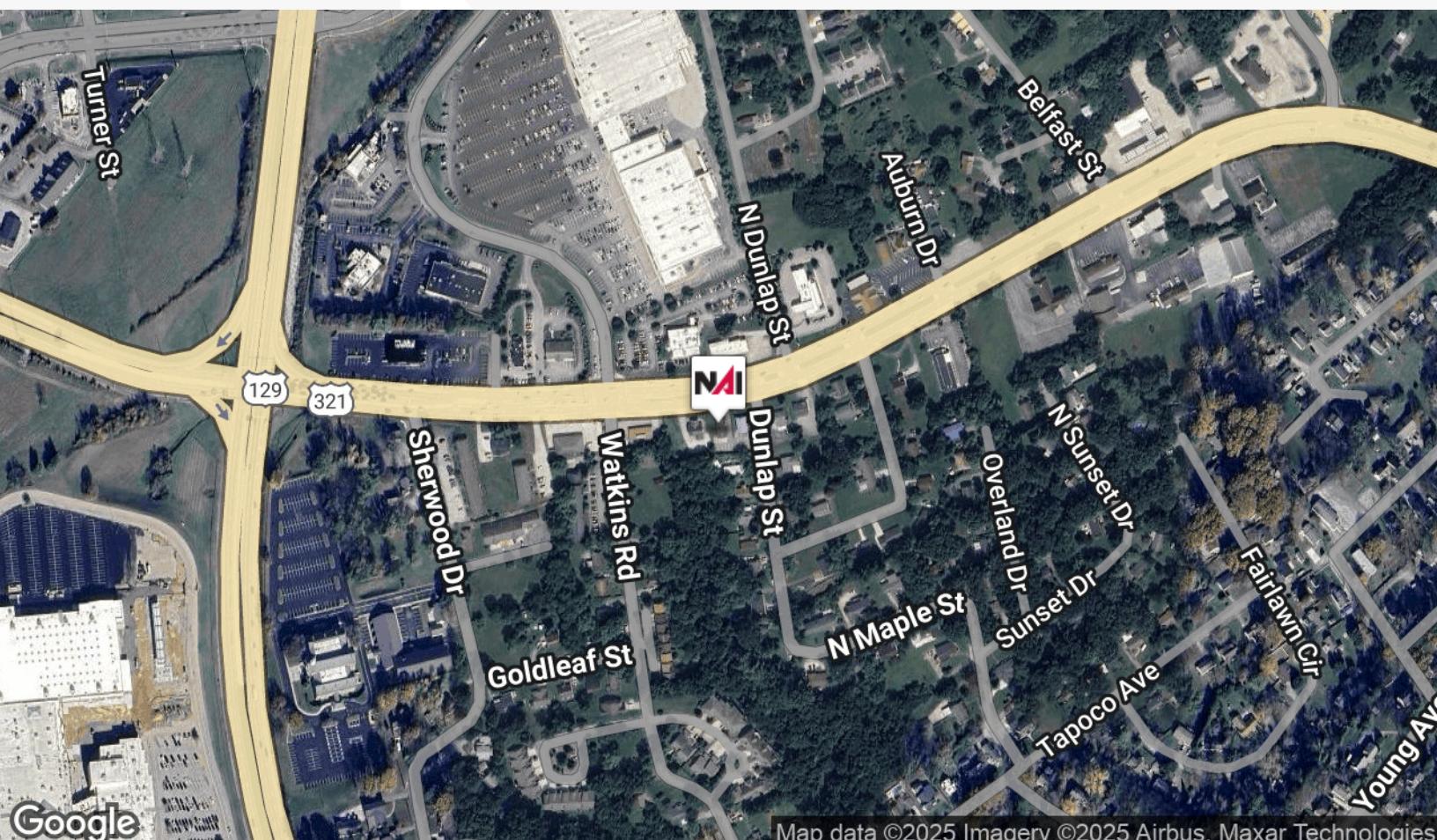
