

**HTEAO**  
**840 DOLLY PARTON PARKWAY**  
**SEVIERVILLE, TN**

**CONCEPT PHOTO**



**INVESTMENT PROPERTY FOR SALE**

**Property Information**

- ◆ **2,190 SF; 0.75 Acres**
- ◆ **\$2,800,000**
- ◆ **6.43% CAP rate**
- ◆ **15-year Lease term with six 5-year options, 10% bumps every 5 years**
- ◆ **Contiguous with new Culver's**
- ◆ **Access to Dolly Parton Parkway and intersection of Robert Henderson Road and Dolly Parton Parkway**
- ◆ **Traffic Count: 42,160 Dolly Parton Parkway; 31,287 Forks of the River Parkway**
- ◆ **Retail Nearby: Food City, Aubrey's, Andy's Frozen Custard, Dunkin, McDonald's, Bojangles, Wendy's, AutoZone**
- ◆ **Demographics:**

	<b><u>5-Mile</u></b>	<b><u>7-Mile</u></b>	<b><u>10-Mile</u></b>
Population:	32,914	49,724	80,533
Avg Household Income:	\$70,193	\$72,726	\$76,656

**Will Wegner**

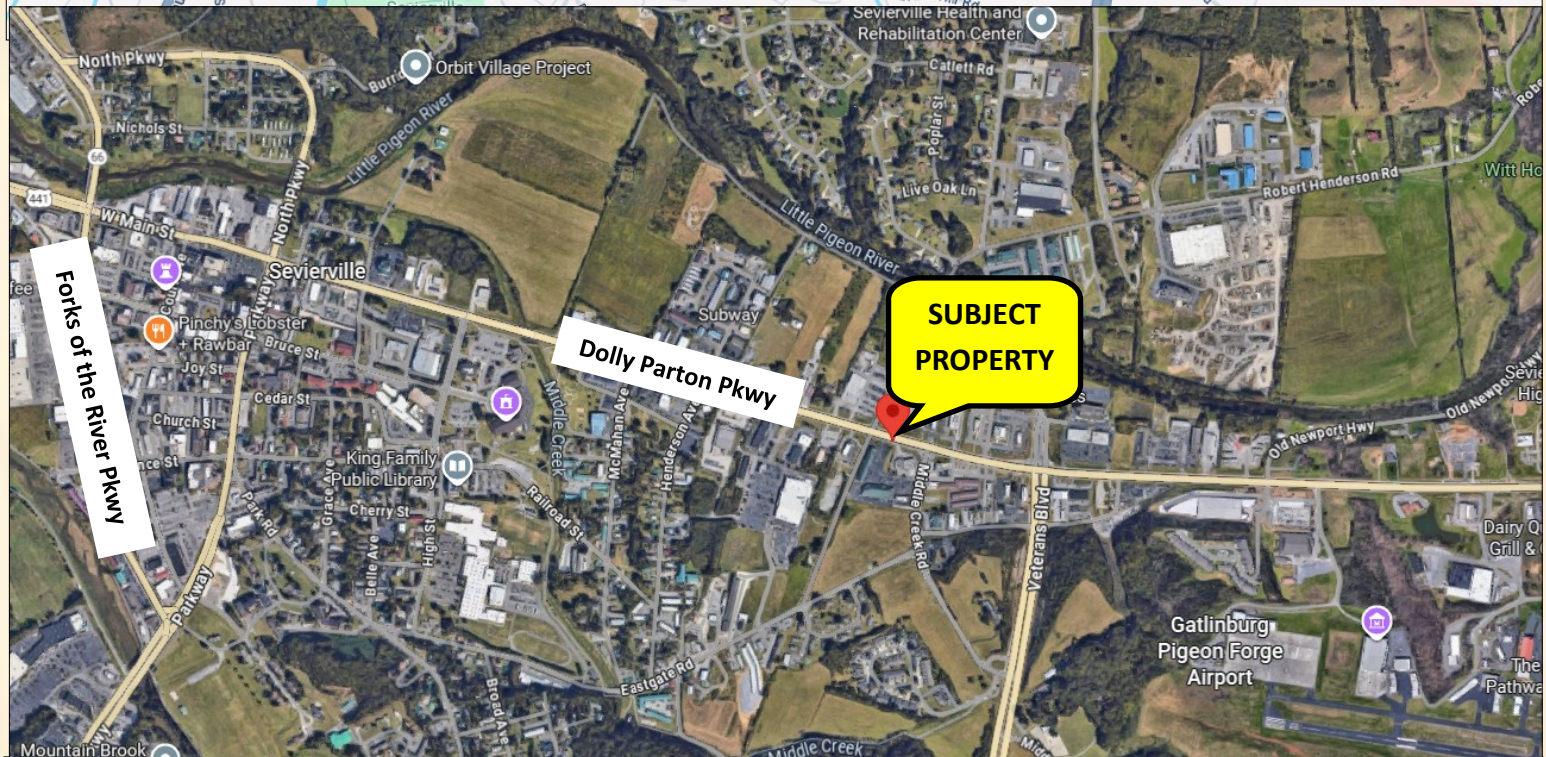
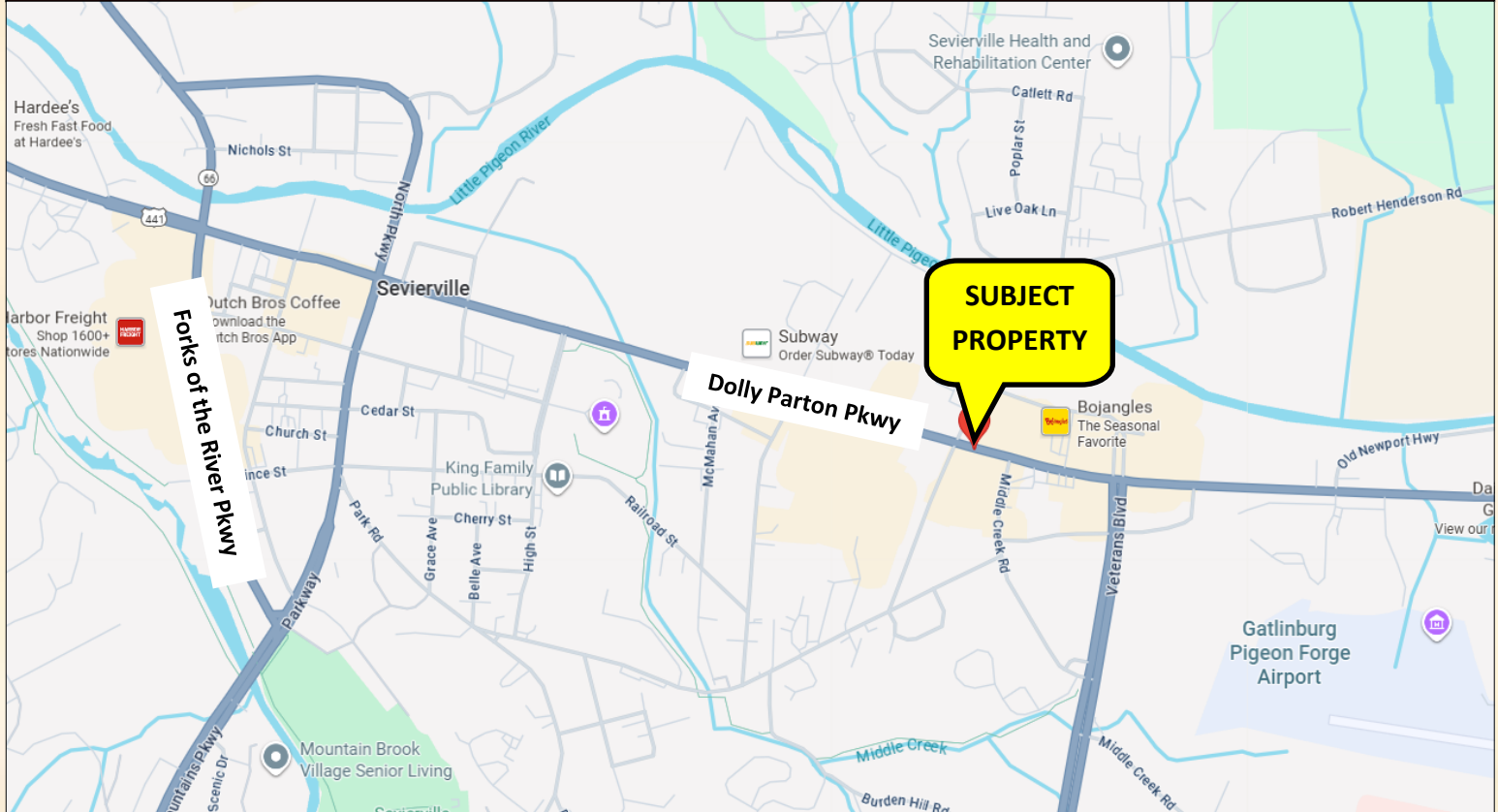
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**Knoxville, Tennessee 37919**

