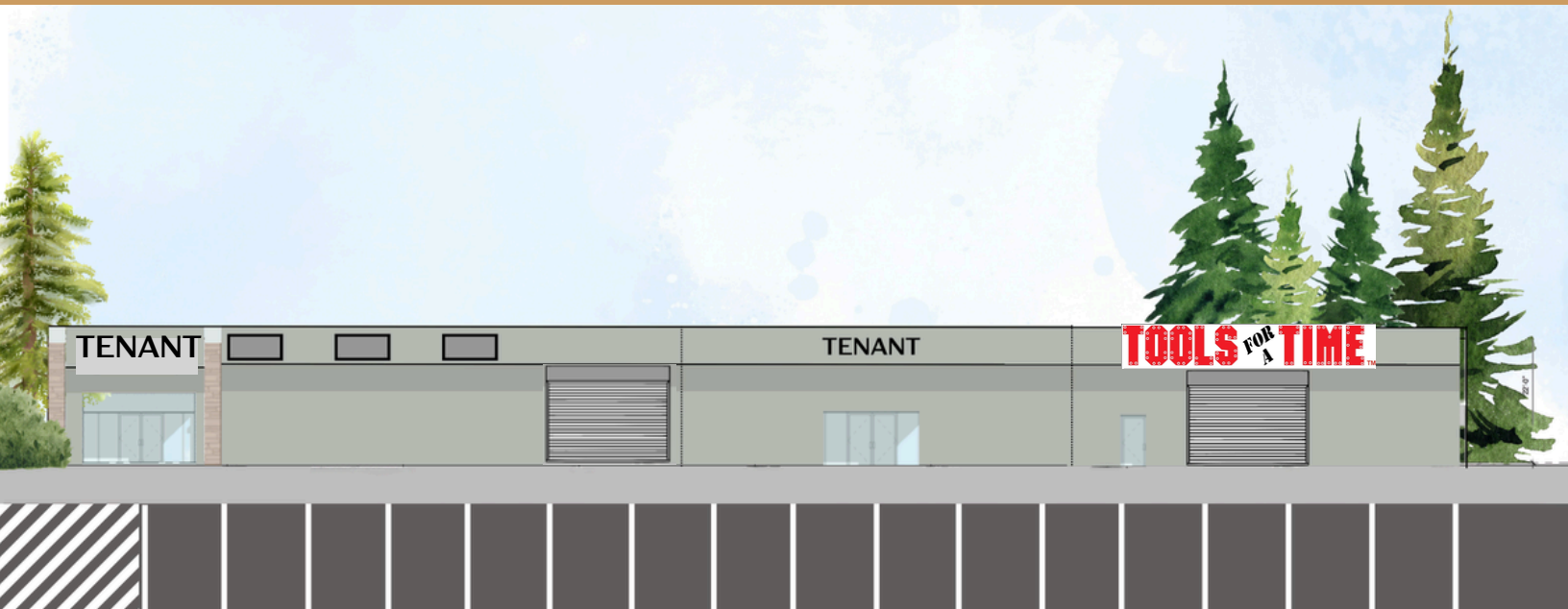


WINFIELD LANDING

1985 Winfield Dunn Parkway
Sevierville, TN



HIGH-TRAFFIC RETAIL & FLEX SUITES FOR LEASE

2,500 – 7,500 SF • **Immediate Occupancy**

64,225 Cars Per Day on Winfield Dunn Parkway

PROPERTY INFORMATION

- 2,500 – 7,500 SF suites with drive-in/roll-up doors and grade-level loading
- Unit 1: 5,000 SF end-cap suite with prime Winfield Dunn Parkway frontage & maximum visibility (easily expandable to 7,500 SF contiguous with Unit 2)
- Best deal: 7,500 SF combo at **blended \$19.67 PSF**
- \$20.00 PSF (Unit 1) / \$22.00 PSF (Unit 2 separate) base (Plus estimated NNN) – see pricing page for details
- Built 2001 – Ample parking (4 spaces per 1,000 SF)
- **Prime tourist trade area: 500,000+ annual visitors near Pigeon Forge corridor and Downtown Sevierville on the Great Smoky Mountains Parkway**
- Direct frontage on Hwy 66 / Winfield Dunn Parkway with easy I-40 access
- Retail neighbors: Target, Cavender's Boot City, & Smoky Mountain Knife Works
- Ideal for retail, showroom, medical, fitness, office, or flex use
- Unit 3 leased to Tools for a Time – Units 1 & 2 ready for immediate occupancy!



