



657 East Broadway

657 E. Broadway Blvd., Suite D
Jefferson City, Tennessee 37760

Property Highlights

- Office/Medical Space consisting of 2,574 square feet
- \$12.00 PSF + \$1.00 PSF CAM; Tenant pays utilities and janitorial services
- Walk up to the door entry
- Numerous office/exam rooms, large reception waiting area
- Located in the heart of Jefferson City with easy access to the space

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,574 SF
Lot Size:	0.52 Acres
Building Size:	6,072 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	374	7,852	24,335
Total Population	1,056	21,460	63,789
Average HH Income	\$44,977	\$47,549	\$51,820

Michelle Gibbs
Senior Advisor | 865.862.6417
mgibbs@koellamoore.com





PROPERTY DESCRIPTION

The property consists of 2,574 square feet of medical/office space. The space has a large reception area with check-in counter, numerous exam rooms, lab area and break room.

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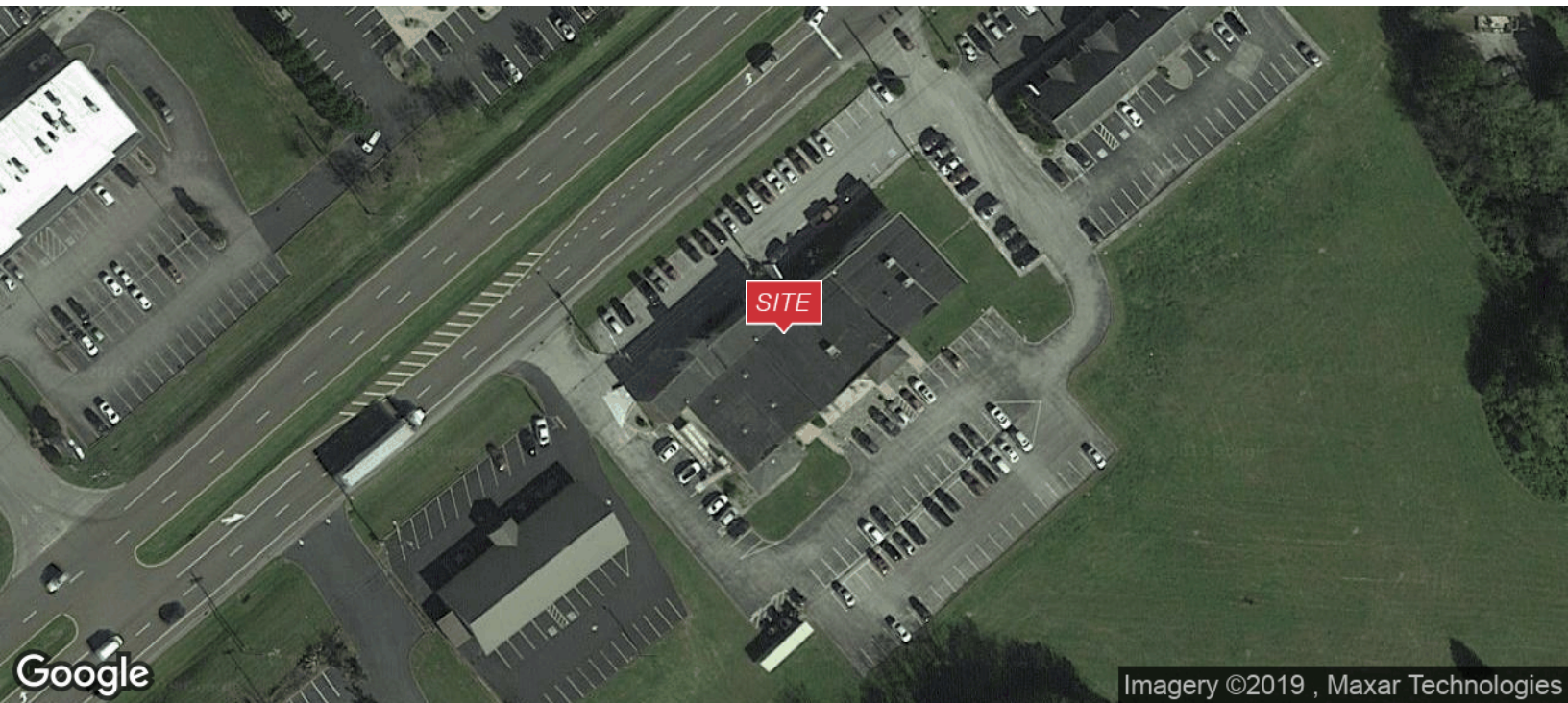
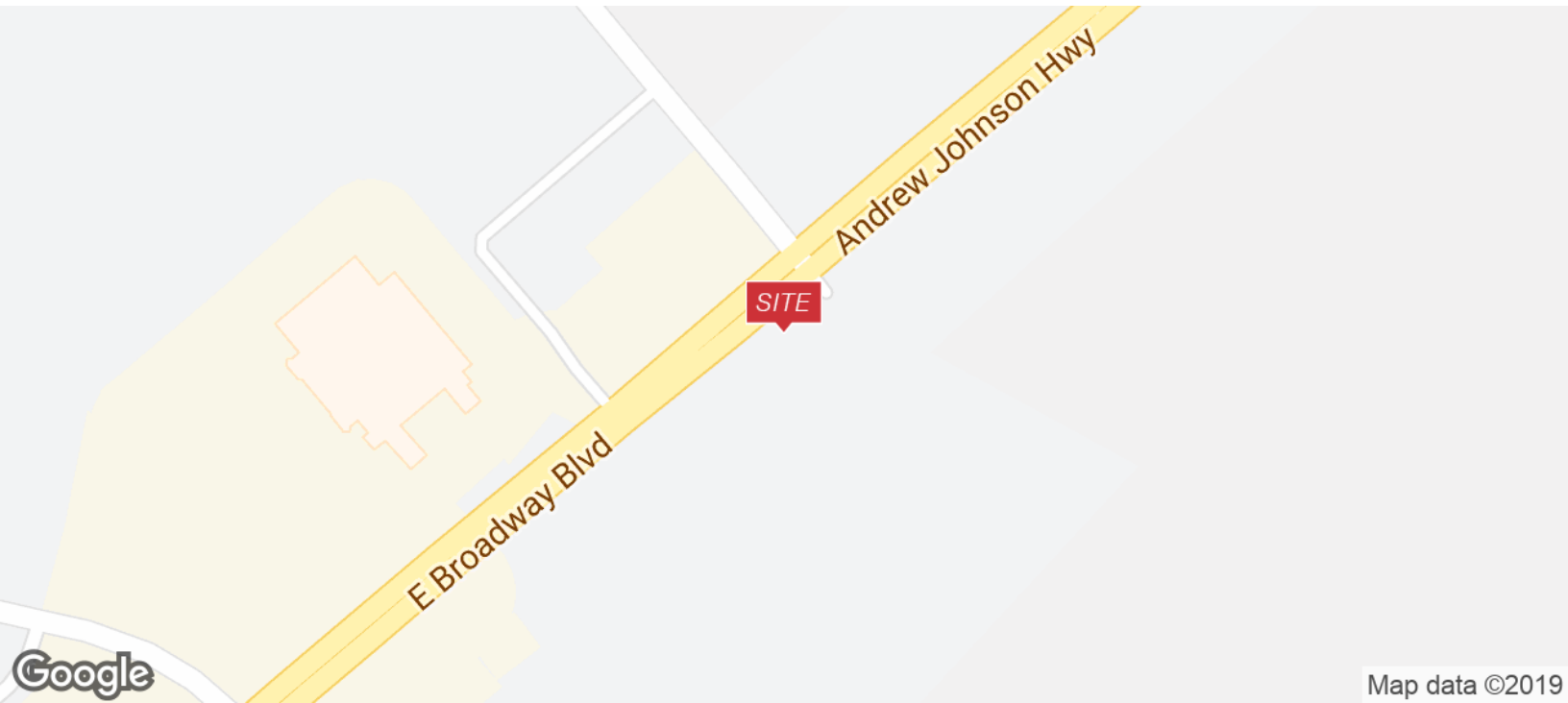
FOR LEASE



