

HOSPITALITY/MULTIFAMILY FOR SALE

# 402 East Parkway

Gatlinburg, TN 37738

7,914 SF | \$2,750,000

**NAI** Koella  
RM Moore





## 402 East Parkway

Gatlinburg, Tennessee 37738

### Property Highlights

- Prime E Parkway frontage with visibility and constant tourist traffic along Gatlinburg's main commercial corridor
- Located in a top tier tourism market driven by rear round visitation to the Great Smoky Mountains and downtown Gatlinburg
- Restaurant, retail, amusement, hotel and parking facilities within a short walk
- Great hospitality, multifamily or work force development opportunity

### Offering Summary

Sale Price:	\$2,750,000
Building Size:	7,914 SF
Lot Size:	0.5 Acres
Hospitality Units:	13
Retail Unit:	1

### For More Information

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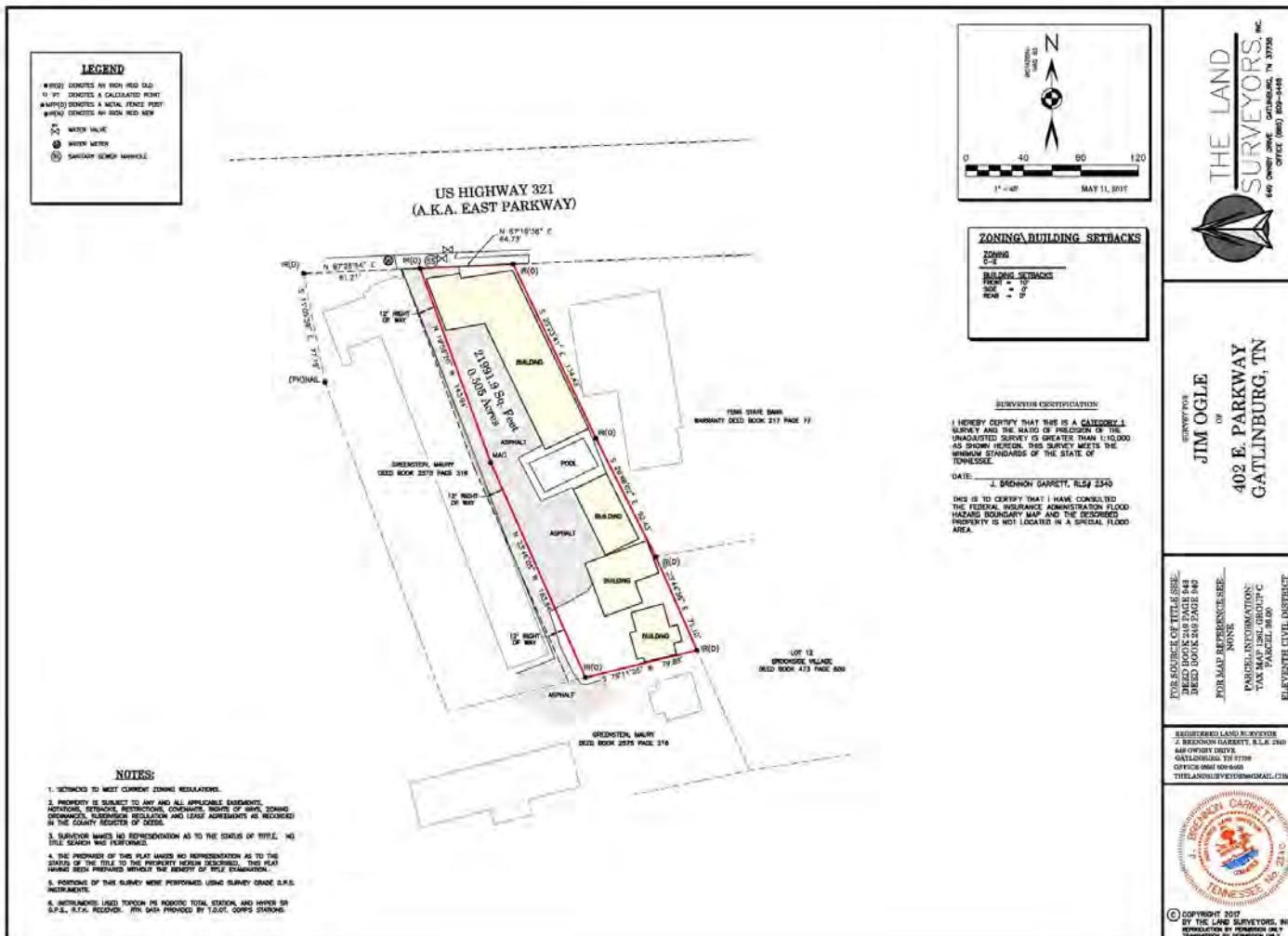


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## Downtown Gatlinburg

Gatlinburg is a mountain resort city in Sevier County, Tennessee. It is located 39 miles southeast of Knoxville and had an estimated population of 3,913 in 2022. It is a popular vacation resort. It rests on the border of Great Smoky Mountains National Park along U.S. Route 441, which connects to Cherokee, North Carolina, on the national park's southeast side. Gatlinburg is known for its appeal to vacationing families. Ripley's Aquarium is the fourth most visited tourist attraction in the state, and the Ober Gatlinburg ski resort ranks ninth on that list. The Great Smoky Mountains National Park, which surrounds Gatlinburg on three sides, is the most visited tourist attraction in Tennessee, three times the second-place finisher's annual visitation. Gross Revenue in Gatlinburg in 2024 exceeded \$1.2 billion.

