

For Lease

Retail Building

7,841 SF | \$50.00 SF NNN



DO NOT CONTACT EMPLOYEES OR MANAGEMENT. SHOWINGS ONLY BY APPOINTMENT.



For Lease
Retail Property
7,841 SF | \$50.00 SF NNN

2794 Parkway

Pigeon Forge, Tennessee
37863

Property Highlights

- 7,841 SF
- 47 Onsite and 17 ROW Parking Spots
- 49,858 AADT
- 125 Ft of Parkway Frontage
- Do not contact employees or management.
Showings only by appointment.

OFFERING SUMMARY	
Available SF	7,841 SF
Lease Rate	\$50.00 SF NNN
Lot Size	0.77 Acres
Building Size	7,841 SF

For more information

Trey Miller, CCIM, MRED

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tmiller@koellamoore.com

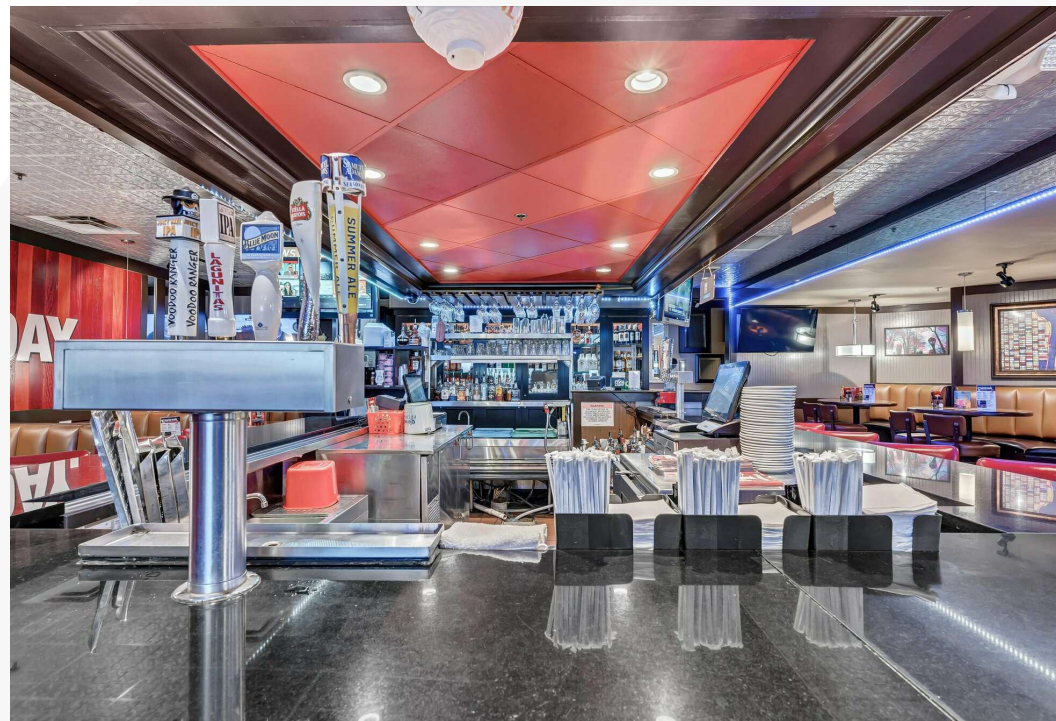
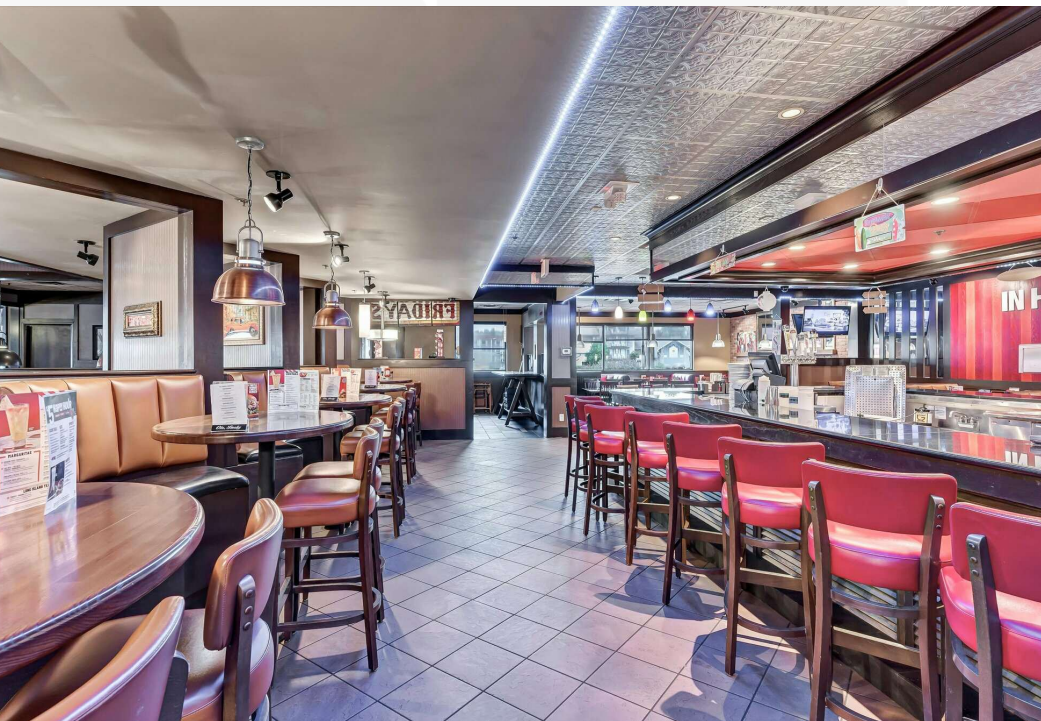
Alex Webber

