

For Lease

## Sevierville Retail

15,356 SF | \$14.00 PSF/NNN

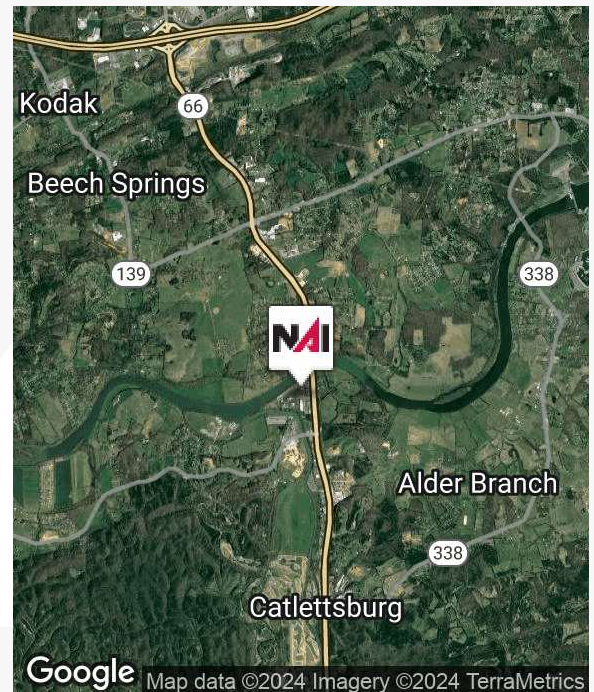


## Two Rivers Outlet

2270 Two Rivers Blvd  
Sevierville, Tennessee 37876

### Property Highlights

- Large Sevierville Retail Space.
- Located just off Winfield Dunn Parkway.
- Minutes from Exit 407.
- Located next to Buds Gun Shop & Range.
- New Distillery opening soon next door.
- Ample parking on both sides of the center.
- Monument signage available.
- National retailers, hotels, restaurants within a short drive.



