

**PROPOSAL**

# Craft Center

**446 E PARKWAY**

Gatlinburg, TN 37738

**PRESENTED BY:**

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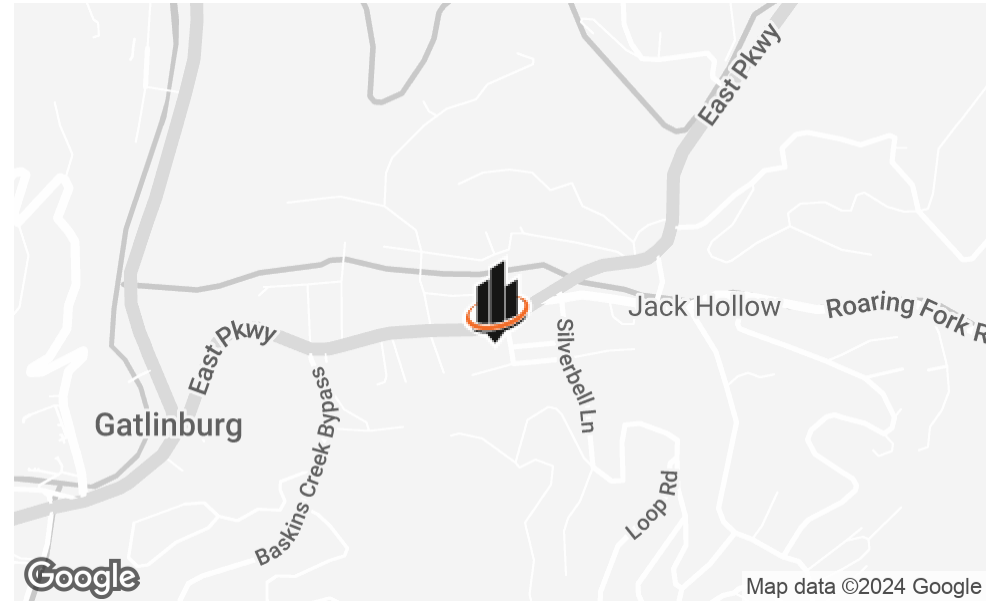




**SECTION 1**  
Property  
Information



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>OFFERING PRICE:</b>	\$3,750,000
<b>NUMBER OF UNITS:</b>	10
<b>LOT SIZE:</b>	0.49 Acres
<b>BUILDING SIZE:</b>	21,500 SF
<b>ZONING:</b>	C2
<b>TYPE:</b>	Mixed Use
<b>PARCEL:</b>	126L C 040

## PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail investors: a prime 21,500 SF building boasting 10 units, located at 446 E Parkway, Gatlinburg, TN. Built in 1976 and tastefully renovated in 1990, this property is ideally zoned C2, offering endless retail potential in the vibrant Gatlinburg area. With its strategic location and versatile space, this property presents a compelling investment opportunity. Whether it's maximizing foot traffic, capitalizing on tourist influx, or tapping into the thriving local market, this property is poised to become a retail success story.

## PROPERTY HIGHLIGHTS

- Two long-term apartment rentals have been beautifully renovated.
- One bedroom/one bathroom and two bedroom/two bath rentals are leased.
- Three solid retailers paying below market rents.
- Five office tenants paying below market rents.
- Apartment rentals are sprinkled and one is fully furnished.

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

Nestled in the thriving retail hub of Gatlinburg, TN, the area surrounding the property offers a diverse array of attractions and retail opportunities. Sits adjacent to popular landmarks such as the Smokey Mountain Winery and across the street from the Brookside Lodge and Event Center and countless shops, restaurants, and entertainment venues, the location presents a prime investment prospect for retail and street retail investors. Surrounded by the natural beauty of the Smoky Mountains and boasting a steady flow of visitors year-round, this dynamic area provides an ideal setting for establishing a successful retail presence. With its blend of local charm and commercial vibrancy, the location embodies the essence of a coveted retail destination.

Located within 5 minute drive to Ripley's Aquarium of the Smokies and Ripley's Believe it or not Museum. Public Parking nearby.

The Retail Tenants are at street level and leased to several local favorites: Whole Earth Grocery, Off Road Gatlinburg and Lugi's Barber Shop. There are 2 fabulous rental units. The 1 bedroom, 1 bath sleeps 4, and has 2 built in floor level bunks and comes fully furnished, the second is a 2 bedroom, 2 bath that sleeps 6.

Zoning: C2 NEIGHBORHOOD  
COMMERCIAL

The intent of the C-2 Neighborhood Commercial district is to establish commercial areas that serve the surrounding residential neighborhoods. The regulations aim to discourage strip commercial development and instead promote the grouping of uses that minimize parking and traffic congestion. For a full list of permitted uses, refer to the City of Sevierville Zoning Ordinance.



ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





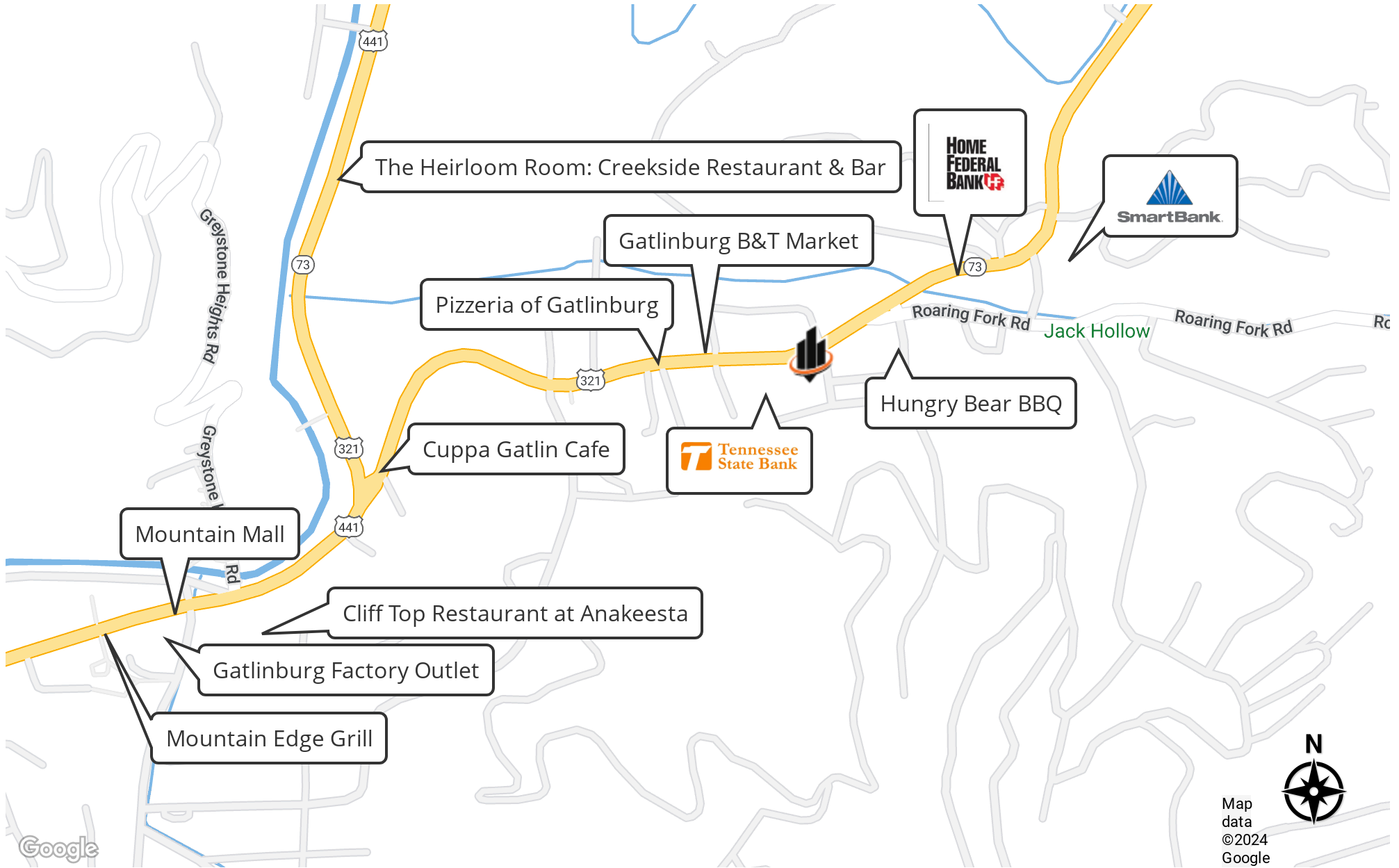


**SECTION 2**  
Location  
Information





# REGIONAL MAP





# AERIAL MAP







## EMPLOYMENT & ECONOMY

### Sevier County Major Employers:

- Dollywood: 4,500
- Sevier County Schools: 3,000
- Tanger Outlet Mall: 2,500
- Charles Blalock & Sons, Inc: 840
- Wilderness in the Smokies: 718
- City of Sevierville: 650
- Sevier County Government: 650

[eteda.org](http://eteda.org)

Sevier county's workforce is predominantly employed in tourism-related industries, with jobs ranging from hotel staff and restaurant workers to entertainers and retail associates. Seasonal fluctuations in tourism often influence employment patterns, with peak seasons seeing higher demand for workers. Historically, Sevier County and Pigeon Forge have experienced steady employment growth, largely driven by its tourism industry. While tourism is the primary economic driver, Sevierville also has a growing presence in industries such as healthcare, education, manufacturing, and construction, offering a diverse range of job opportunities to its residents.