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Interior Photos



Interior Photos



Interior Photos



Patio Photos



Retailer Map



Map data ©2024 Imagery ©2024 TerraMetrics

Retailer Map



Retailer Map



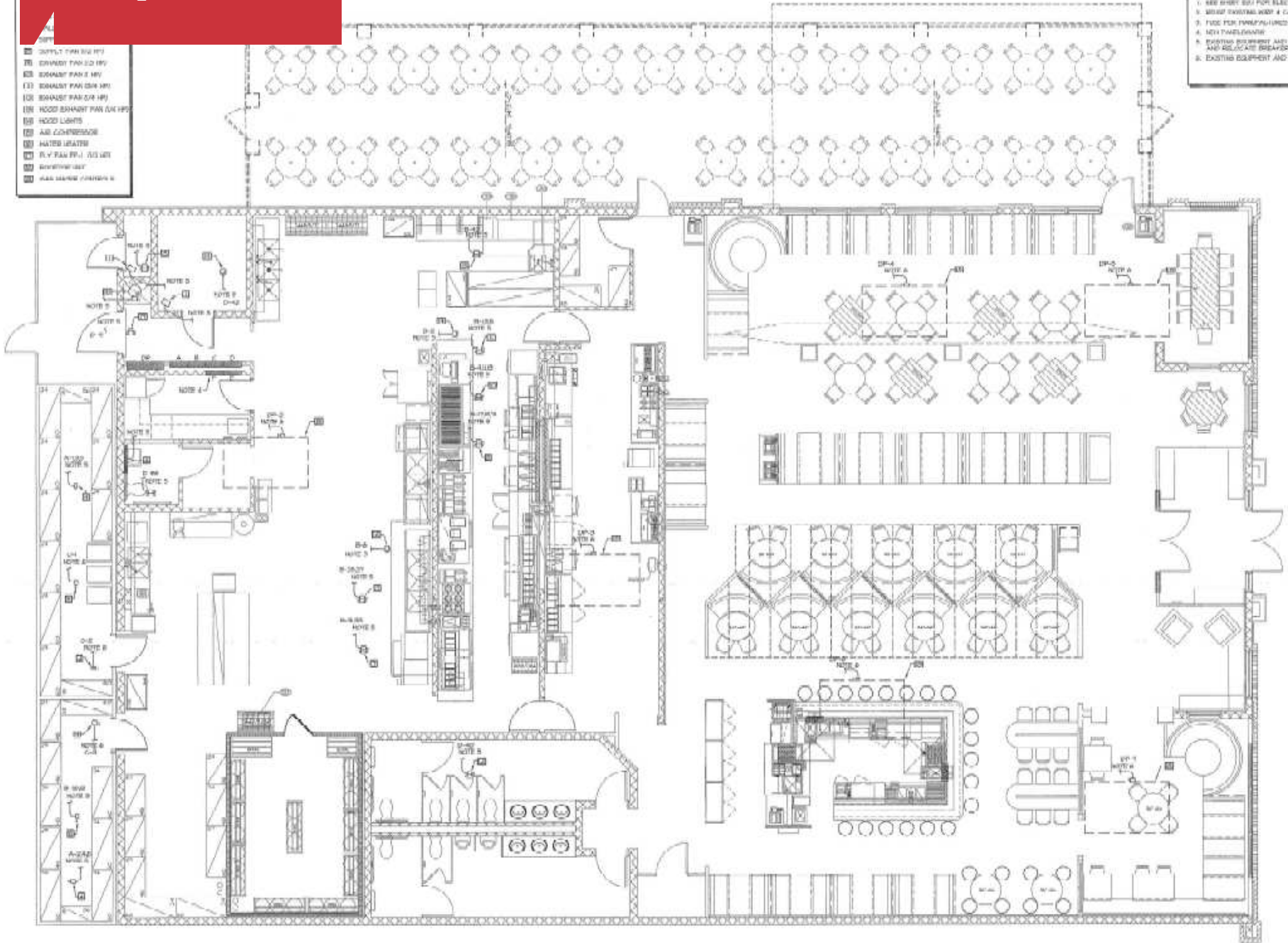
Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