For more information

**John Haney, CCIM**

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**Alex Webber**

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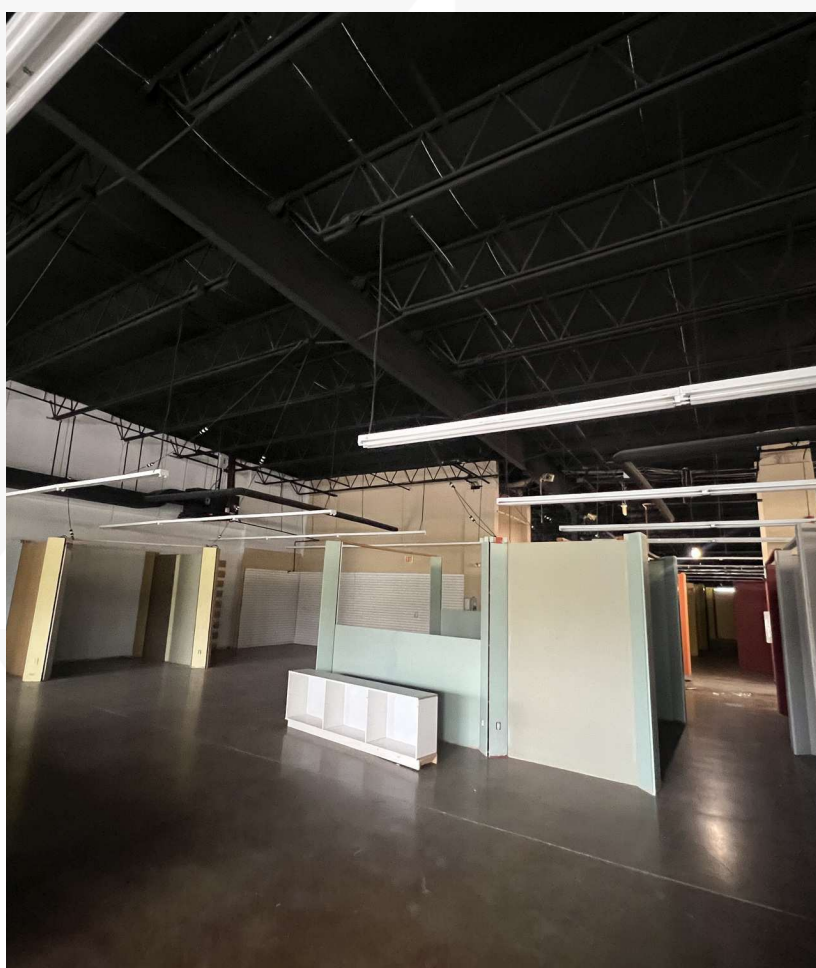
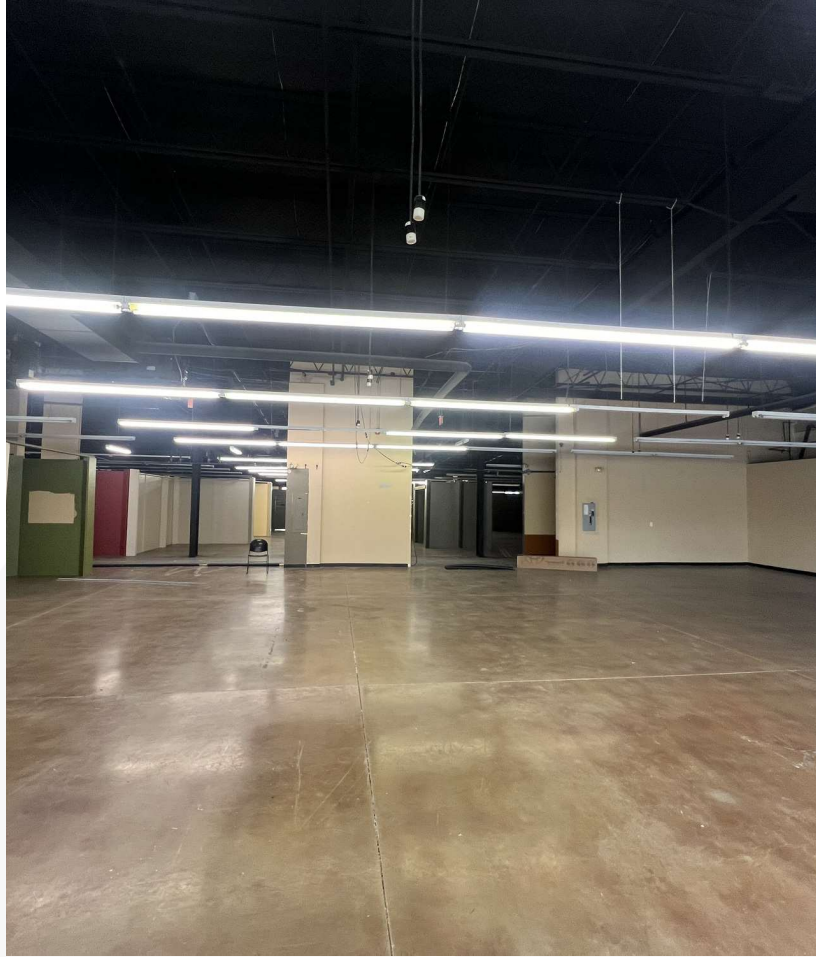