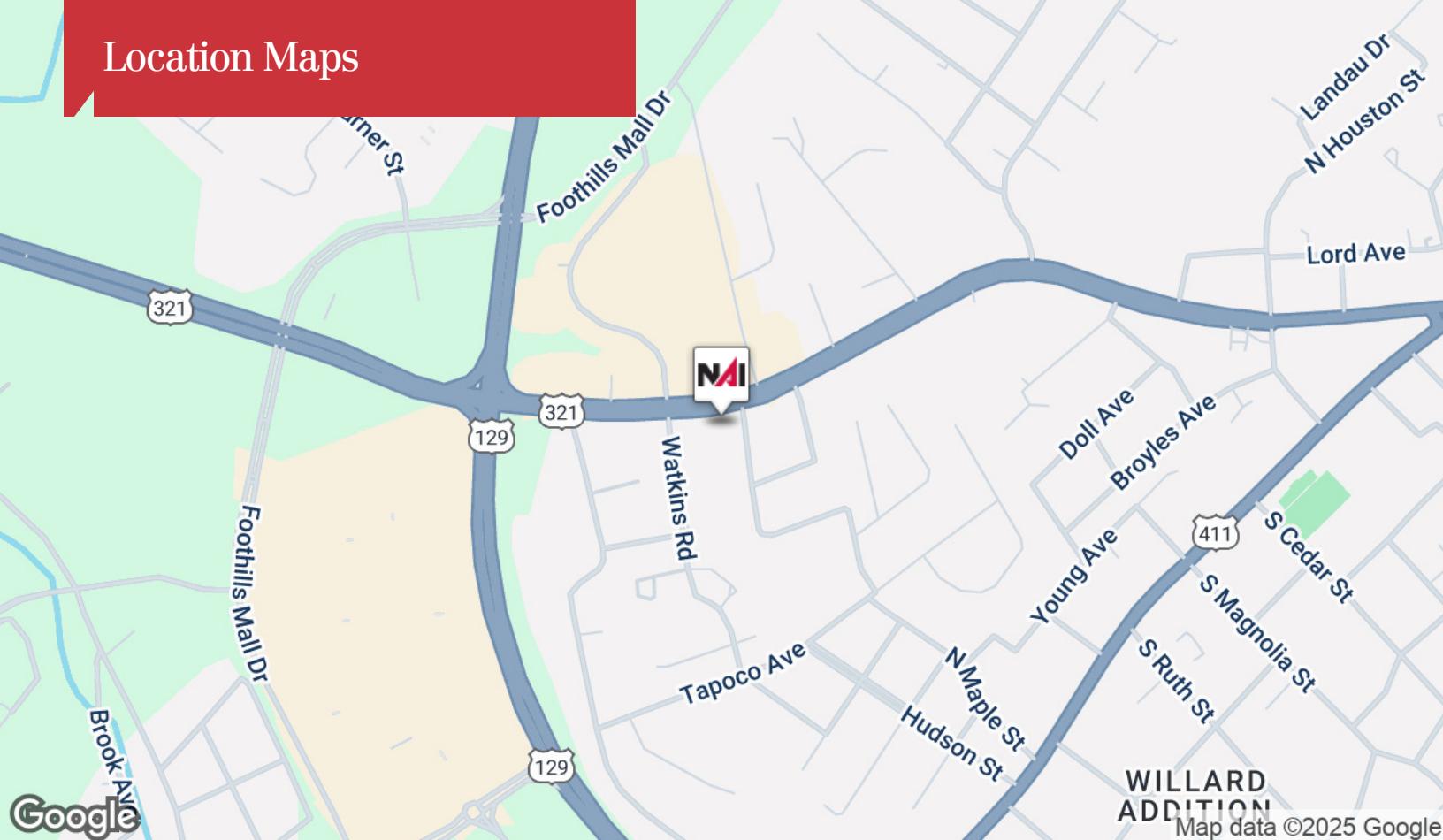
Exterior Photos