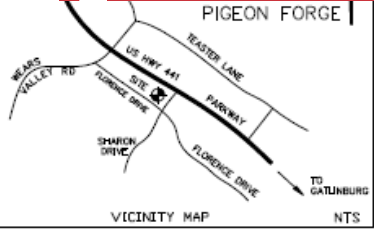
Floorplan

- 01 SUPPLY FAN 200 HP
- 02 EXHAUST FAN 20 HP
- 03 EXHAUST FAN 2 HP
- 04 EXHAUST FAN 200 HP
- 05 EXHAUST FAN 200 HP
- 06 HOOD EXHAUST FAN 200 HP
- 07 HOOD LIGHTS
- 08 AIR CONTROLLER
- 09 HATED LEATHER
- 10 FLY FAN (FLY) 1/2 HP
- 11 ROOFING UNIT
- 12 ALL OTHERS (VARIOUS)

- NOTES:**
1. SEE SHEET 501 FOR ELECTRICAL LEGEND AND GENERAL NOTES.
 2. SHOW EXISTING AND 4. CANNOT BE PRACTICABLE.
 3. FUSE FOR FAN/PUMP/UNIT/TYPE/UNIT/TYPE.
 4. NEW PANEL/MANUAL.
 5. EXISTING EQUIPMENT AND WIRING TO BE MAINTAINED, RELOCATED, OR REMOVED AS SHOWN. EXISTING EQUIPMENT AND WIRING TO BE MAINTAINED, RELOCATED, OR REMOVED AS SHOWN.
 6. EXISTING EQUIPMENT AND CIRCUIT TO REMAIN.



Plat Map



THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATES MAP FOR PIGEON FORGE, TENNESSEE AND FOUND THE PROPERTY DESCRIBED PROPERTY NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA COMMUNITY-PANEL No. 470236 0001-0160

TO FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS OR ASSIGNS AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN (a) ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1985, AND (b) PURSUANT TO THE AGENCY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: _____
REGISTRATION NO. 1452

ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON NOVEMBER 11, 1992.
ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1992.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. FIELD WORK WAS COMPLETED ON 16 OCTOBER 1997.
THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.