## Exterior Photos





## Interior Photos



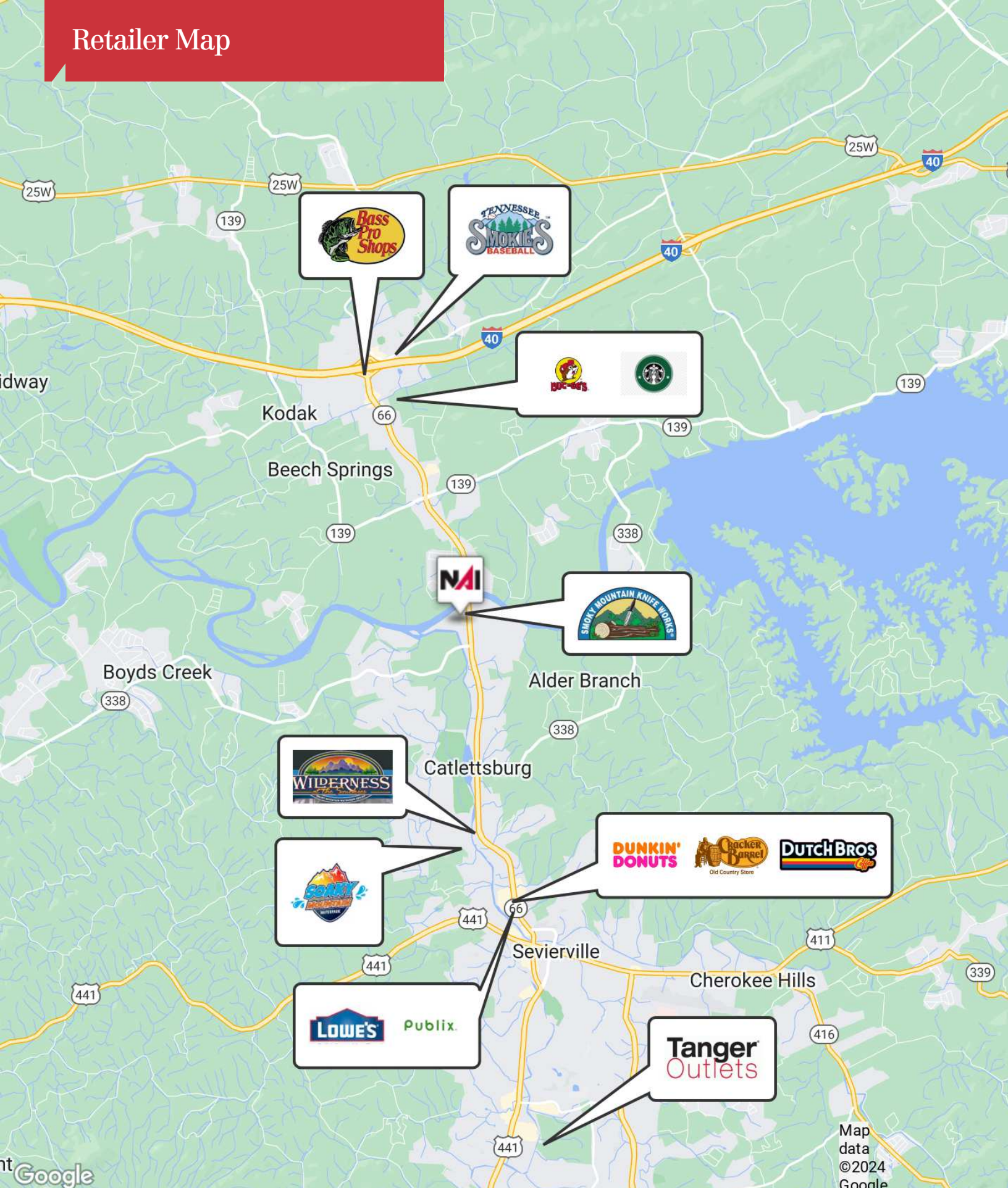


## Exterior Photos