MEDICAL



2,574 SF

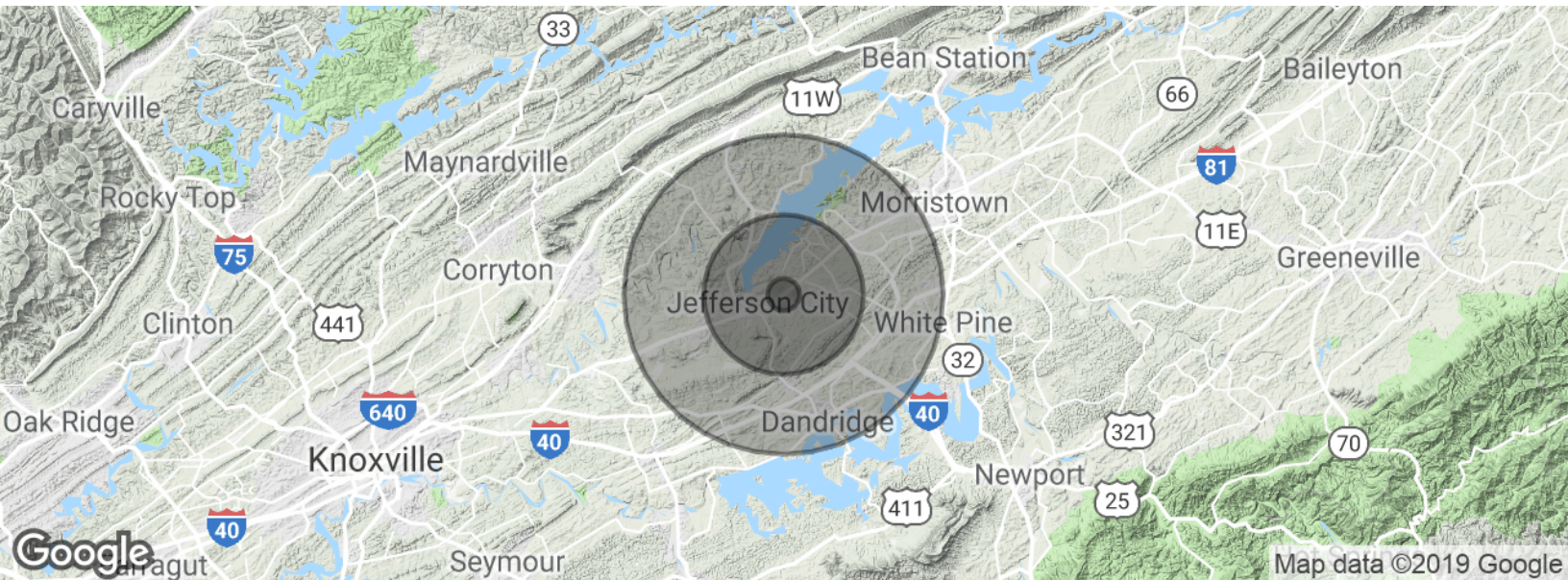


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,056	21,460	63,789
Median age	31.7	35.1	39.2
Median age (Male)	30.0	33.6	37.6
Median age (Female)	32.9	36.4	40.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	374	7,852	24,335
# of persons per HH	2.8	2.7	2.6
Average HH income	\$44,977	\$47,549	\$51,820
Average house value	\$133,921	\$146,939	\$158,991

* Demographic data derived from 2010 US Census



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**MICHELLE GIBBS**

Senior Advisor

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PROFESSIONAL BACKGROUND

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

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