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SUTTLES

FORESTRY
LAND SURVEYING

MICHAEL K. SUTTLES
REGISTERED LAND SURVEYOR NO. 1452

2950 WALDEN'S CREEK ROAD
SEVIERVILLE, TENNESSEE 37862
PHONE: 423-428-0129

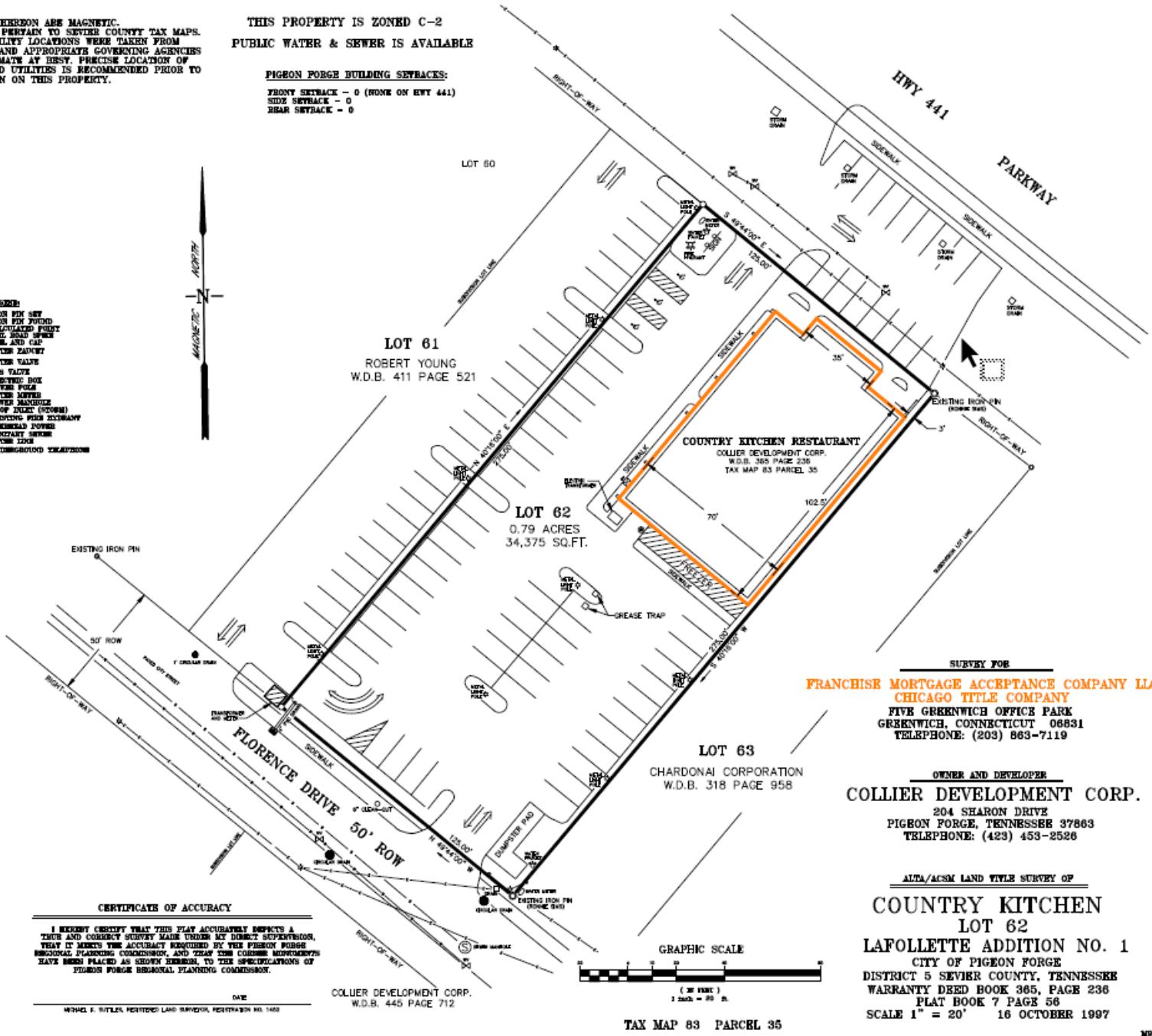
IRON NERVOUS ARE MAGNETIC. SURVEY LOCATIONS WERE TAKEN FROM THE UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.

THIS PROPERTY IS ZONED C-2
PUBLIC WATER & SEWER IS AVAILABLE

PIGEON FORGE BUILDING SETBACKS:

FRONT SETBACK - 0 (NONE ON HWY 441)
SIDE SETBACK - 0
REAR SETBACK - 0

- LEGEND:**
- IRON PIN SET
 - IRON PIN FOUND
 - CALIBRATED POINT
 - BENCH MARK
 - ▲ TAIL AND CAP
 - ▼ WATER EARTH
 - WATER VALVE
 - GAS VALVE
 - ELEVATION BOX
 - POWER POLE
 - WATER METER
 - SEWER MANHOLE
 - DEEP DRAIN (SEWER)
 - KEEPING FEEL SECRETARY
- C-C OVERHEAD POWER
--- S-S SANITARY SEWER
--- W-W WATER LINE
--- UT-UT UNDERGROUND UTILITIES



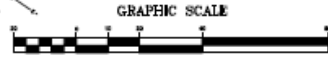
SURVEY FOR
FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC
CHICAGO TITLE COMPANY
FIVE GREENWICH OFFICE PARK
GREENWICH, CONNECTICUT 06831
TELEPHONE: (203) 863-7119