Center

LUGI'S BARBER SHOP

LUGI'S BARBER SHOP

SECTION 3  
Demographics



# DEMOGRAPHICS MAP & REPORT

## POPULATION

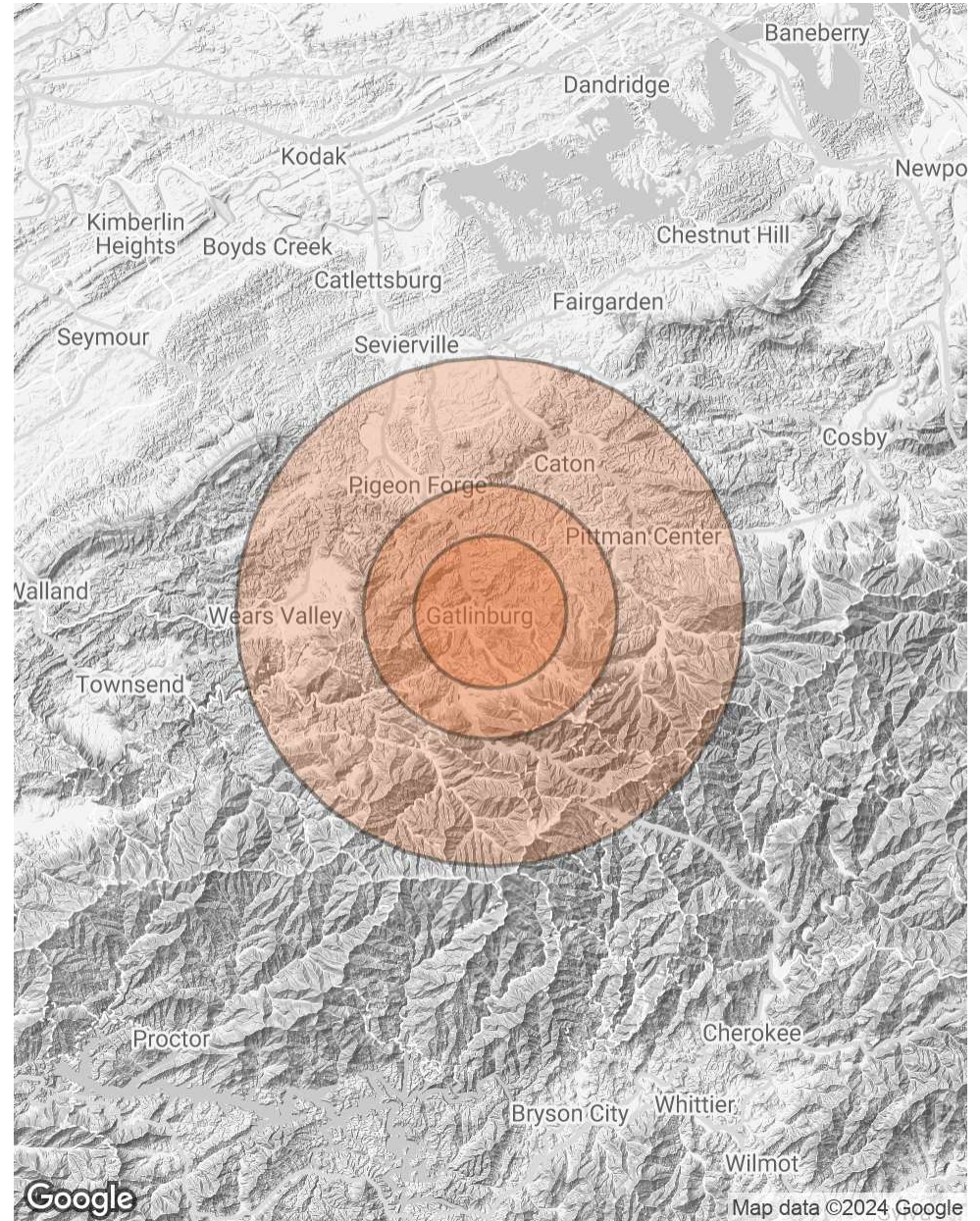
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	3,274	6,363	24,829
<b>AVERAGE AGE</b>	47	47	45
<b>AVERAGE AGE (MALE)</b>	46	46	44
<b>AVERAGE AGE (FEMALE)</b>	47	48	46

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,479	2,808	10,268
<b># OF PERSONS PER HH</b>	2.2	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$77,176	\$76,045	\$75,074
<b>AVERAGE HOUSE VALUE</b>	\$373,933	\$372,998	\$353,251

Demographics data derived from AlphaMap





## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.