



FOR LEASE 2,970 SF / 2.33 ACRES

1403 Parkway

1403 PARKWAY

Sevierville, TN 37862

PRESENTED BY:

ELIZABETH HOUSER

Advisor

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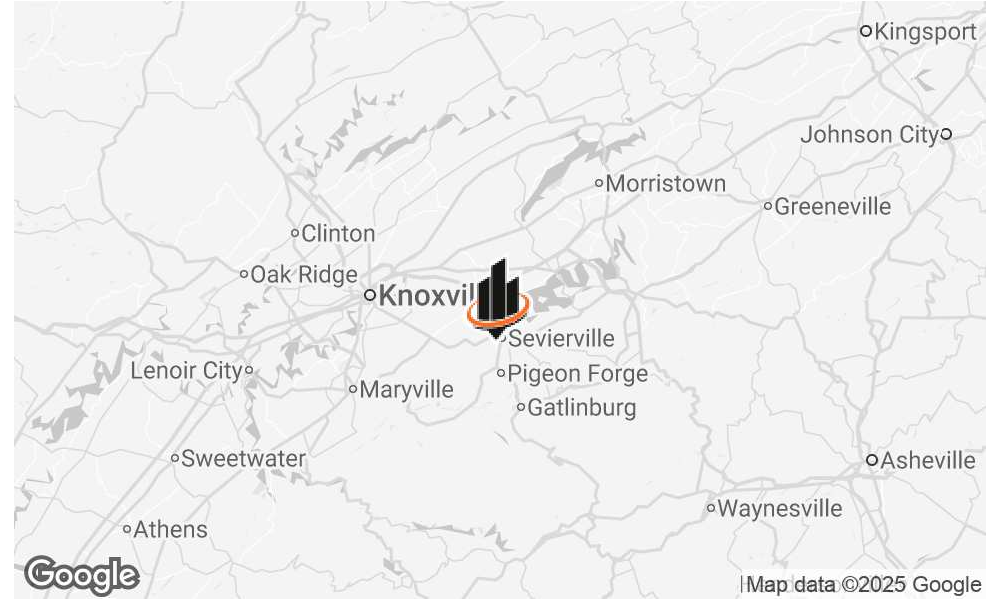
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SECTION 1
Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------------------------|
| LEASE PRICE: | \$39.00 PSF |
| BUILDING SIZE: | 2,970 SF |
| LOT SIZE: | 2.03 Acres |
| ZONING: | C4 |
| MARKET: | Sevierville |
| SUBMARKET: | Pigeon Forge, Gatlinburg, Townsend |
| APN: | 0610 A 04100 |

PROPERTY OVERVIEW

Introducing a prime opportunity located at 1403 Parkway in Sevierville, TN. This single-unit, 2,970 SF building, constructed in 2005, offers an ideal space for retail or street retail endeavors. Zoned C4, this property provides a versatile and attractive space for a variety of business operations. Its strategic location in the Sevierville, Pigeon Forge, Gatlinburg area presents a high-traffic, high-visibility opportunity for potential investors. With its modern construction and prime positioning, this property is an exceptional choice for retail or street retail investors seeking a lucrative and dynamic asset in a thriving commercial landscape.

LOCATION OVERVIEW

Excellent visibility on the main retail corridor with 32,393 Average Daily Traffic Count, leading to Pigeon Forge and the Great Smokey Mountains. With nearby attractions including Dollywood, The Island in Pigeon Forge, Tanger Outlets, The Hard Rock Cafe and so much more this location offers a strong draw for tourists and locals alike.

