

For Lease

Premium Retail

2,400 - 3,200 SF | \$27.00 SF/NNN

River Place



River Place Shopping Center

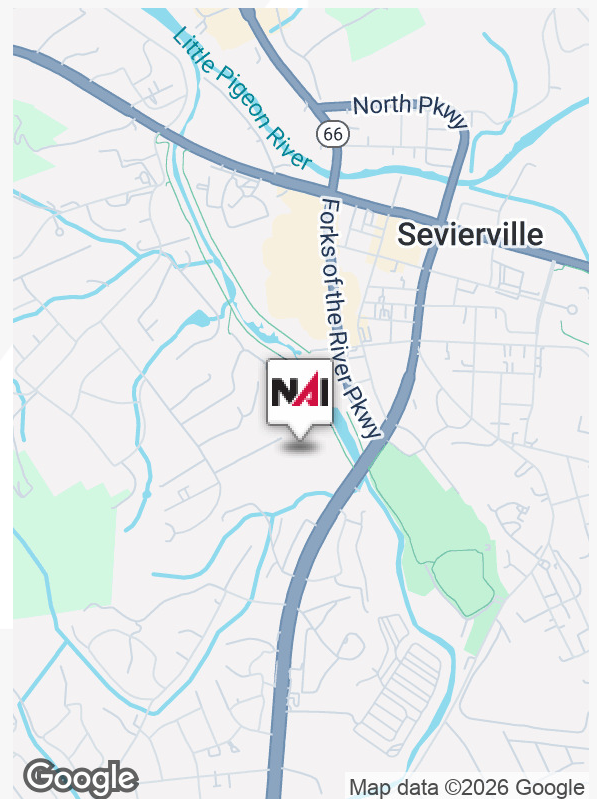
605-699 Parkway
Sevierville, Tennessee 37862

Property Highlights

- - National visibility
- - Professional management
- - Excellent Parkway visibility
- - Affordable lease rate
- - Impressive sales potential
- - High image exposure
- - Ample parking space
- - Premium retail location

Property Description

River Place is a standout location along the busy Dolly Parton Parkway. With excellent visibility, national brand retailers and an enticing terms with a proven record making it an exceptional retail growth opportunity.



For more information

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River Place Shopping Center
Additional Photos



