



For Lease

# Retail Property

2,330 SF | \$16.00 SF/yr

## 5115 Homberg Dr

Knoxville, Tennessee  
37919

### Property Highlights

- 2,330 SF with mezzanine
- Two walk in coolers
- Located in Homberg Shopping Area
- Triple Net Expense is \$3.87 PSF

### Property Description

Located in the heart of Bearden area surrounded by upscale restaurants and retailers. Space is approximately 2,330 SF and was a former butcher shop.

For more information

**Mary Ellen Kilburn**

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Please call Agent for more details.

### OFFERING SUMMARY

|                      |                     |
|----------------------|---------------------|
| <b>Available SF</b>  | 2,330 SF            |
| <b>Lease Rate</b>    | \$16.00 SF/yr (NNN) |
| <b>Lot Size</b>      | 57791.0 Acres       |
| <b>Building Size</b> | 16,548 SF           |

### DEMOGRAPHICS

| Stats           | Population | Avg. HH Income |
|-----------------|------------|----------------|
| <b>1 Mile</b>   | 4,636      | \$78,301       |
| <b>5 Miles</b>  | 143,336    | \$66,891       |
| <b>10 Miles</b> | 374,471    | \$71,287       |

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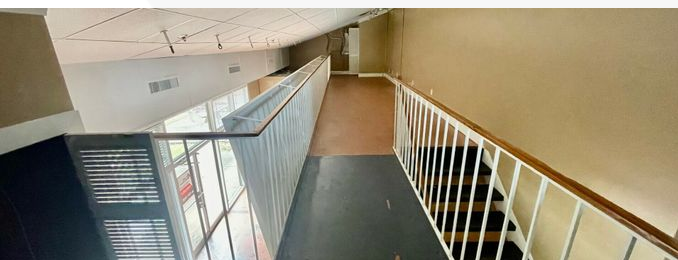
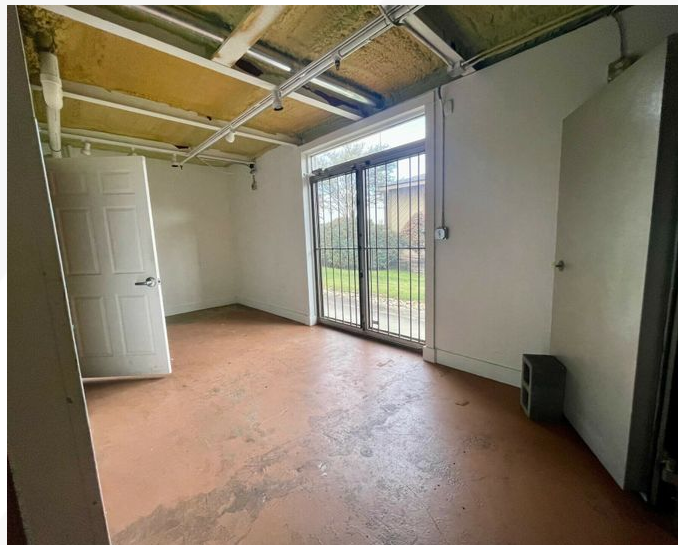
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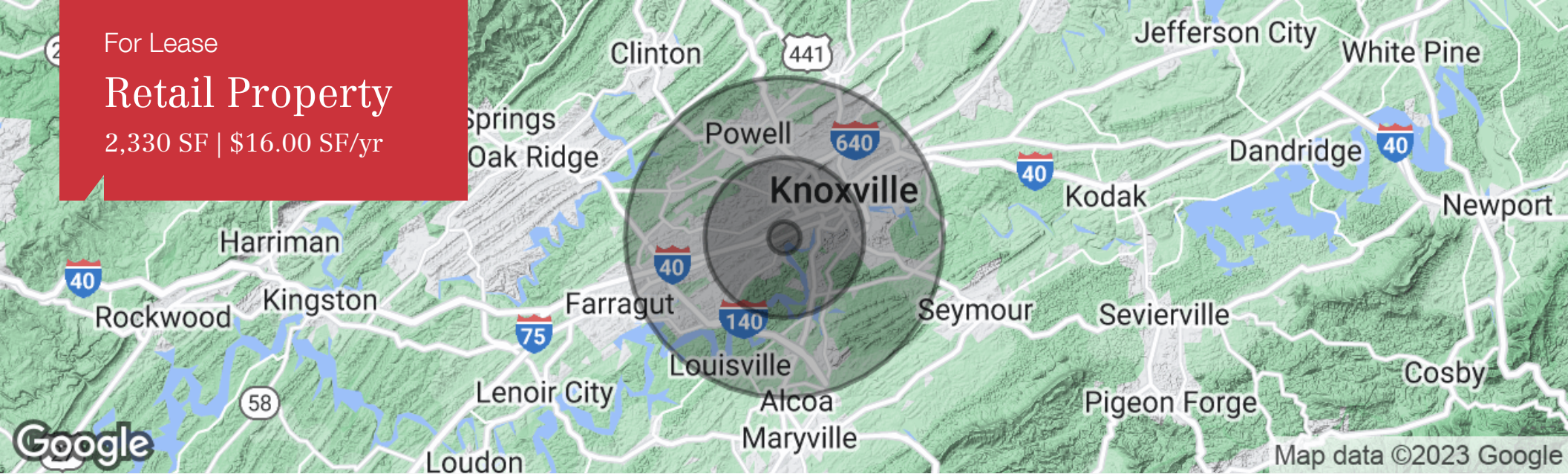
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|                                | 1 Mile    | 5 Miles   | 10 Miles  |
|--------------------------------|-----------|-----------|-----------|
| <b>Population</b>              |           |           |           |
| Total Population               | 4,636     | 143,336   | 374,471   |
| Median Age                     | 41.6      | 35.2      | 37.9      |
| Median Age (Male)              | 41.6      | 34.1      | 36.5      |
| Median Age (Female)            | 39.6      | 36.3      | 39.3      |
| <b>Households &amp; Income</b> |           |           |           |
| Total Households               | 2,638     | 66,775    | 171,081   |
| # of Persons Per HH            | 1.8       | 2.1       | 2.2       |
| Average HH Income              | \$78,301  | \$66,891  | \$71,287  |
| Average House Value            | \$244,345 | \$194,994 | \$193,380 |
| <b>Race</b>                    |           |           |           |
| % White                        | 89.3%     | 81.3%     | 82.8%     |
| % Black                        | 4.9%      | 11.1%     | 10.4%     |
| % Asian                        | 3.6%      | 2.3%      | 1.9%      |
| % Hawaiian                     | 0.0%      | 0.1%      | 0.0%      |
| % Indian                       | 0.0%      | 0.3%      | 0.3%      |
| % Other                        | 0.5%      | 2.0%      | 1.3%      |
| <b>Ethnicity</b>               |           |           |           |
| % Hispanic                     | 1.9%      | 5.8%      | 5.0%      |

