



# 6221 Riverview Crossing Dr.

Knoxville, Tennessee 37924

## Property Highlights

- **High-Traffic Location:** Situated at a signalized intersection with dual access to Asheville Highway and John Sevier Highway.
- **Interstate Proximity:** Immediate and easy access to I-40, providing regional connectivity to the greater Knoxville MSA.
- **Strong Anchors & National Brands:** Features a mix of destination retailers and national favorites including Subway and Papa Johns.
- **Superior Accessibility:** Ample on-site parking and proximity to other major traffic-generating retail users.

## Offering Summary

<b>Sale Price:</b>	\$4,854,000
<b>Building Size:</b>	44,244 SF
<b>Available SF:</b>	

## Demographics 5 Miles 10 Miles 15 Miles

<b>Total Households</b>	22,995	102,572	175,396
<b>Total Population</b>	54,727	249,603	429,533
<b>Average HH Income</b>	\$76,290	\$75,558	\$86,237

## For More Information

**Lauren Morgan**

O: 865 315 8463

lmorgan@koellamoore.com | TN #13164228



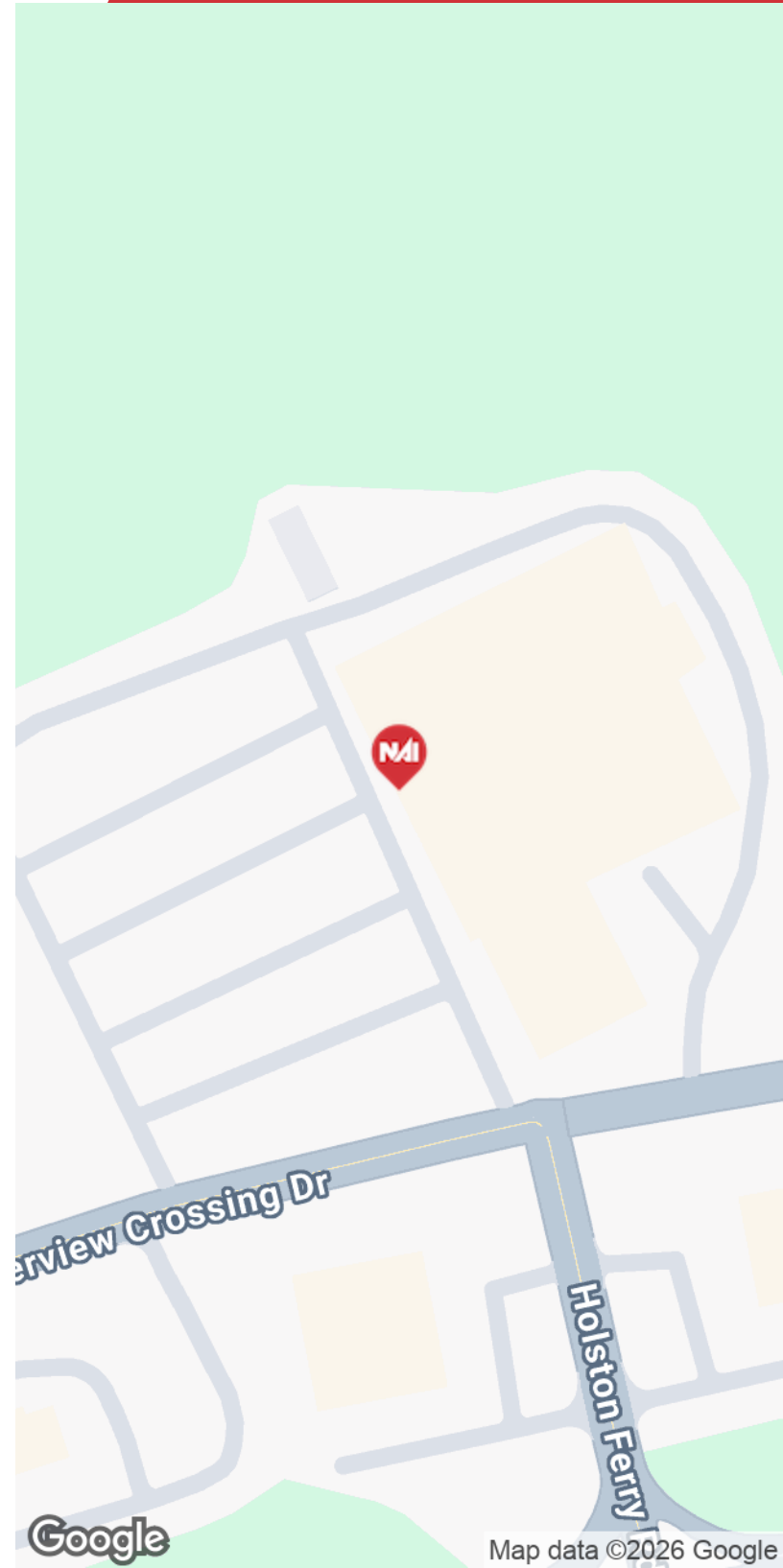
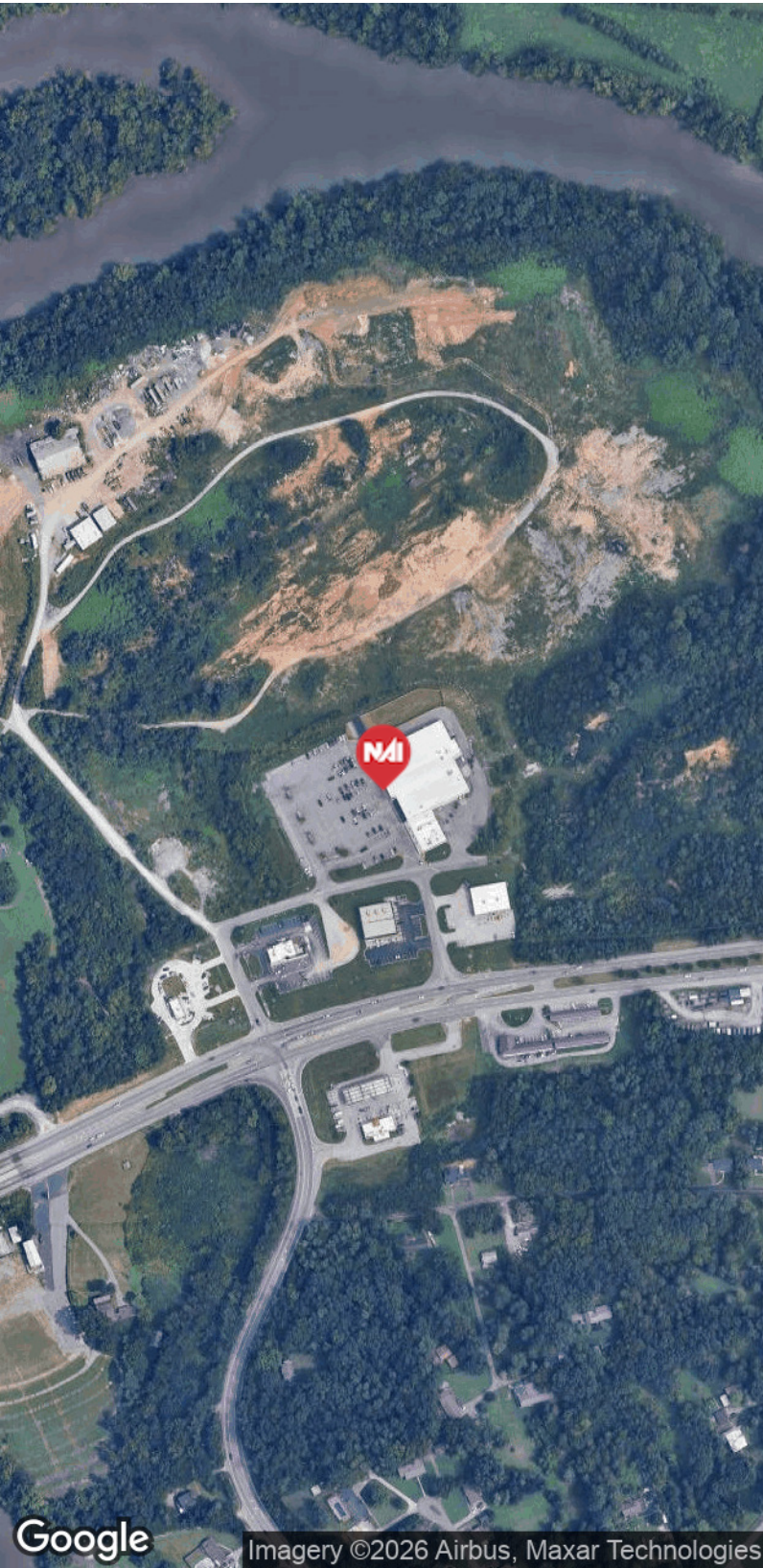
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Knoxville, TN 37923  
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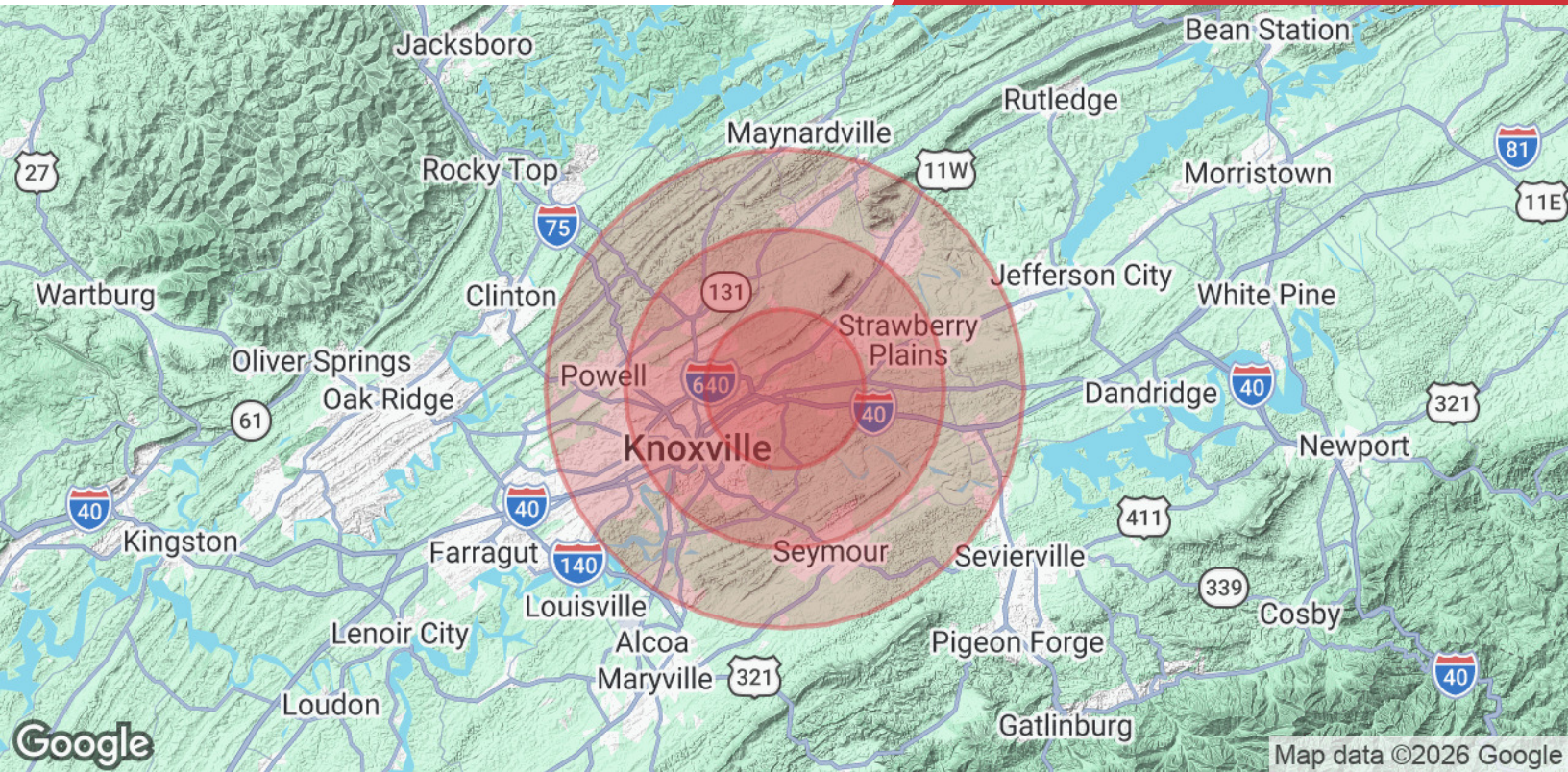
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**Population**