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SECTION 2
Location
Information

LOCATION MAP



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SECTION 3

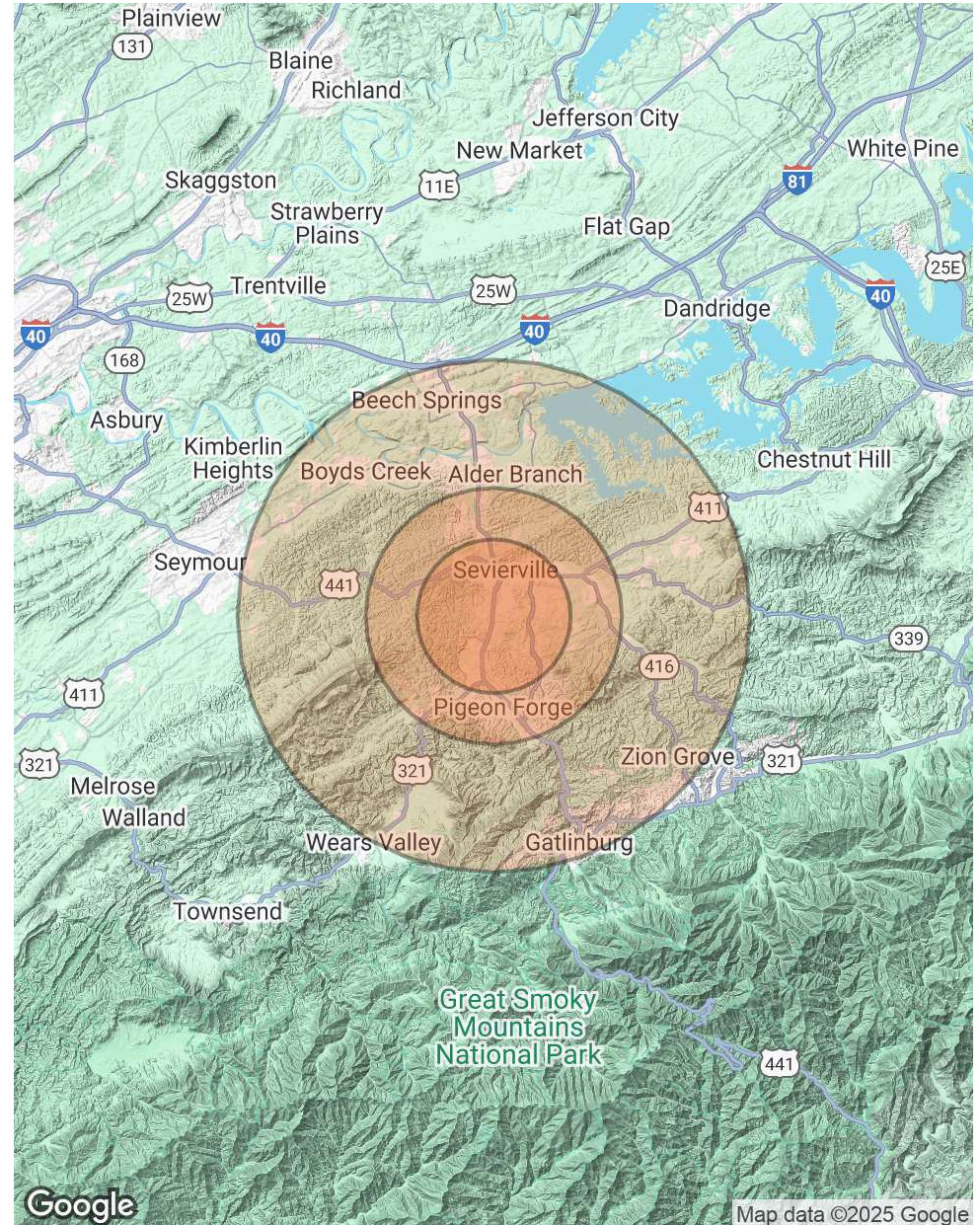
Demographics



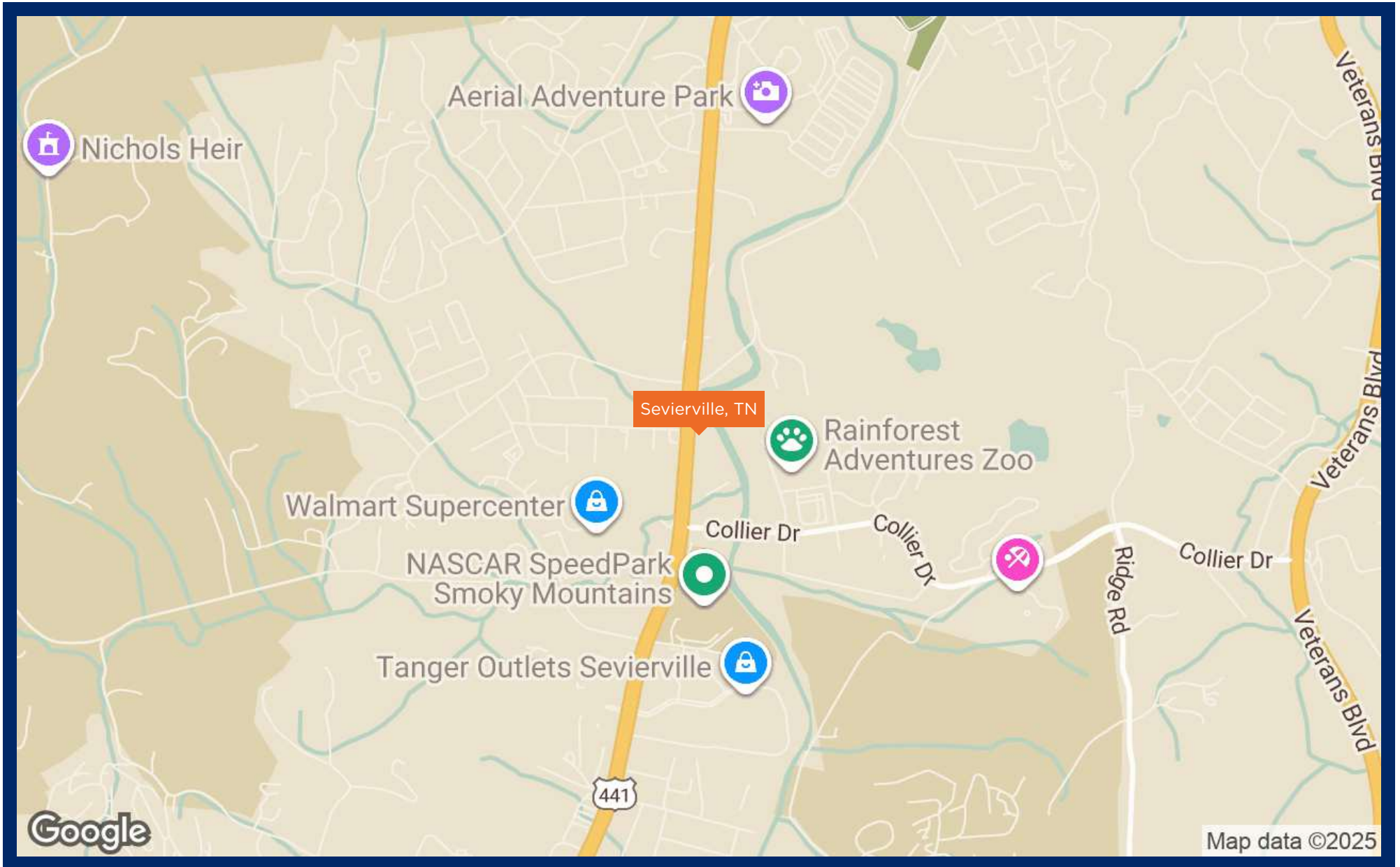
DEMOGRAPHICS MAP & REPORT

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|---|----------------|----------------|-----------------|
| TOTAL POPULATION | 18,113 | 33,227 | 77,618 |
| AVERAGE AGE | 41 | 42 | 43 |
| AVERAGE AGE (MALE) | 39 | 40 | 42 |
| AVERAGE AGE (FEMALE) | 43 | 43 | 44 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 7,401 | 13,538 | 31,339 |
| # OF PERSONS PER HH | 2.4 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$69,737 | \$72,003 | \$77,103 |
| AVERAGE HOUSE VALUE | \$334,576 | \$334,001 | \$331,127 |
| RACE | 3 MILES | 5 MILES | 10 MILES |
| TOTAL POPULATION - WHITE | 13,148 | 25,442 | 65,301 |
| TOTAL POPULATION - BLACK | 307 | 496 | 875 |
| TOTAL POPULATION - ASIAN | 407 | 753 | 1,083 |
| TOTAL POPULATION - HAWAIIAN | 6 | 9 | 15 |
| TOTAL POPULATION - AMERICAN INDIAN | 125 | 213 | 413 |
| TOTAL POPULATION - OTHER | 2,432 | 3,424 | 4,439 |

