

For Lease

Bearden Hill Office/Retail

3,406 SF | \$21 SF NNN

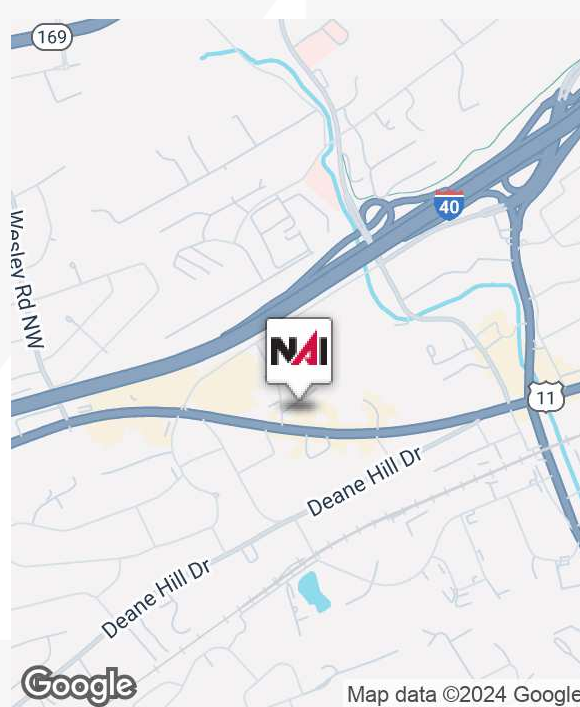


6601 Kingston Pike

Knoxville, Tennessee 37919

Property Highlights

- Prominent location on Bearden Hill.
- High visibility Kingston Pike frontage.
- Building and street signage available.
- 10 offices, conference room, reception, large work room with kitchen and 2 bathrooms.
- Available for sublease approximately February 1, 2025.
- Currently configured for office use but could also be used for retail or medical.