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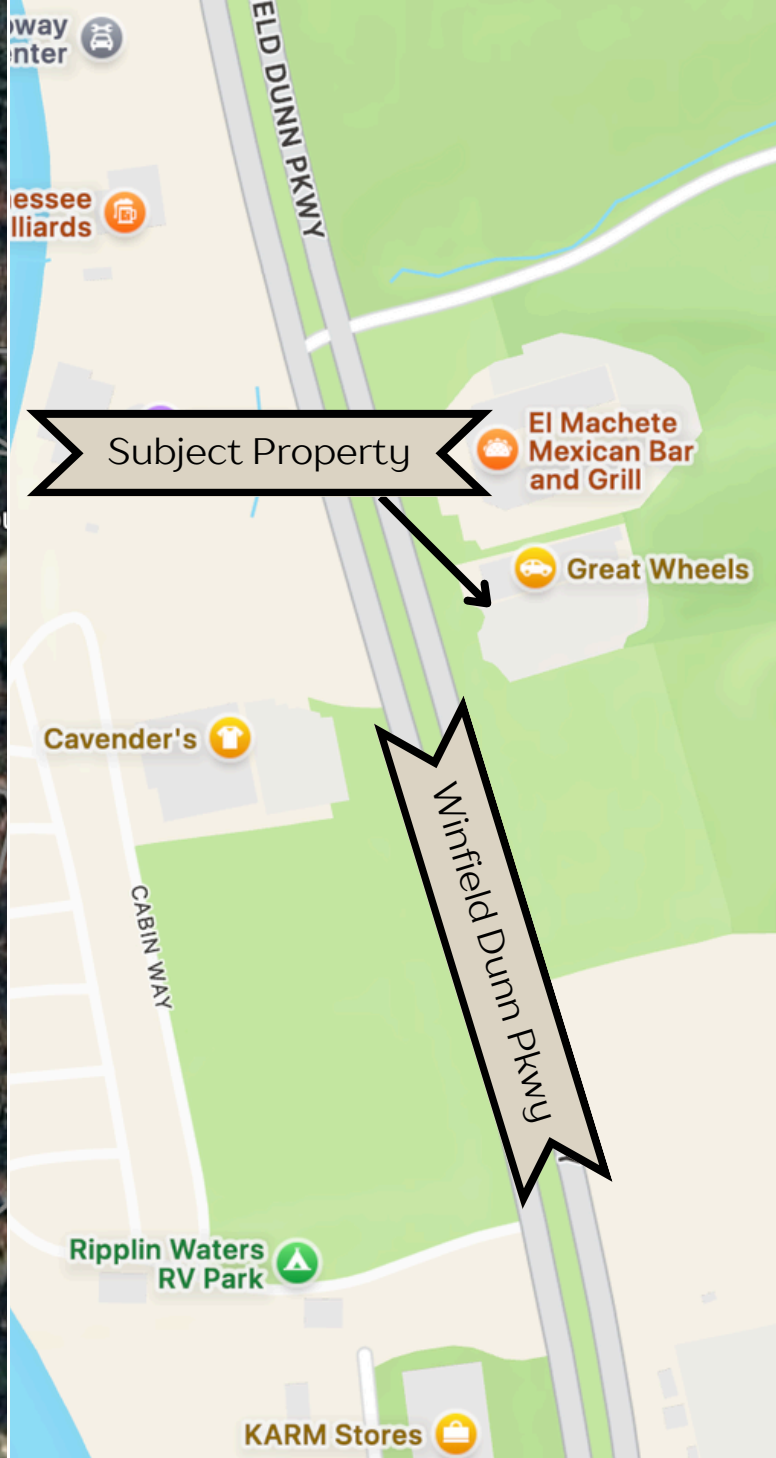