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## Great Smoky Mountain National Park

The Great Smoky Mountains National Park is a national park in the southeastern United States, with parts in Tennessee and North Carolina. The park straddles the ridgeline of the Great Smoky Mountains, part of the Blue Ridge Mountains, which are a division of the larger Appalachian Mountain chain. With 12.2 million visitors in 2024, the Great Smoky Mountains National Park is the most visited national park. The Great Smoky Mountains National Park is the most visited national park in the country by a considerable measure. The second most visited park in the country, Grand Canyon National Park, has approximately 1/3 of the Great Smoky Mountains National Park visitation.

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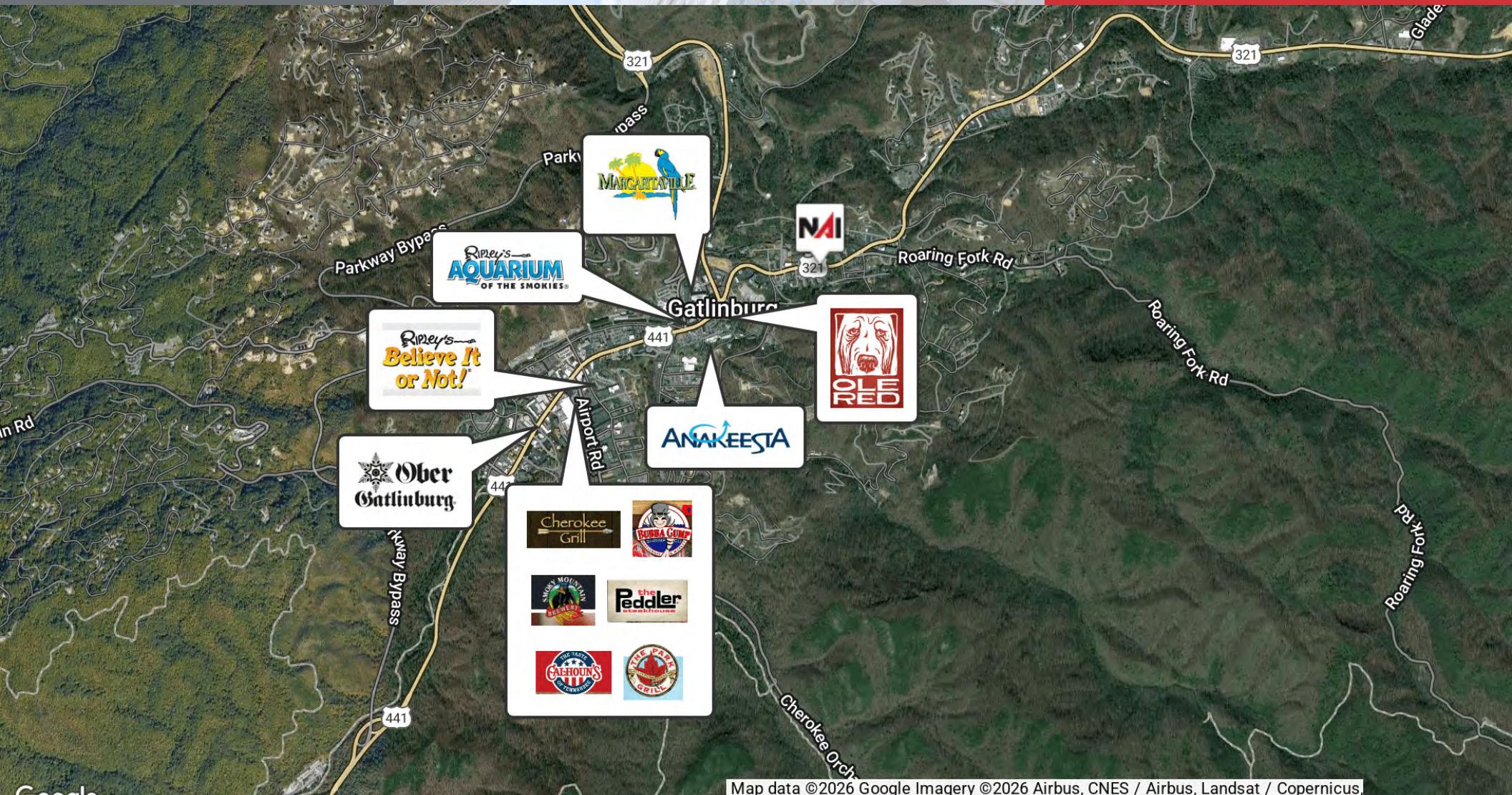
## Sevier County

