



## Rocky Hill Flex Space

1268 Rocky Hill Road  
Knoxville, Tennessee 37919

### Property Highlights

- Rare flex space in the heart of Rocky Hill
- Approximately 4 miles from Interstate 40
- Reception area, three private offices, kitchen/break room, and two restrooms
- Warehouse with drive-in roll-up door
- Ideal for office, service, or warehouse users
- Triple Net Expense \$2.75 psf
- Rare leasing opportunity in a high-demand West Knoxville location

### Property Overview

### Offering Summary

Lease Rate:	\$16 SF/yr (NNN)
Building Size:	12,790 SF
Available SF:	1,352 SF
Lot Size:	

### Demographics 0.25 Miles 0.5 Miles 1 Mile

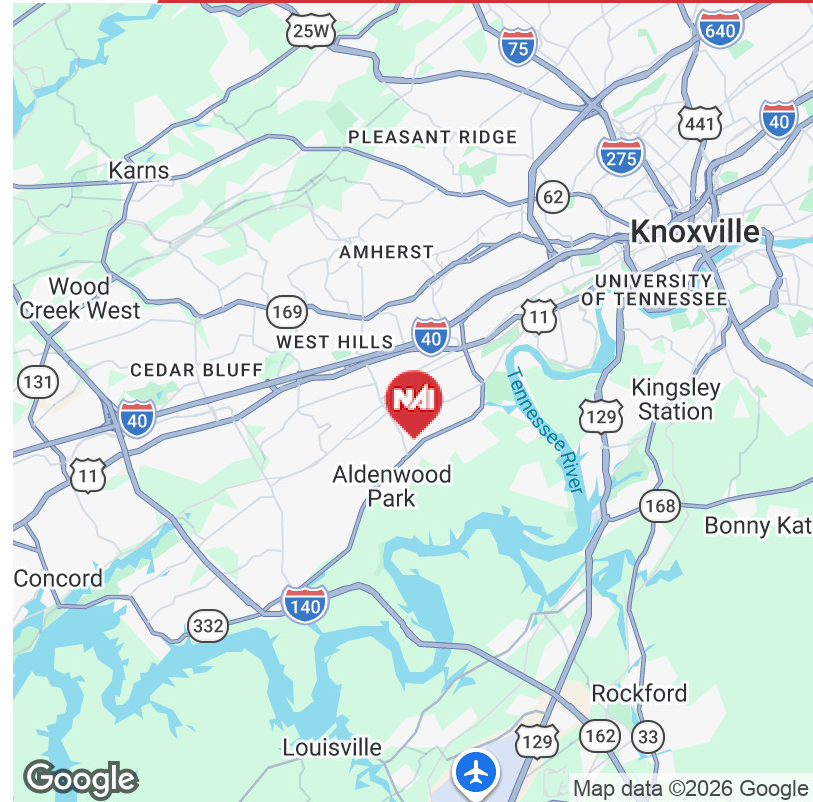
	0.25 Miles	0.5 Miles	1 Mile
Total Households	158	640	2,383
Total Population	368	1,499	5,689
Average HH Income	\$175,716	\$160,550	\$160,711

### For More Information

**Mary Ellen Kilburn**

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## Offering Summary

<b>Lease Rate:</b>	\$16 SF/yr (NNN)
<b>Building Size:</b>	12,790 SF
<b>Available SF:</b>	1,352 SF
<b>Zoning:</b>	C-G-2 General Commercial
<b>Market:</b>	Rocky Hill

## Property Overview

Flex space available at 1268 Rocky Hill Road in the rear of Rocky Hill Shopping Center. The space includes a reception area, three private offices, kitchen/break room, two restrooms, and a warehouse with a drive-in roll-up door. A great fit for service businesses, contractors, light distribution, or any company needing both office and warehouse space. Convenient West Knoxville location with easy access to I-40/I-75.







Population	0.25 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	368	1,499	5,689
<b>Average Age</b>	45.5	45.6	45.1
<b>Average Age (Male)</b>	46.4	44.3	42.7
<b>Average Age (Female)</b>	44.0	45.7	45.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	158	640	2,383
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$175,716	\$160,550	\$160,711
<b>Average House Value</b>	\$472,494	\$426,585	\$451,516

2023 American Community Survey (ACS)



## Mary Ellen Kilburn

Senior Advisor

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### Professional Background

Mary Ellen Kilburn is a Senior Advisor with NAI Koella | RM Moore, specializing in entertainment, experiential retail, hospitality, land, and landlord/tenant representation across East Tennessee.

She has built a niche working with owners, developers, and operators on site selection, leasing, sales, and business development for tourism-driven and mixed-use projects throughout Knoxville, Sevier County, and surrounding markets.

Before joining NAI, Mary Ellen worked in sales, marketing, leasing, and business development for family entertainment and commercial projects, including her role with The Mountain Mile Entertainment District in Pigeon Forge. Her earlier career with Frito-Lay in sales, operations, and market management continues to shape her practical, relationship-driven approach to commercial real estate.

### Education

B.S. in Marketing from Louisiana State University

### Memberships

CREW East Tennessee, Founding Member

Knoxville Area Association of REALTORS®

ICSC — Innovating Commerce Serving Communities

IAAPA — International Association of Amusement Parks and Attractions

Urban Land Institute

CCIM Board Volunteer

American Clamping Association

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