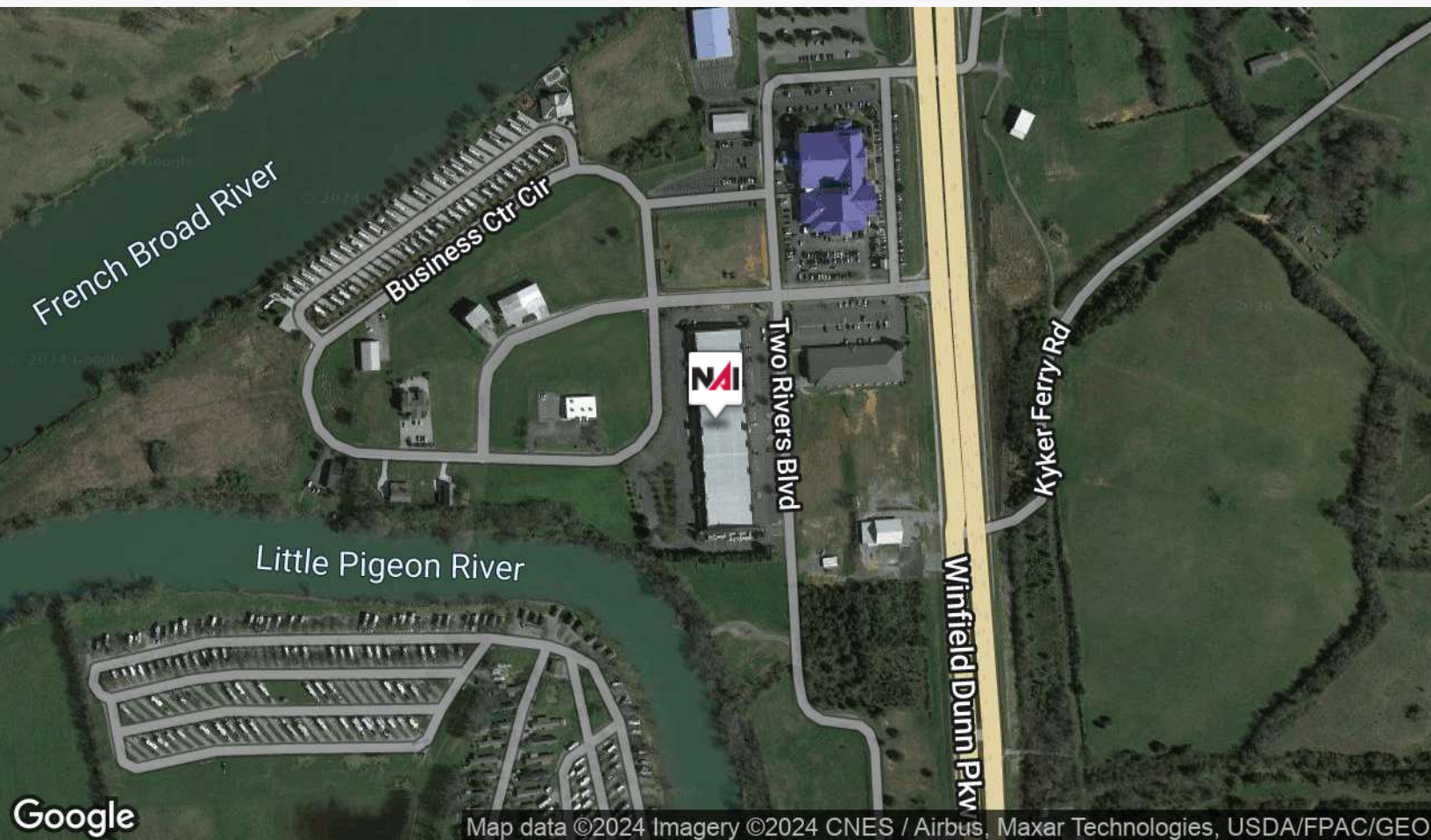
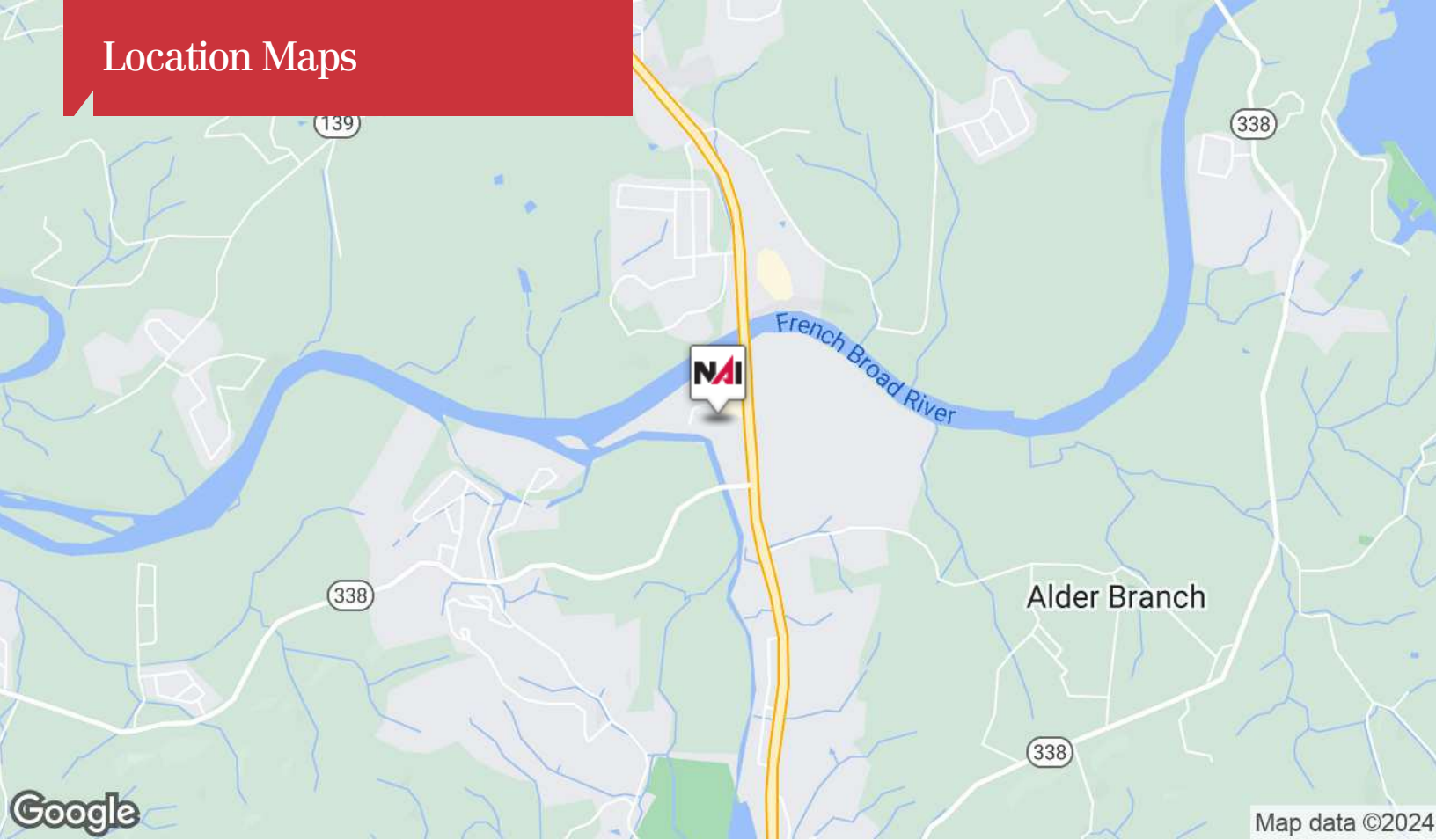