For Lease - 639 Parkway

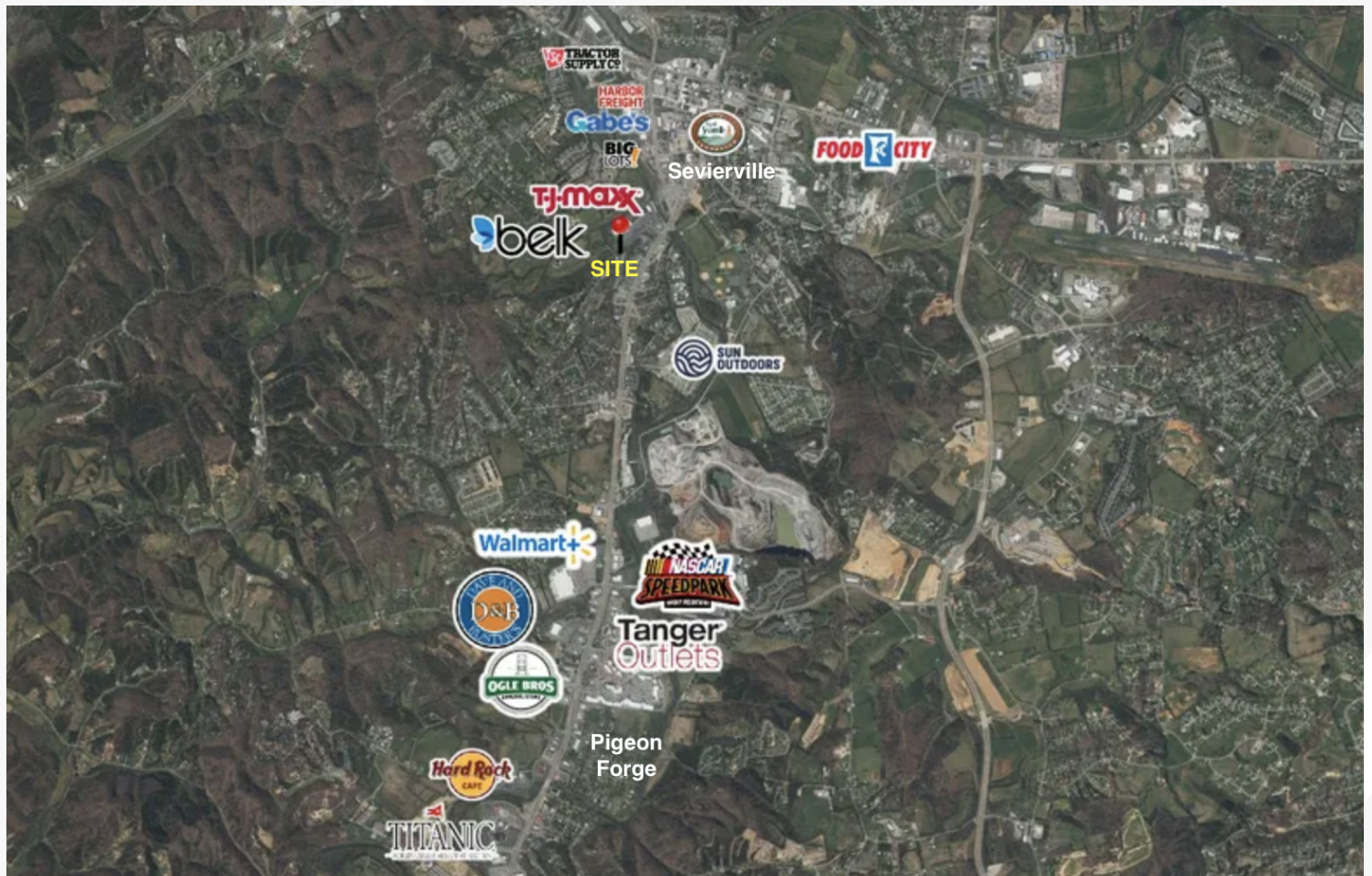
Additional Photos

1,600 - 3,400 SF | \$27.00 SF/yr

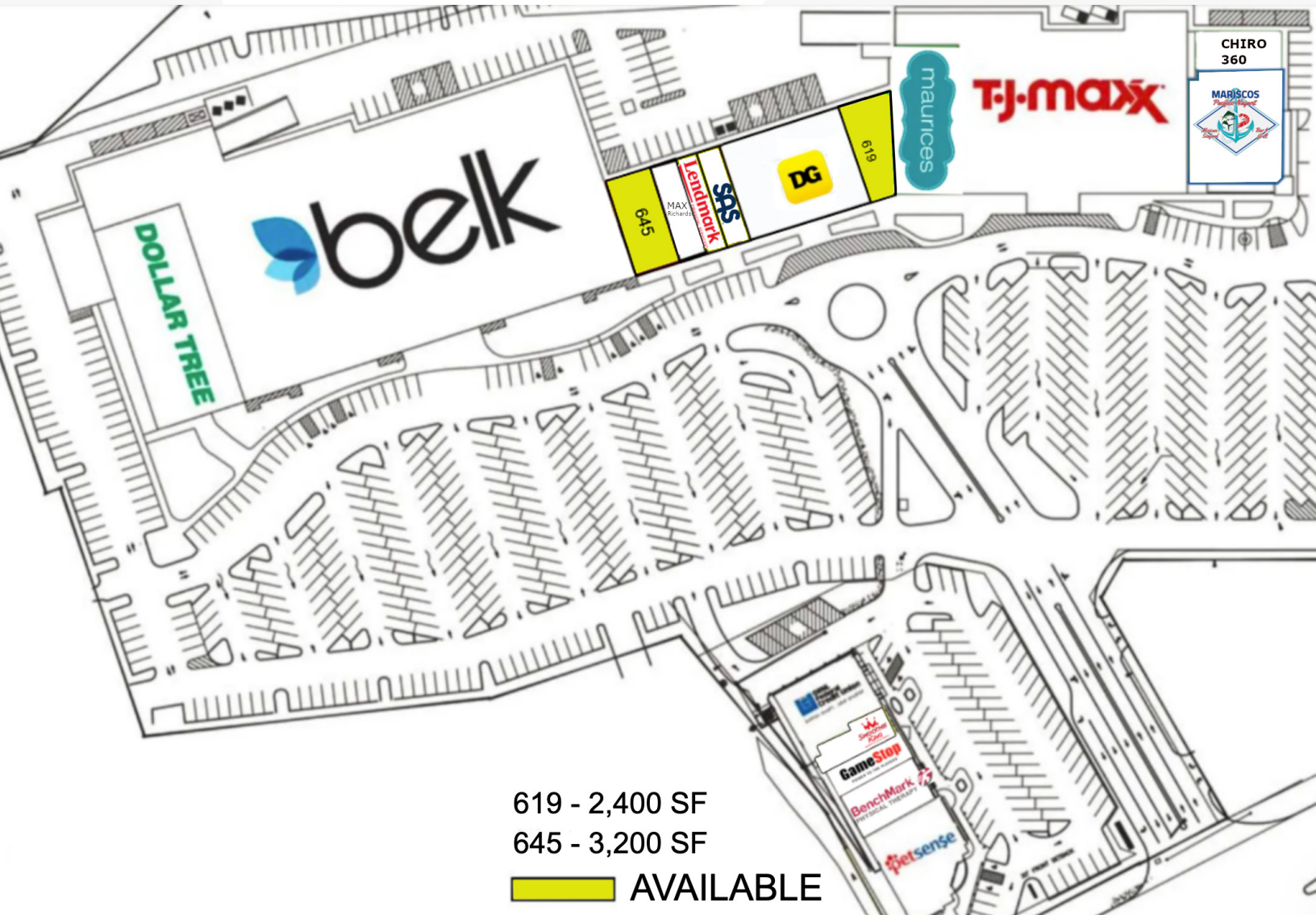


For Lease - Retail Space

Market Photos



Site Plan



Optimized For Retail Shopping

WHY SEVIEVILLE

While the "mountain resort" markets offer high volume, Sevierville offers **reliability, cost efficiency, and a dedicated residential base** that ensures long-term stability for traditional retail business models. Sevierville is highly desirable for traditional retail due to:

- **Stable Demand:** It serves the county's largest year-round resident population, ensuring consistent daily sales.
- **Operational Efficiency:** It offers lower rents, more space for large-format stores, and better logistics than congested tourist zones.
- **Economic Power:** With \$2.3 billion in retail sales, it is the primary hub for routine, non-tourist purchases.
- **Reliability:** The market avoids the extreme seasonal volatility and high competition of Pigeon Forge and Gatlinburg.

A Tale of Two Markets: Sevier County's Retail Divide

Sevierville: The Resident's Hub

The County's Stable Retail Core

Serves the everyday shopping needs of nearly **99,000** county residents year-round.



\$2.3 Billion
in 2023 Retail Sales

Captures a huge share of county sales from routine local purchases.



Preferred by Traditional Retailers

Lower costs and steady demand attract grocery, big-box, and home goods stores.

Pigeon Forge & Gatlinburg: The Tourist Engine

Fueled by Massive Tourism

The economy is driven by over **15 million** annual visitors to the Smokies.