For more information

Alex Webber

O: 865 531 6400
awebber@koellamoore.com

John Haney, CCIM

O: 865 531 6400
jhaney@koellamoore.com

Exterior Photos



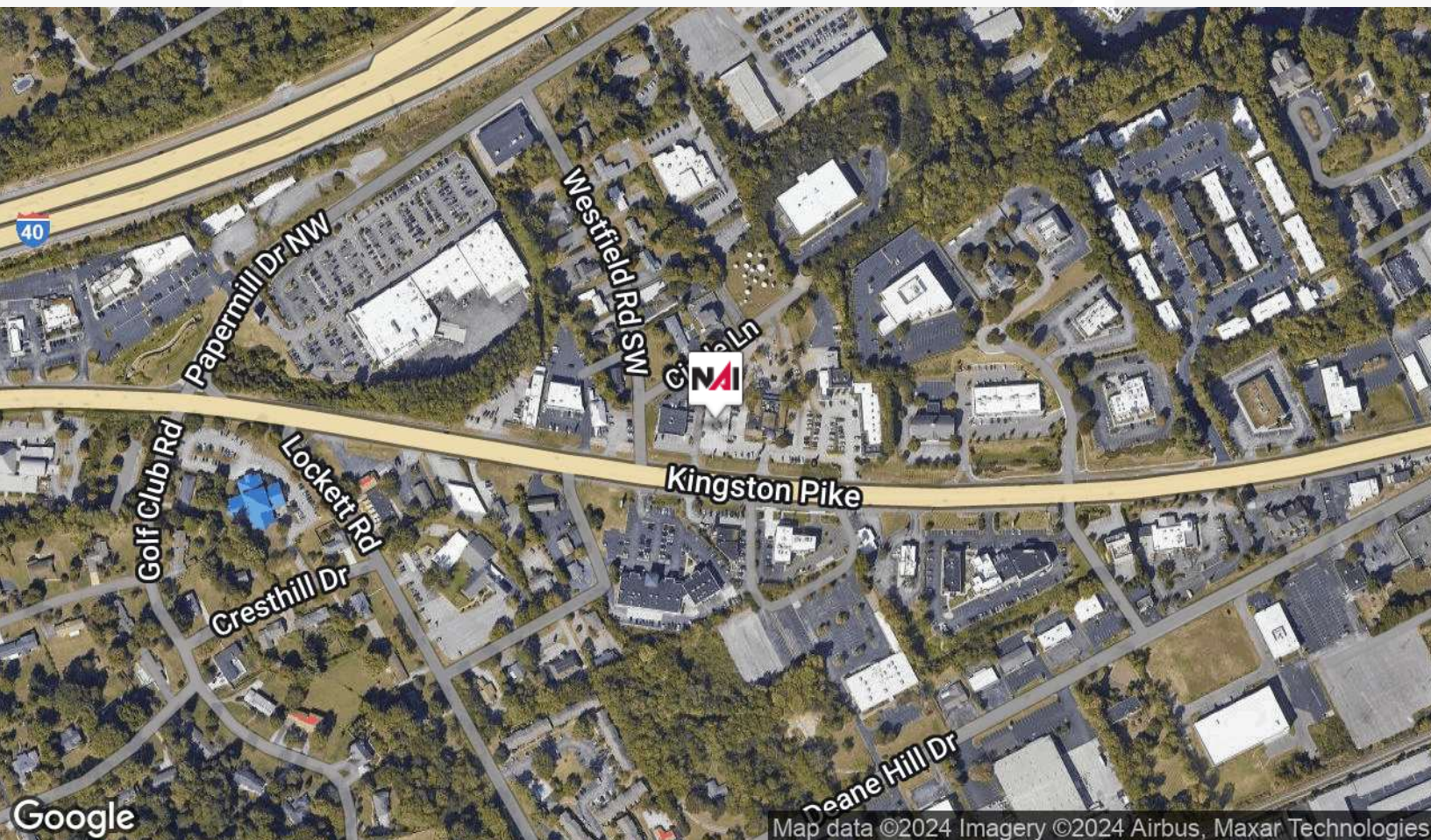
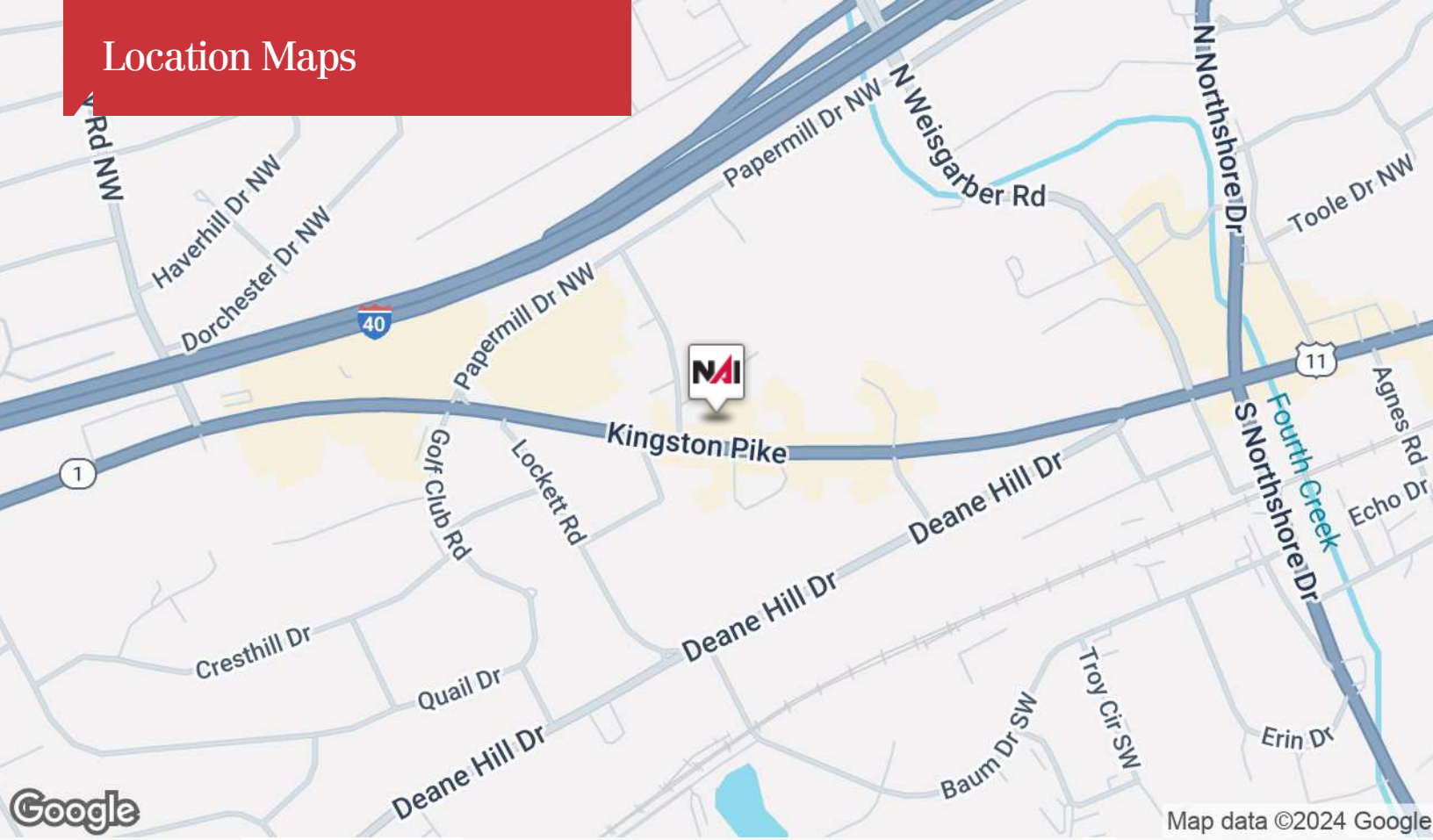
Interior Photos