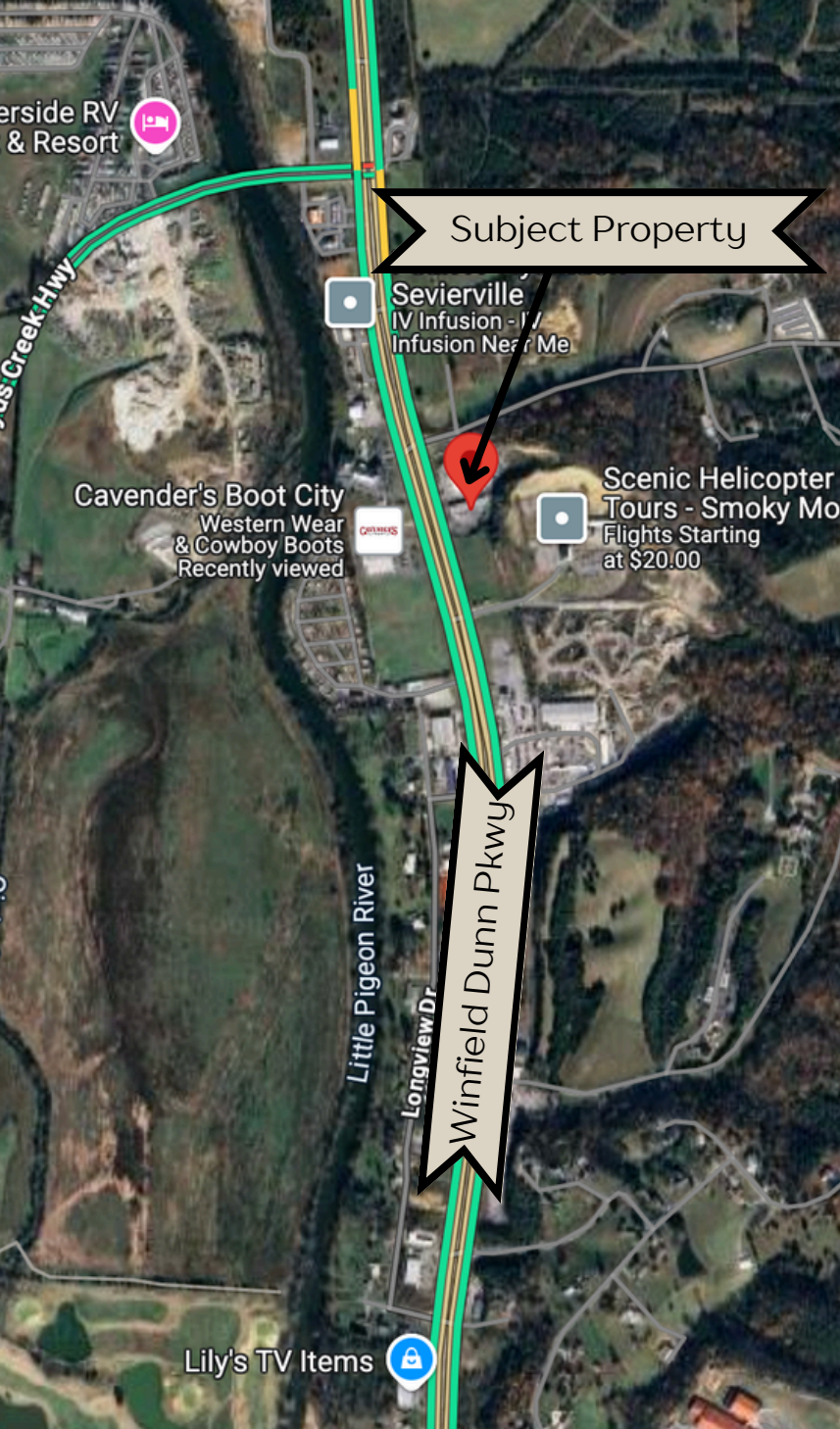
Call/Text: (865) 428-0055