\$3.85 Billion
in Visitor Spending (2023)

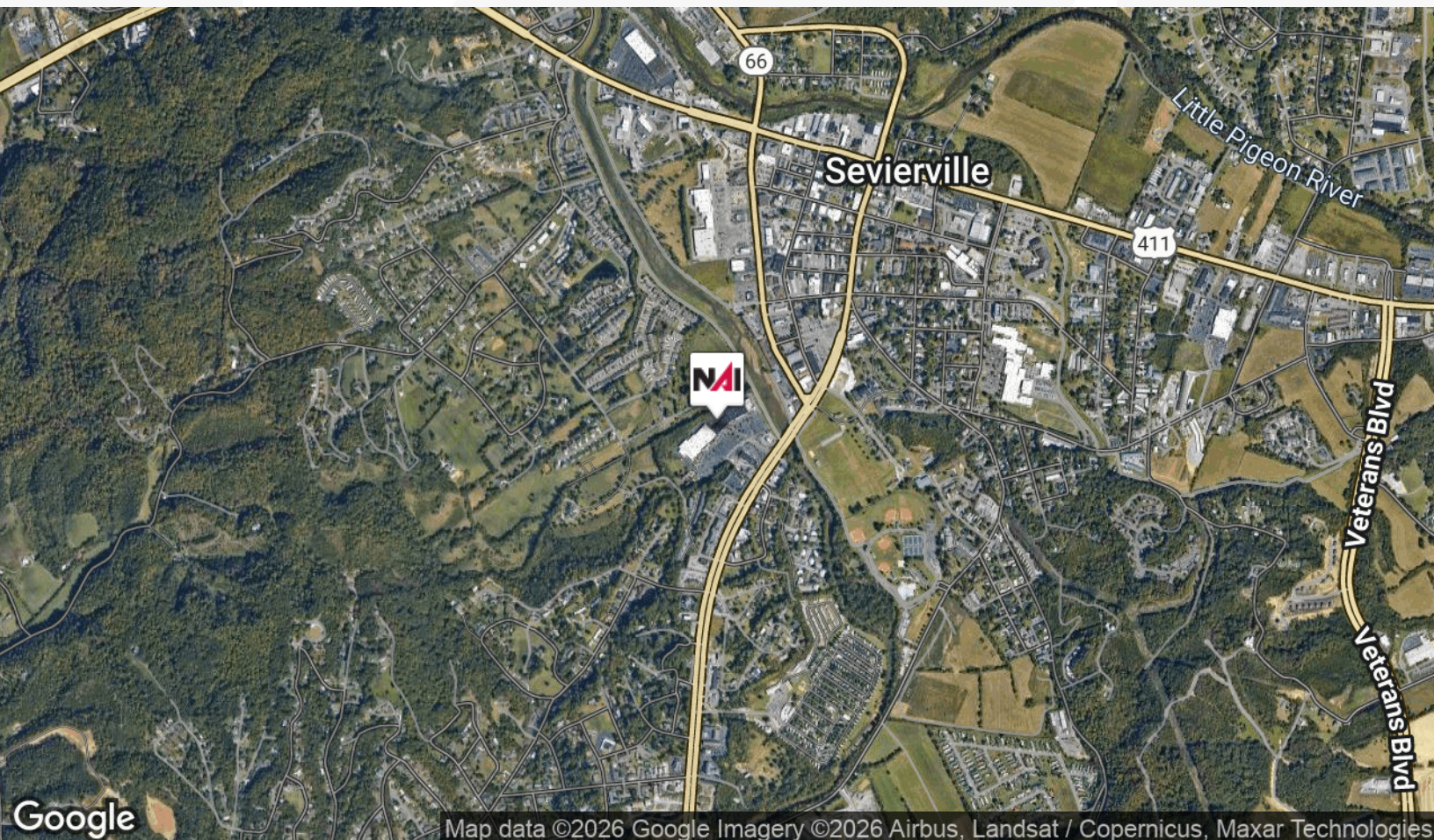