\* Demographic data derived from 2020 ACS - US Census

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## MARY ELLEN KILBURN

Senior Advisor

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### PROFESSIONAL BACKGROUND

Mary Ellen Kilburn is a Senior Advisor with NAI Koella Moore serving clients in the East Tennessee market with a focus on the Pigeon Forge/Sevierville/Gatlinburg/Knoxville markets. She has built a portfolio of clients and opportunities from the ground up through networking, business development prospecting, social media engagement, and industry associations. Her active use of LinkedIn has created thousands of views and engagements leading to multiple business opportunities for the NAI Koella Moore team. In addition, her participation in various industry organizations has led to various development projects in the area including a premier historic hotel property development in downtown Knoxville and several outdoor hospitality projects in the Pigeon Forge/Sevierville tourism markets.

Prior to joining NAI Koella Moore, Kilburn worked as a Senior Associate with Avison Young where she served as the firm's specialist in retail, entertainment, and hospitality properties. Kilburn also served as a Commercial Real Estate and Business Development Specialist for The Mountain Mile Entertainment District based in Pigeon Forge, Tennessee where she managed a full range of daily operations including sales, marketing, and leasing for commercial properties in East Tennessee and North Carolina, including national retail chains. Kilburn's first career before entering the commercial real estate industry included a variety of management and executive roles for food manufacturing and consumer packaged food businesses including Frito-Lay and Harvest Direct. Kilburn took a leave of absence from professional life for 12 years to raise her three sons and invest herself in community organizations including Friends of the Smokies and the Lakeshore Park Conservancy. Kilburn graduated from Louisiana State University with a B.S. in Marketing. She has made Knoxville and East Tennessee her home for over 25 years.

### EDUCATION

B.S. in Marketing from Louisiana State University

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