# Retailer Map





## Location Maps

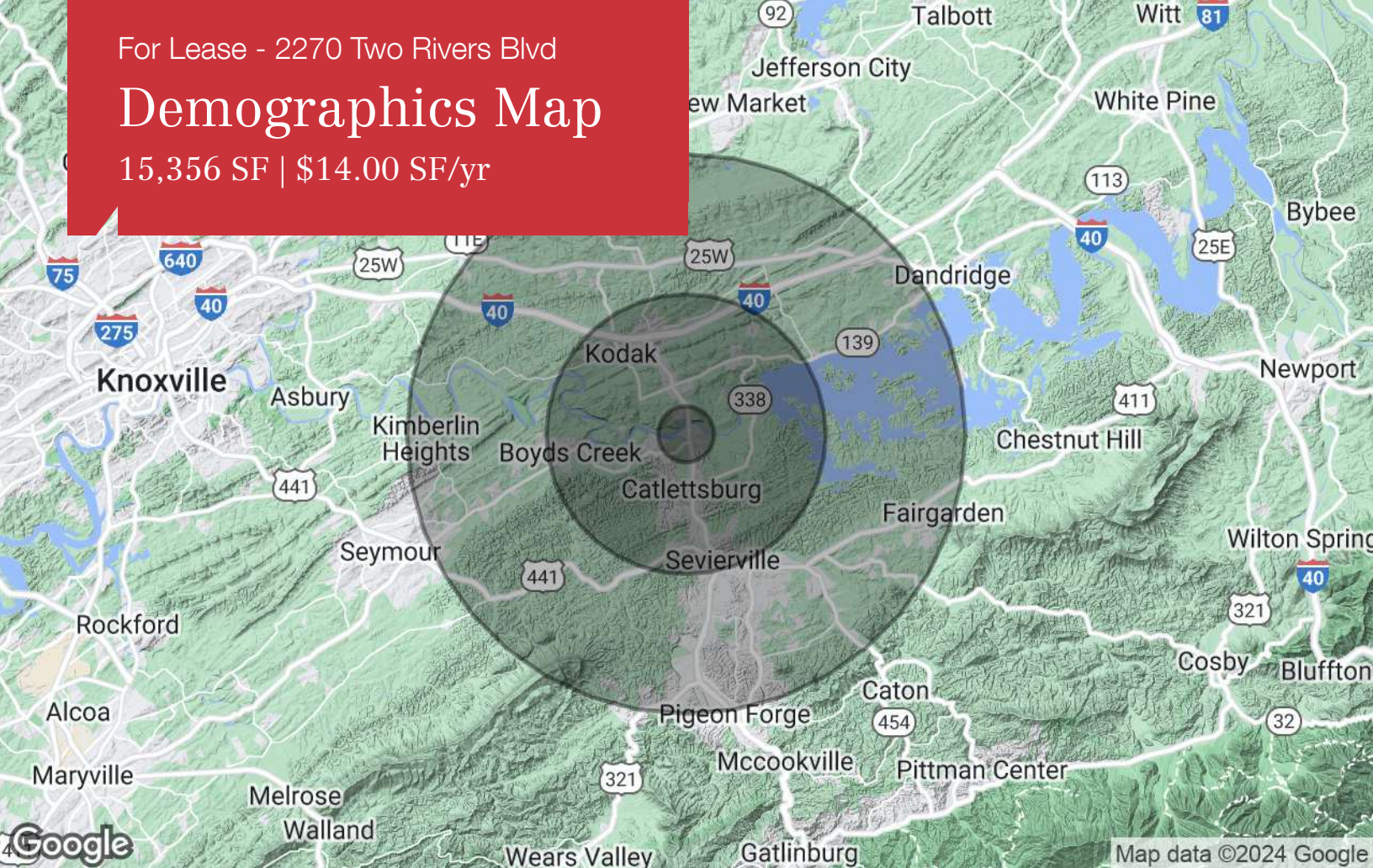




For Lease - 2270 Two Rivers Blvd

# Demographics Map

15,356 SF | \$14.00 SF/yr



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	876	22,116	84,793
MEDIAN AGE	42.3	42.9	41.9
MEDIAN AGE (MALE)	42.0	42.4	40.7
MEDIAN AGE (FEMALE)	44.3	44.3	43.0

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	386	10,033	40,781
# OF PERSONS PER HH	2.3	2.2	2.1
AVERAGE HH INCOME	\$68,396	\$59,245	\$54,142
AVERAGE HOUSE VALUE	\$239,692	\$201,554	\$188,367

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	99.9%	98.7%	97.7%
% BLACK	0.0%	0.3%	0.8%
% ASIAN	0.0%	0.2%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	0.1%	0.6%	0.6%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.6%	6.3%	5.5%

\* Demographic data derived from 2020 ACS - US Census



# Agent Profile

**Alex Webber**

## **Advisor**

Office: 865.357.1330

Cell: 865.202.3007

[awebber@koellamoore.com](mailto:awebber@koellamoore.com)



## **Specialties**

Alex Webber is a Commercial Real Estate Advisor with NAI Koella | RM Moore. Alex focuses primarily on land sales and ground leases, retail and investment properties, tenant representation and site selection. He works throughout East Tennessee and especially in Blount County and Sevier County. His primary goal is helping his clients identify the perfect location and property in which to establish or relocate their business.

## **Background & Experience**

Alex grew up in Maryville, Tennessee. Alex credits his family's history with business ownership for sparking his interest in commercial real estate. This history helps with visualizing potential properties for clients and providing a keen eye for details.

Alex graduated from Maryville High School in 2013. Prior to earning his affiliate broker real estate license in 2021, he worked for Admiral Title Company in Knoxville as a Closing Specialist. This experience provided a valuable real estate experience and launched his interest in the commercial field.

Alex is actively involved with the Young Professionals groups in the Blount County Chamber and the Farragut/West Knox Chamber of Commerce.

## **Memberships & Affiliations**

Knoxville Area Association of REALTORS

Farragut/West Knox Chamber of Commerce

Blount County Chamber of Commerce

Loudon County Chamber of Commerce

Downtown Referral Excellence Organization



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# Agent Profile

## John Haney, CCIM

### Senior Advisor

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## Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/ Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

## Recent Notable Clients

**Medical:** Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle

**Professional:** Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Computer Systems Plus, Total Quality Logistics

**Industrial:** BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

**Retail:** Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Voodoo Brewing Company

## Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance

PIN Referral Excellence Organization, Networking Today International

## Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014



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