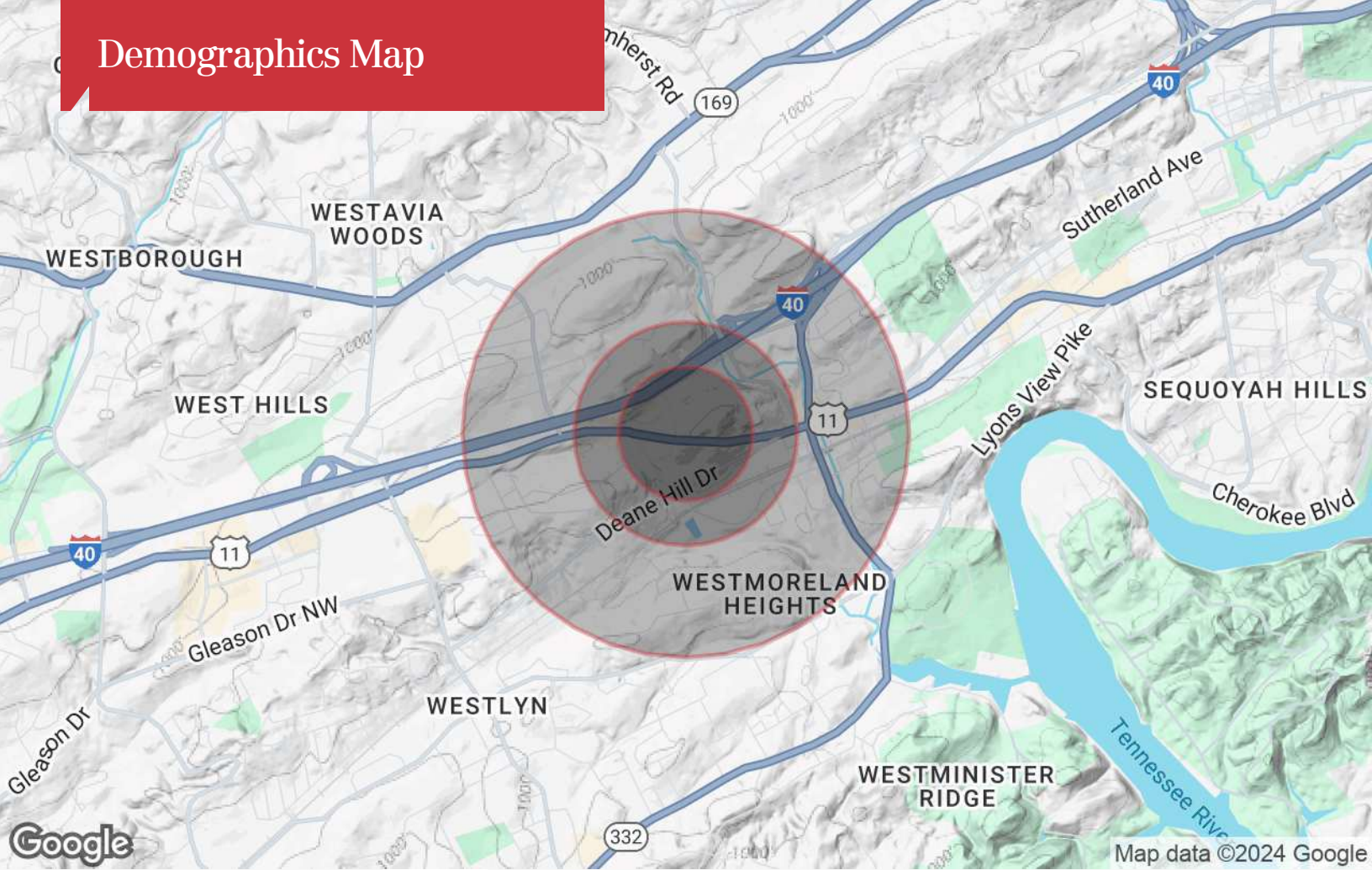
Interior Photos



Location Maps



Demographics Map



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	289	1,081	5,250
MEDIAN AGE	39	38	40
MEDIAN AGE (MALE)	38	38	39
MEDIAN AGE (FEMALE)	39	39	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	156	560	2,501
# OF PERSONS PER HH	1.9	1.9	2.1
AVERAGE HH INCOME	\$123,112	\$113,994	\$124,613
AVERAGE HOUSE VALUE	\$589,804	\$554,468	\$558,584

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	74.0%	74.2%	81.0%
% BLACK	6.5%	8.2%	7.7%
% ASIAN	13.0%	12.3%	8.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	6.2%	5.1%	3.0%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	9.3%	8.5%	6.5%

* Demographic data derived from 2020 ACS - US Census

Agent Profile



John Haney, CCIM

Senior Advisor

Office: 865.777.3048

Cell: 865.228.0673

jhaney@koellamoore.com

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, Dobbs Orthodontics, Buckeye Home Medical

Professional: K&P Remodeling, Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Total Quality Logistics, Concord Title

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, Christmas Decor Plus More, Big O Tires

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, Vice President

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



255 N Peters Rd, Suite 101
Knoxville, TN 37932
+1 865 531 6400

963 Dolly Parton Pkwy
Sevierville, TN 37862
+1 865 453 8111

koellamoore.com

Agent Profile

Alex Webber



Advisor

Office: 865.357.1330

Cell: 865.202.3007

awebber@koellamoore.com

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



255 N Peters Rd, Suite 101
Knoxville, TN 37932
+1 865 531 6400

963 Dolly Parton Pkwy
Sevierville, TN 37862
+1 865 453 8111

koellamoore.com