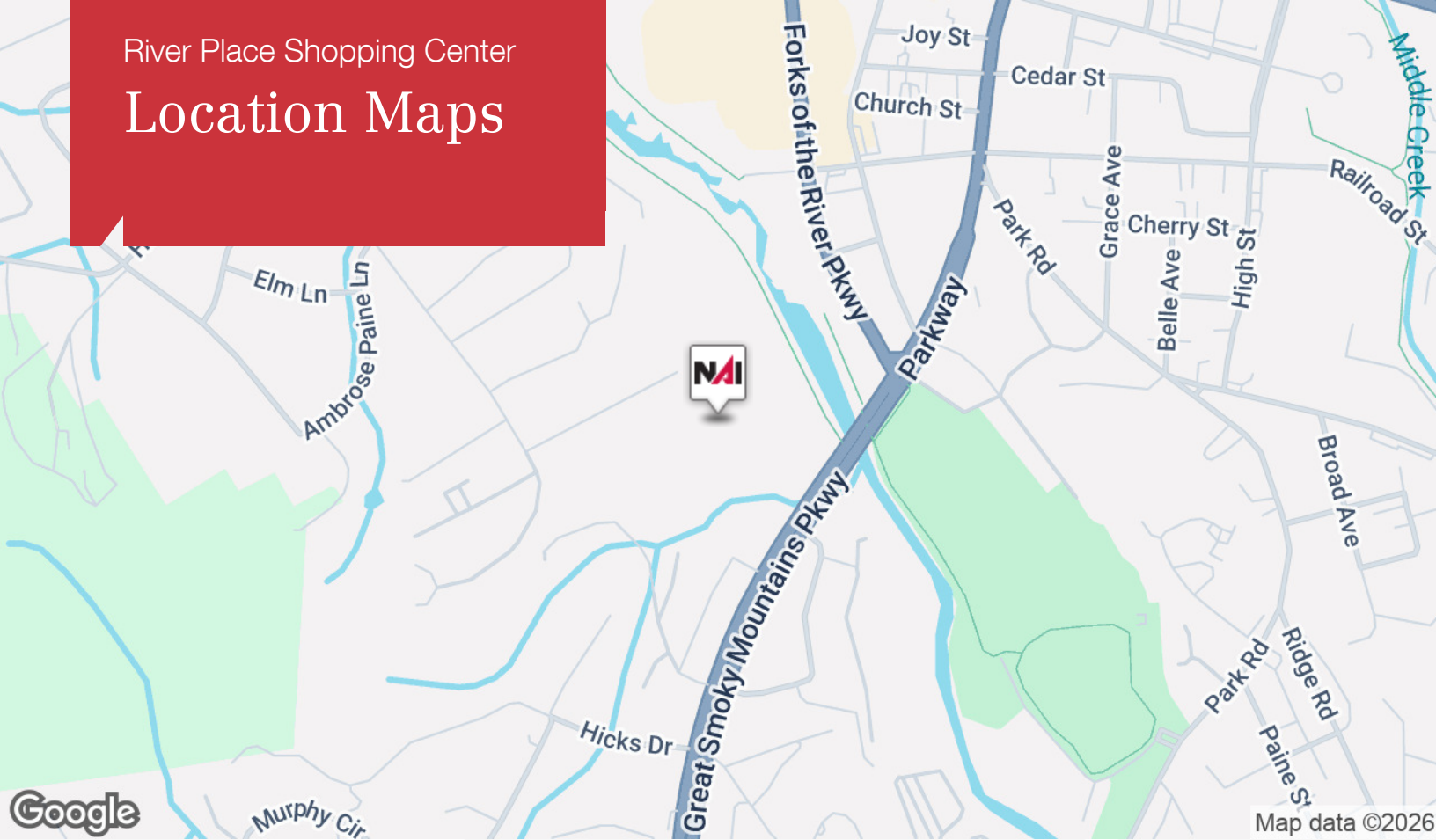
Powers a high-volume market focused on entertainment, souvenirs, and dining.