OWNER AND DEVELOPER
COLLIER DEVELOPMENT CORP.
204 SHARON DRIVE
PIGEON FORGE, TENNESSEE 37863
TELEPHONE: (423) 453-2526

ALTA/ACSM LAND TITLE SURVEY OF
COUNTRY KITCHEN
LOT 62
LAFOLLETTE ADDITION NO. 1
CITY OF PIGEON FORGE
DISTRICT 5 SEVIER COUNTY, TENNESSEE
WARRANTY DEED BOOK 365, PAGE 236
PLAT BOOK 7 PAGE 56
SCALE 1" = 20' 16 OCTOBER 1997

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIRED BY THE PIGEON FORGE REGIONAL PLANNING COMMISSION, AND THAT THE CORNER MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF PIGEON FORGE REGIONAL PLANNING COMMISSION.

DATE: _____
MICHAEL K. SUTTLES, REGISTERED LAND SURVEYOR, REGISTRATION NO. 1452



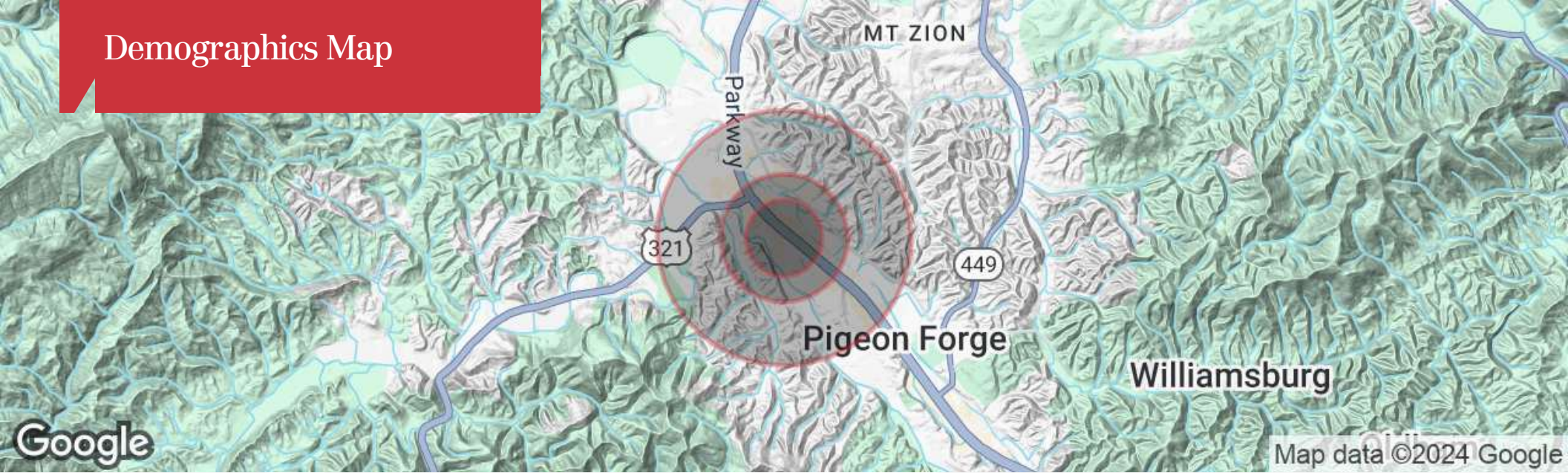
TAX MAP 63 PARCEL 35



255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



Demographics Map



	0.3 Miles	0.5 Miles	1 Mile
Population			
Total Population	171	542	1,605
Median Age	45	43	43
Median Age (Male)	44	42	42
Median Age (Female)	46	44	44
Households & Income			
Total Households	70	207	607
# of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$62,686	\$69,615	\$70,608
Average House Value	\$256,996	\$268,066	\$273,417
Race			
% White	74.3%	69.0%	68.6%
% Black	2.3%	1.8%	1.6%
% Asian	5.3%	7.9%	7.5%
% Hawaiian	0.0%	0.0%	0.1%
% Indian	0.6%	0.9%	0.9%
% Other	9.4%	12.2%	13.1%
Ethnicity			
% Hispanic	17.0%	21.8%	23.9%

* Demographic data derived from 2020 ACS - US Census