Demographics data derived from AlphaMap



REGIONAL MAP





SECTION 4
Market
Information

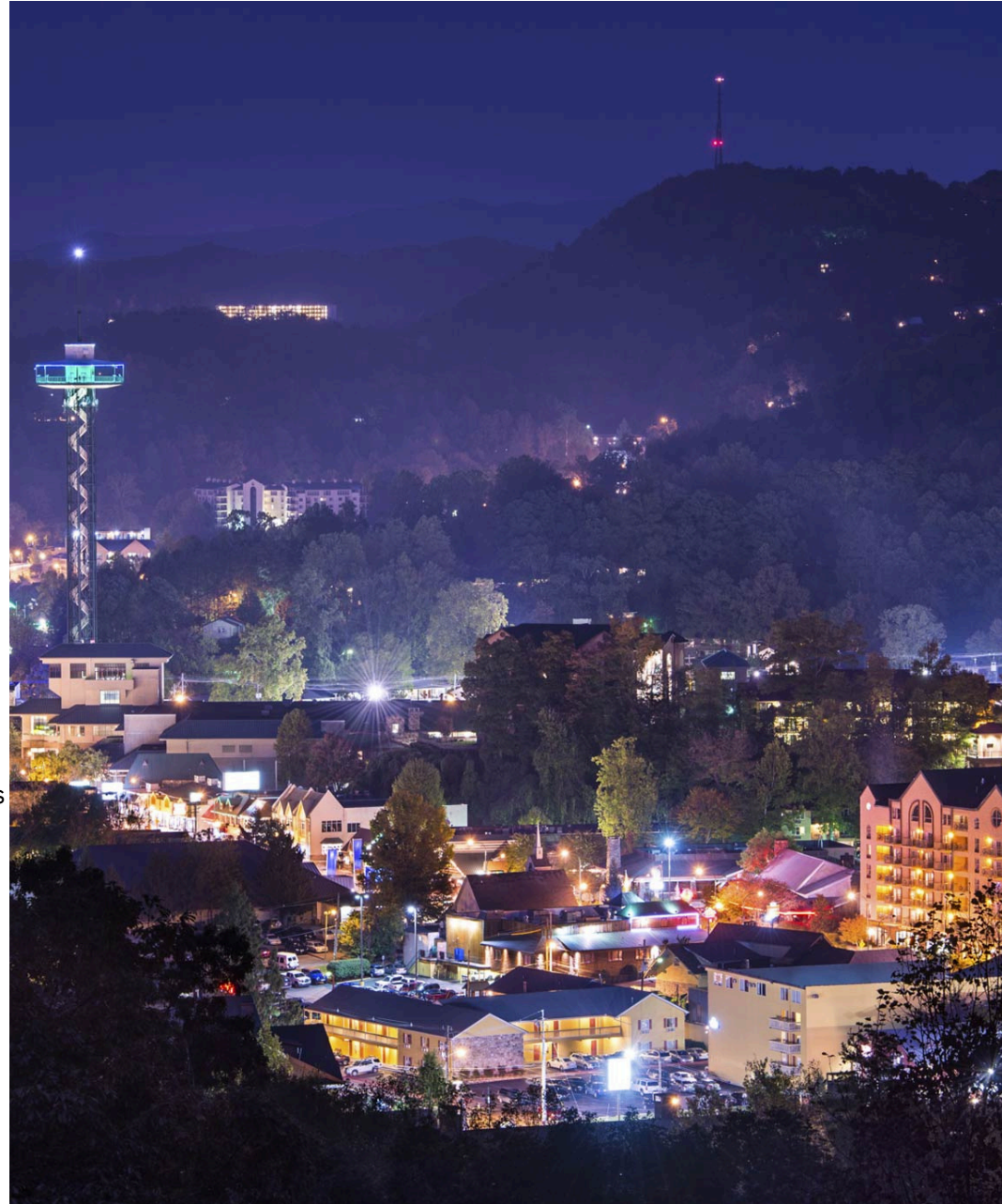
PIGEON FORGE, TN



Pigeon Forge is a charming city located in East Tennessee. It's nestled in the foothills of the Great Smoky Mountains, offering stunning natural scenery and outdoor recreational opportunities. Pigeon Forge is renowned for its family-friendly attractions, including Dollywood theme park, owned by country music star Dolly Parton, and a variety of theaters showcasing live music, comedy, and entertainment. The city is also known for its numerous outlet malls, specialty shops, and restaurants, making it a popular destination for tourists seeking a mix of outdoor adventure and entertainment.



Pigeon Forge has experienced significant economic and job growth primarily driven by its thriving tourism industry. The city attracts millions of visitors each year with its diverse range of attractions. This influx of tourists fuels economic growth by generating revenue for local businesses, creating employment opportunities, and supporting infrastructure development. Additionally, Pigeon Forge benefits from its strategic location, accessibility, business-friendly environment, and collaborative community efforts, all of which contribute to its status as a premier tourist destination in the southeastern United States. In addition to tourism, Pigeon Forge's strategic location and business-friendly environment have attracted investment and contributed to economic expansion. The city government's support for infrastructure development and its efforts to maintain a vibrant community have further fueled growth.





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

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.