Sevier County ranks third in Tennessee in terms of tourist revenue; it is fifteenth in terms of population. The economy of Sevier County and the gateway cities (Sevierville, Pigeon Forge, and Gatlinburg) of Great Smoky Mountains National Park are primarily dependent upon the tourism dollars associated with the park. The county has numerous entertainment attractions in addition to the national park, including Dollywood Amusement Park and Dolly's Splash County, which draw more than four million visitors a year. Other main attractions include Ober Gatlinburg and Ripley's Aquarium in the Smokies. The area is also home to numerous shopping outlets; The abundance of tourism has also led to the development of numerous hotels and motels. According to the most recent figures available, Sevierville, Pigeon Forge, and Gatlinburg contain over 28,000 rooms encompassing hotel/motel, condo/cottage, timeshares, camping/RV, and bed and breakfast facilities. Rental cabins are a significant draw for the Smoky Mountains, and there are reportedly more than 7,000 in Sevier County.

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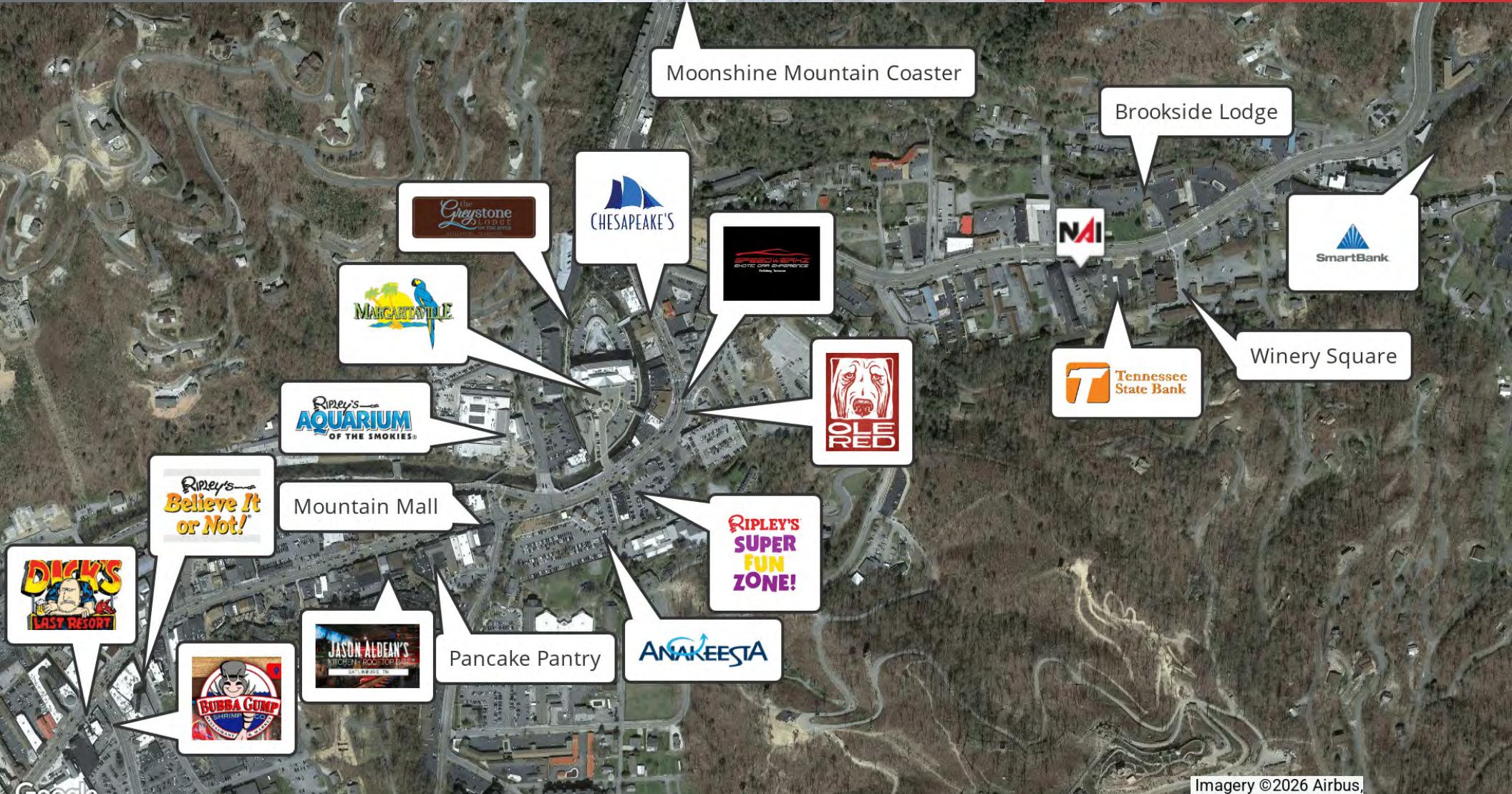
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