	5 Miles	10 Miles	15 Miles
<b>Total Population</b>	54,727	249,603	429,533
<b>Average Age</b>	40.1	37.8	39.2
<b>Average Age (Male)</b>	36.7	36.6	38.0
<b>Average Age (Female)</b>	42.6	39.1	40.3

**Households & Income**

	5 Miles	10 Miles	15 Miles
<b>Total Households</b>	22,995	102,572	175,396
<b># of Persons per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$76,290	\$75,558	\$86,237
<b>Average House Value</b>	\$236,979	\$247,432	\$280,924

\* Demographic data derived from 2020 ACS - US Census



## Lauren Morgan

Advisor

lmorgan@koellamoore.com

Direct: 865.315.8463 | Cell: 865.315.8463

## Professional Background

Lauren Morgan is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in Retail and Office Tenant/Landlord Representation. Lauren's goal is to efficiently help her clients find the best location that will lead to their success and profitability. She takes her experience, attention to detail, and ability to complete tasks at an efficient rate and applies it to every client.

Notable Tenant rep accounts include:

Freddy's Custard and Steamburgers

Dutch Bros

Johnny Brusco's

Paymore

Curo Group Holdings

Little Caesars

Edward Jones

## Memberships

National Association of Realtors

East Tennessee Association of Realtors

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