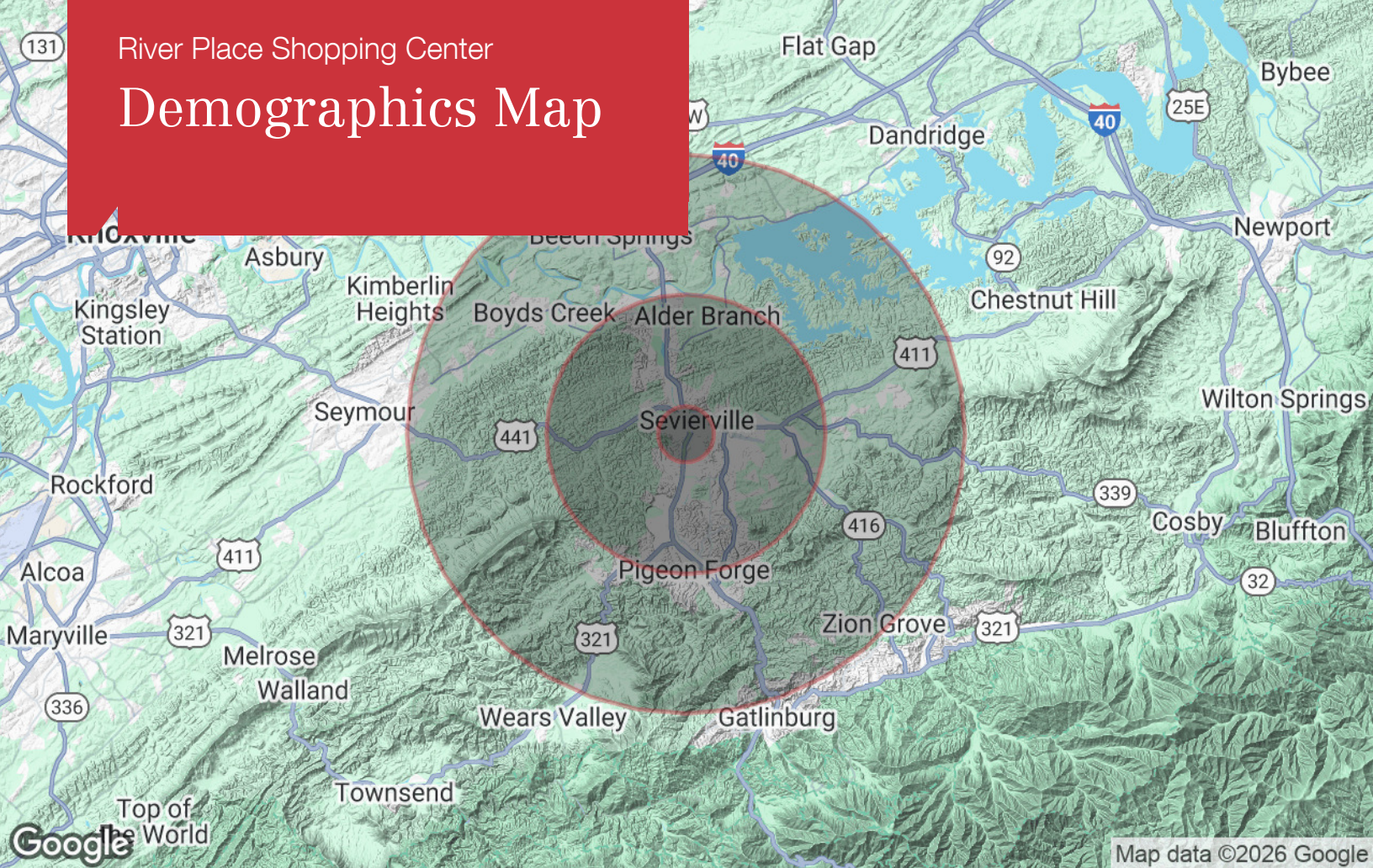
Higher-Cost, Seasonal Market

High rents (\$25-\$55+ psf) and visitor volatility favor experience-based retail.

Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,936	26,794	71,665
MEDIAN AGE	33.6	37.6	40.1
MEDIAN AGE (MALE)	30.4	34.8	38.6
MEDIAN AGE (FEMALE)	39.4	41.6	41.9

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	870	12,233	30,803
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$44,179	\$49,160	\$54,005
AVERAGE HOUSE VALUE	\$202,158	\$202,931	\$216,946

Race

	1 Mile	5 Miles	10 Miles
% WHITE	92.3%	96.0%	96.9%
% BLACK	3.7%	1.7%	1.0%
% ASIAN	1.8%	1.2%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.8%	0.4%	0.2%
% OTHER	1.3%	0.7%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	13.9%	8.7%	5.4%

* Demographic data derived from 2020 ACS - US Census