angie@hhstores.com

WINFIELD LANDING

1985 Winfield Dunn Parkway
Sevierville, TN

Regional Map



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HAYWOOD
PROPERTY GROUP LLC

Angie Davis

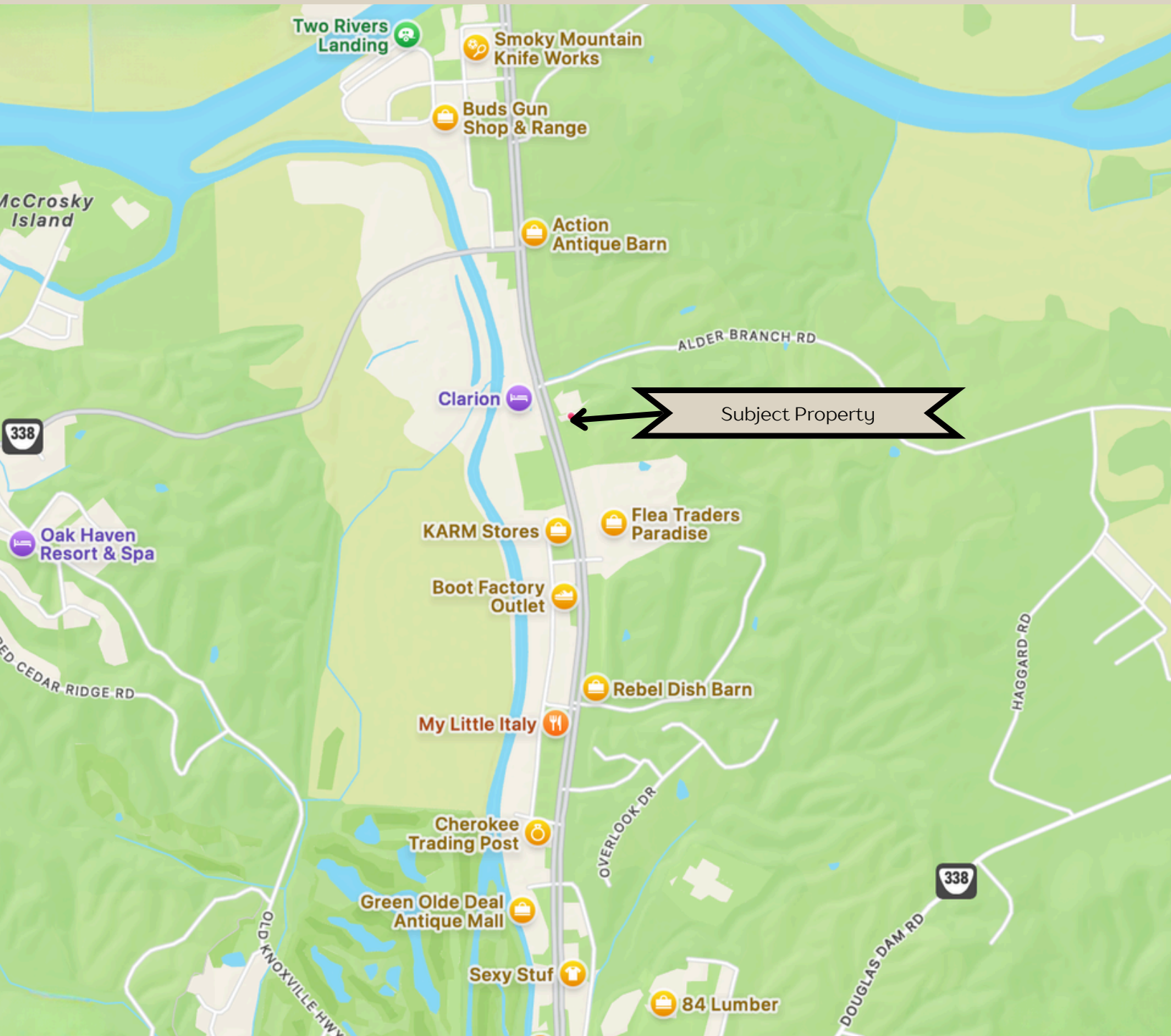
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Trade Area Aerial



