

For Lease

# Foothills Marketplace

1,125 - 2,670 SF | \$15.00 - 22.00 SF NNN



## 355 Gill St

Alcoa, Tennessee 37701

### Property Highlights

- Located near Downtown Maryville.
- Monument and building signage with great visibility.
- Ample Parking with additional rear parking.

### Property Description

- Suite 110 - Former restaurant space with drive-thru window.
- Suite 105 - Former Fitness space with breezeway and rear entry.
- Suite 108B - Open space with backroom and bathroom.

### Available Suites

Spaces	Lease Rate	Size (SF)
Suite 110	\$22.00 SF	2,670
Suite 105	\$15.00 SF	2,500
Suite 108B	\$15.00 SF	1,125



For more information

**John Haney, CCIM**

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**Alex Webber**

O: 865 531 6400  
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# Exterior Photos



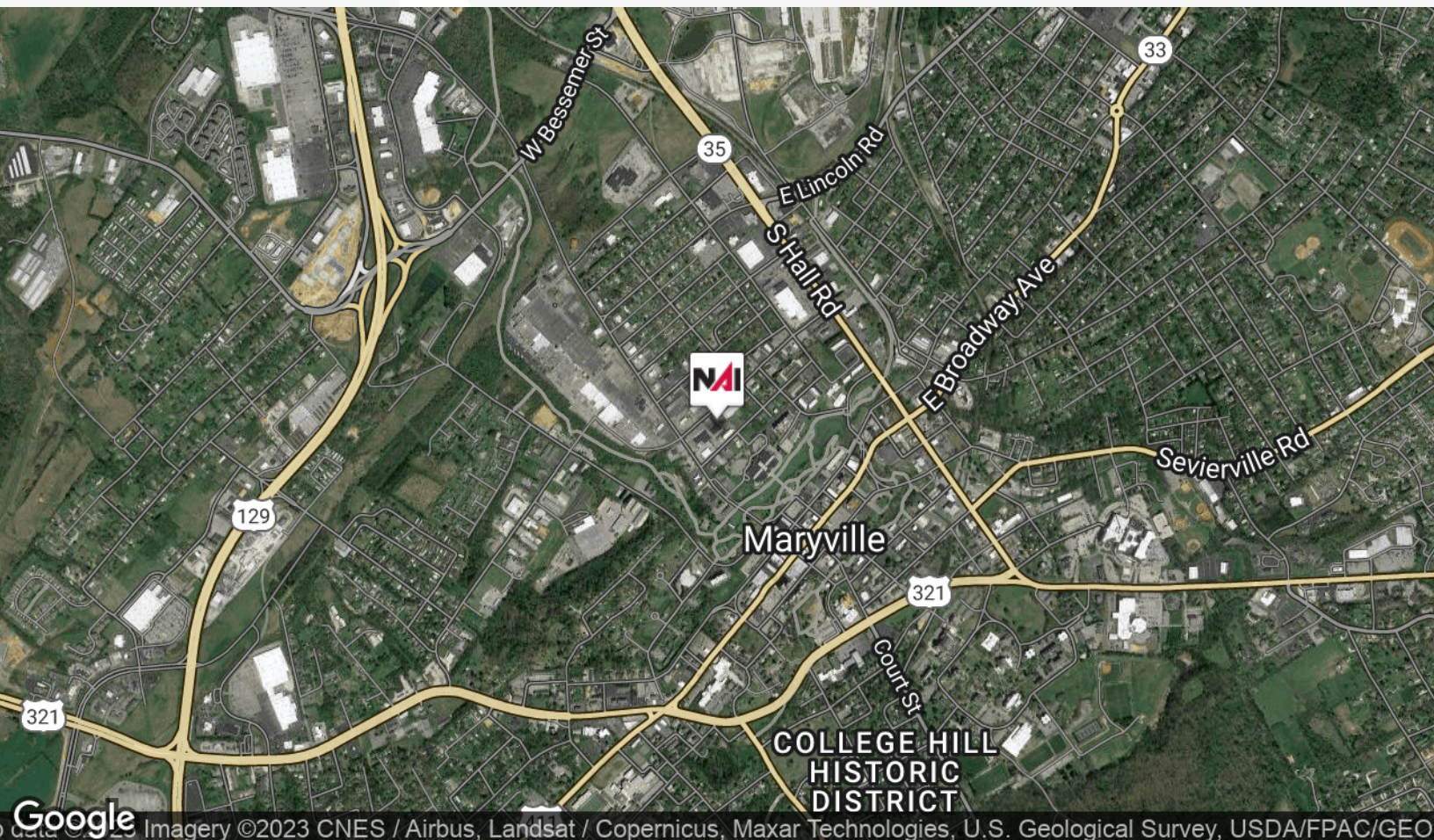


# Exterior Photos



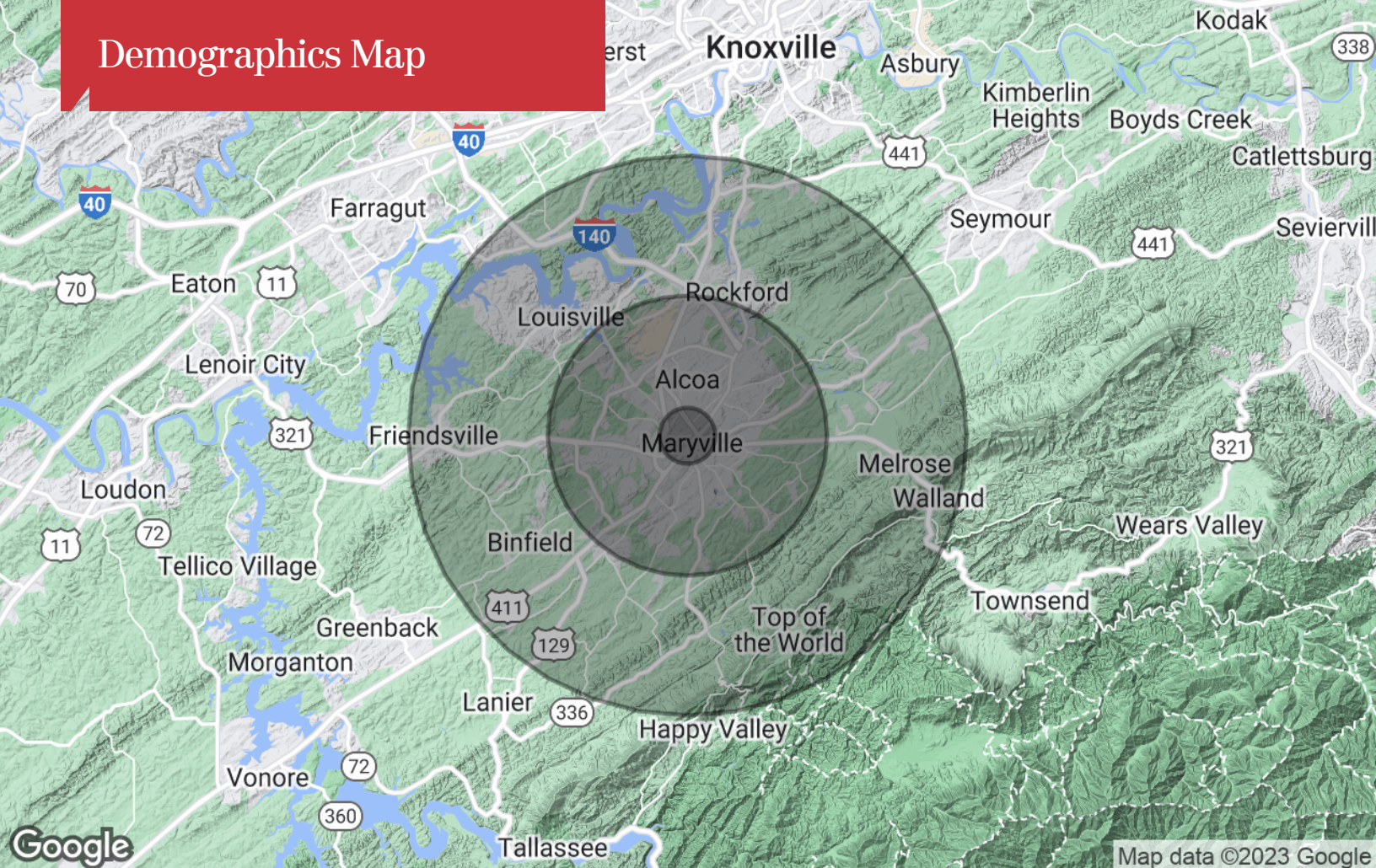


# Location Maps





# Demographics Map



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	134	6,226	41,631
MEDIAN AGE	41.4	37.9	36.8
MEDIAN AGE (MALE)	35.8	37.0	34.9
MEDIAN AGE (FEMALE)	45.0	38.5	38.1
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	57	2,403	16,230
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$47,067	\$53,385	\$58,752
AVERAGE HOUSE VALUE	\$237,155	\$182,780	\$188,807
<b>Race</b>			
% WHITE	100.0%	97.2%	87.7%
% BLACK	0.0%	1.4%	8.1%
% ASIAN	0.0%	0.0%	0.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.4%	0.4%
% OTHER	0.0%	1.0%	3.7%
<b>Ethnicity</b>			
% HISPANIC	0.0%	3.5%	14.2%

\* Demographic data derived from 2020 ACS - US Census

# Agent Profile

## John Haney, CCIM

### Senior Advisor

Office: 865.777.3048

Cell: 865.228.0673

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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



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# Agent Profile

**Alex Webber**

Advisor

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## Specialties

Alex Webber is a Commercial Real Estate Advisor with NAI Koella | RM Moore. Alex focuses primarily on land sales and ground leases, retail and investment properties, tenant representation and site selection. He works throughout East Tennessee and especially in Blount County and Sevier County. His primary goal is helping his clients identify the perfect location and property in which to establish or relocate their business.

## Background & Experience

Alex grew up in Maryville, Tennessee. Alex credits his family's history with business ownership for sparking his interest in commercial real estate. This history helps with visualizing potential properties for clients and providing a keen eye for details.

Alex graduated from Maryville High School in 2013. Prior to earning his affiliate broker real estate license in 2021, he worked for Admiral Title Company in Knoxville as a Closing Specialist. This experience provided a valuable real estate experience and launched his interest in the commercial field.

Alex is actively involved with the Young Professionals groups in the Blount County Chamber and the Farragut/West Knox Chamber of Commerce.

## Memberships & Affiliations

Knoxville Area Association of REALTORS

Farragut/West Knox Chamber of Commerce

Blount County Chamber of Commerce

Loudon County Chamber of Commerce

Downtown Referral Excellence Organization



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