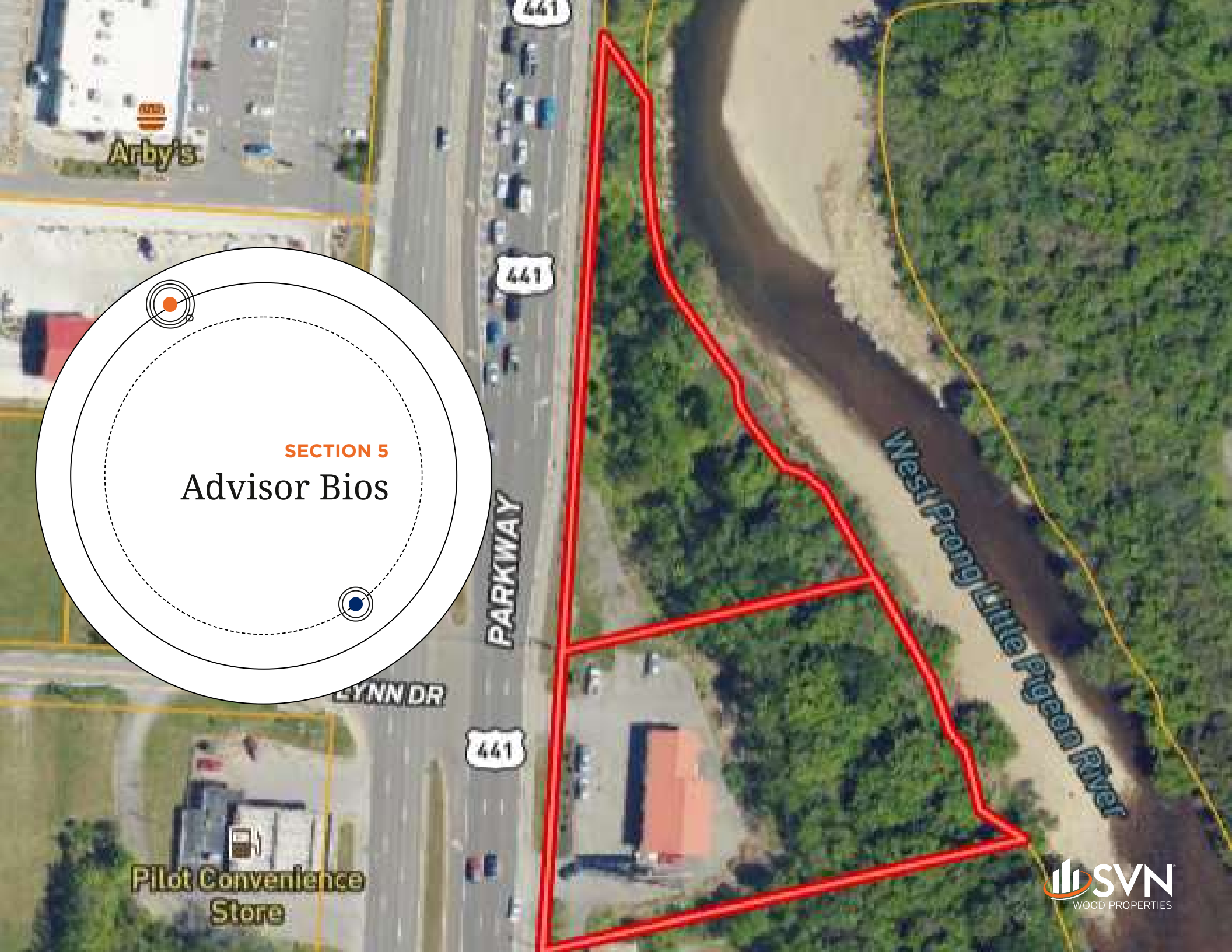
NEARBY AMENITIES

SEVIERVILLE

- » Apple Barn Cider Mill
- » Graze Burgers
- » Anakeesta
- » Great Smoky Mountains National Park
- » Ancient Lore Village
- » Dollywood
- » Tanger Outlet Mall
- » Flapjack's Pancake Cabin
- » Sunliner Diner
- » The Old Mill Restaurant
- » Titanic Museum Attraction
- » Dolly Parton's Stampede
- » Hollywood Wax Museum
- » Comedy Barn Theater
- » Wonderworks Museum



SECTION 5
Advisor Bios



ADVISOR BIO 1



ELIZABETH HOUSER

Advisor

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PROFESSIONAL BACKGROUND

Elizabeth grew up in Knoxville and graduated from the University of Tennessee with a Bachelor of Science in Marketing. Elizabeth started her career in 1994 with a national shopping center REIT and was responsible for leasing grocery-anchored shopping centers throughout Tennessee and Virginia. She soon was promoted and relocated to Cincinnati, where she leased and managed shopping centers throughout the Midwest. In 2018, she relocated to her hometown of Knoxville and continued leasing in the Midwest and Kentucky, still with her first employer. For nearly 30 years, she has completed hundreds of lease transactions with national, regional and local retail tenants and played an integral part in redevelopments, ground leases, build-to-suits and shopping center acquisitions and dispositions.

In 2024 Elizabeth transitioned to third-party brokerage with SVN | Wood Properties, where she focuses on Tenant and Landlord Representation, retail and investment properties. She brings years of experience identifying value creation opportunities in shopping centers, negotiating complex transactions, optimizing a shopping center's tenant mix, and competition analysis.

Elizabeth has been an active ICSC member since 1996. While away from work she enjoys time with her family, being outdoors, volunteering for various organizations, and visiting local eateries with friends.

EDUCATION

Bachelor of Science in Marketing, University of Tennessee

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