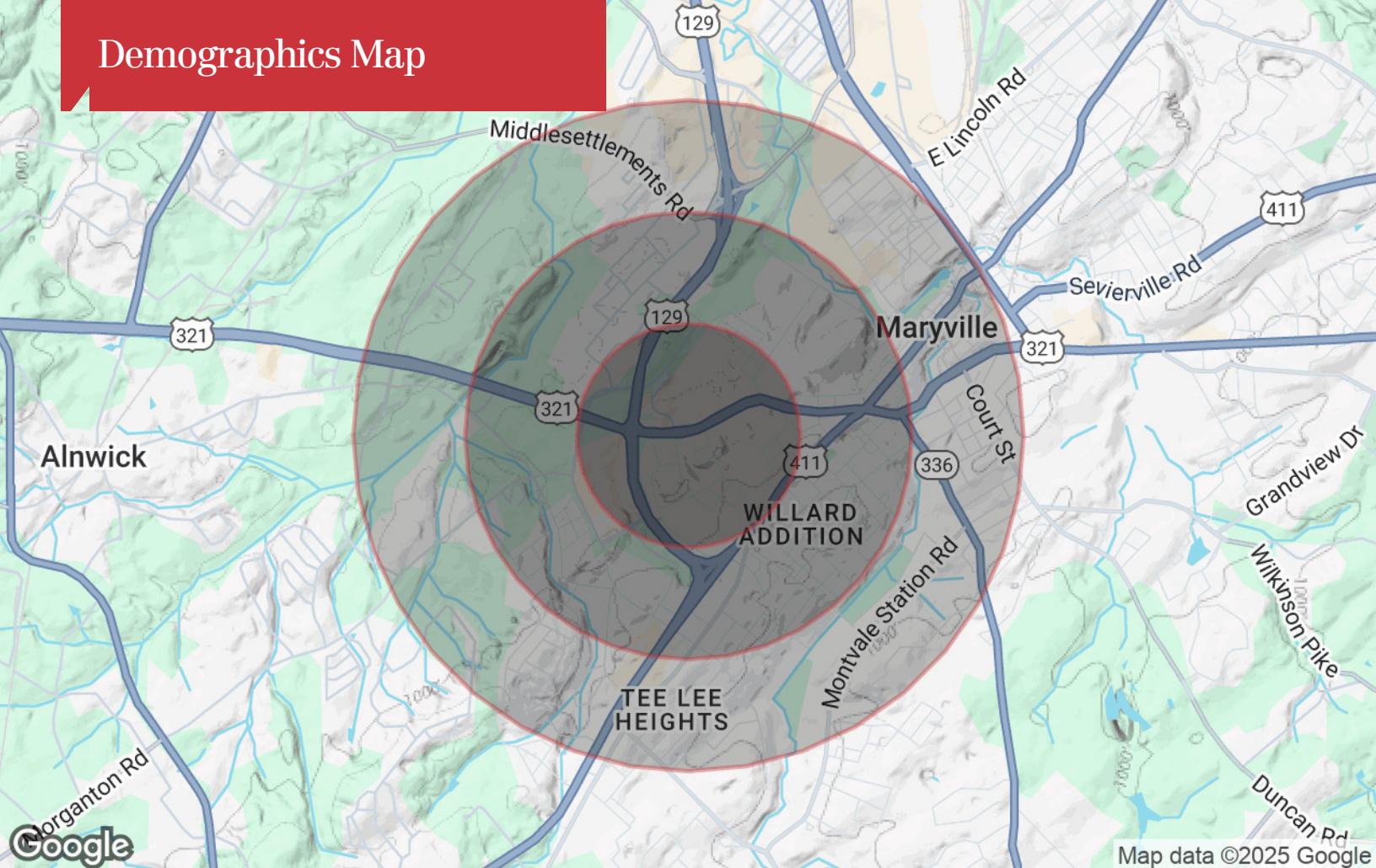
Interior Photos



Location Maps



Demographics Map



Population

	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	1,688	5,471	10,942
MEDIAN AGE	53.3	41.0	38.4
MEDIAN AGE (MALE)	56.3	40.3	38.5
MEDIAN AGE (FEMALE)	52.7	45.0	40.7

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	838	2,743	5,051
# OF PERSONS PER HH	2.0	2.0	2.2
AVERAGE HH INCOME	\$57,985	\$49,312	\$52,718
AVERAGE HOUSE VALUE	\$164,247	\$159,572	\$169,307

Race

	0.5 Miles	1 Mile	1.5 Miles
% WHITE	89.9%	94.0%	94.3%
% BLACK	10.1%	5.2%	4.5%
% ASIAN	0.0%	0.8%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.0%	0.1%

Ethnicity

	0.5 Miles	1 Mile	1.5 Miles
% HISPANIC	0.5%	1.5%	2.3%

* Demographic data derived from 2020 ACS - US Census

Agent Profile

John Haney, CCIM

Senior Advisor

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Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/ Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

Recent Notable Clients

Medical: Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle

Professional: Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Computer Systems Plus, Total Quality Logistics

Industrial: BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

Retail: Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Voodoo Brewing Company

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance

PIN Referral Excellence Organization, Networking Today International

Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014