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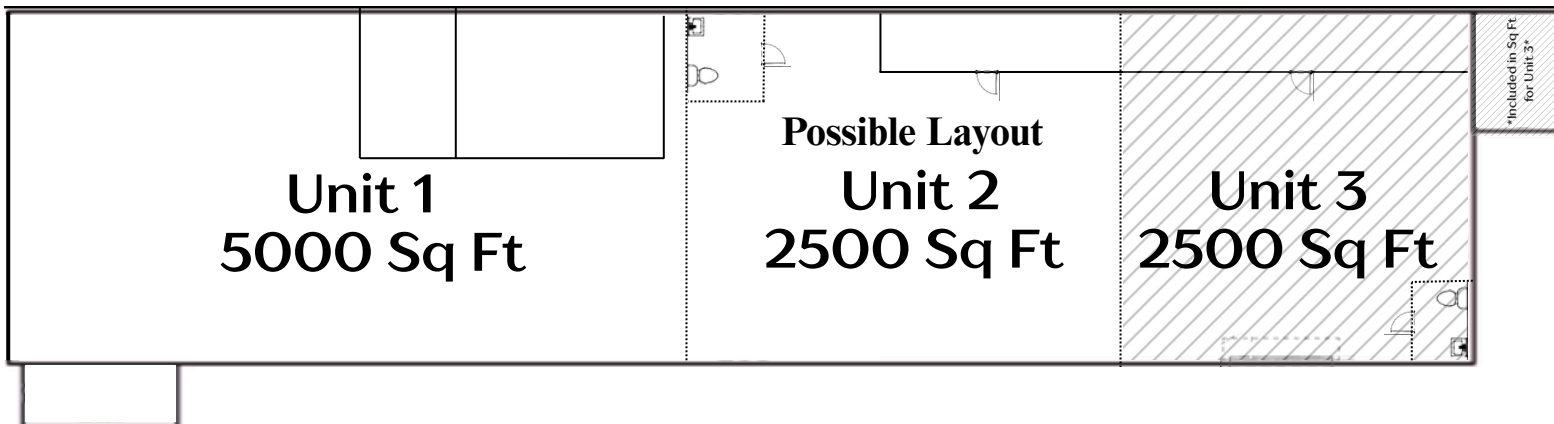
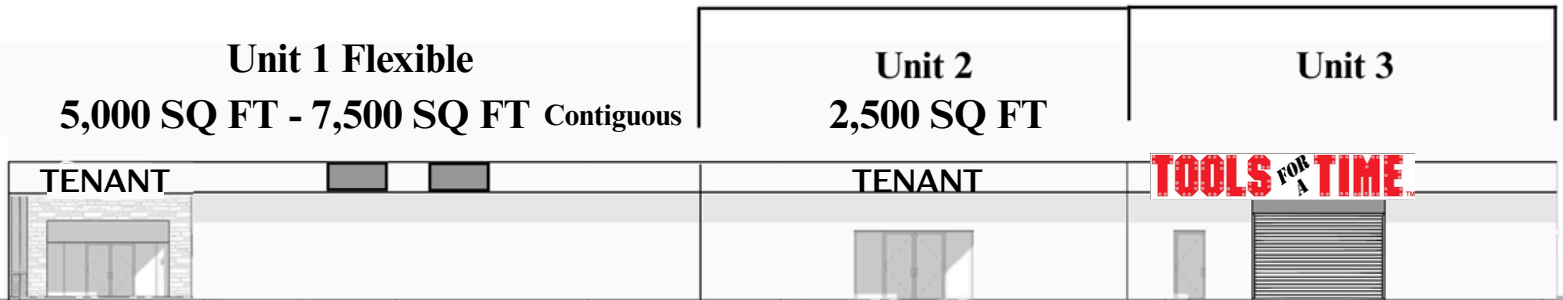
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WINFIELD LANDING

1985 Winfield Dunn Parkway
Sevierville, TN

Floor Plan

Front of Building



Unit 1-
5,000 SF (expandable to 7,500 SF contiguous)

Unit 3 -
Leased to Tools for a Time



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1985 Winfield Dunn Parkway
Sevierville, TN

Pricing

Winfield Landing

1985 Winfield Dunn Parkway
Sevierville, TN

Unit	Monthly Base Rent	Square Footage	Annual PSF	Monthly NNN	Monthly + NNN
1	\$8,333.33	5,000	\$20.00	\$1,041.67	\$9,375.00
2 (separate)	\$4,583.33	2,500	\$22.00	\$520.83	\$5,104.16
1&2	\$12,291.67	7,500	\$19.67(blended)	\$1,562.50	\$13,854.17

*NNN estimated at \$2.50/SF (includes taxes, insurance, CAM). Actual NNN will be reconciled annually. Rates shown are for 5–10 year lease terms. 3-year leases available at +\$1.00 PSF (no tenant improvement allowance). Tenant improvement allowance and short-term concessions negotiable on 5+ year leases for qualified tenants.

Best value = 7,500 SF combo on a longer term.



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WINFIELD LANDING

1985 Winfield Dunn Parkway
Sevierville, TN

Disclosure

Confidential and Preliminary Information

This packet is strictly confidential and for your personal use in deciding whether to pursue leasing. It is provided solely to generate preliminary interest and does not constitute an offer.

All information, financials, square footage, lease summaries, and projections are estimates only and subject to change. Do not rely on this packet. The Owner has not independently verified any data and makes no representations or warranties whatsoever regarding income, expenses, future performance, hazardous materials, compliance, physical condition, or tenant stability.

Prospective lessees must conduct their own full due diligence and verification.

The Owner may reject any offer or terminate discussions at any time with or without notice. No binding agreement exists until a lease is fully executed by all parties.

Photos are the Owner's property — unauthorized use is prohibited. You agree not to use this information in any way detrimental to the Owner.



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