**Office: (865) 584-2000 Cell: (408) 859-6154**

**Email: william@oliversmithrealty.com**

## **Regional Map**



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## Trade Area Aerial



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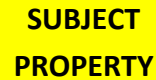
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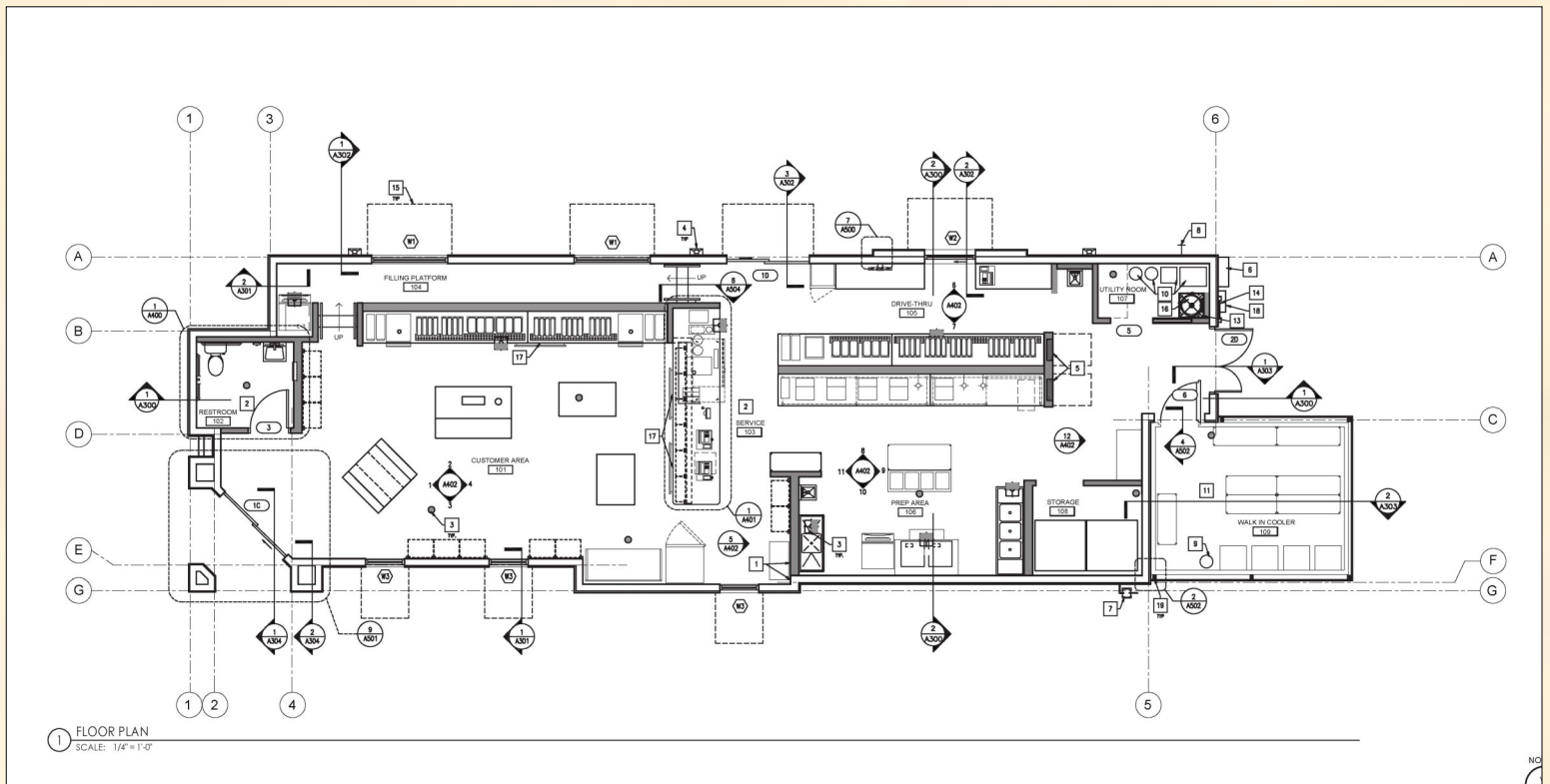
# Site Plan



**Email: [william@oliversmithrealty.com](mailto:william@oliversmithrealty.com)**



## **Floor Plan**



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## Survey





**Oliver Smith Realty & Development Co.**  
**www.oliversmithrealty.com**

**Concept Photo**



**Will Wegner**

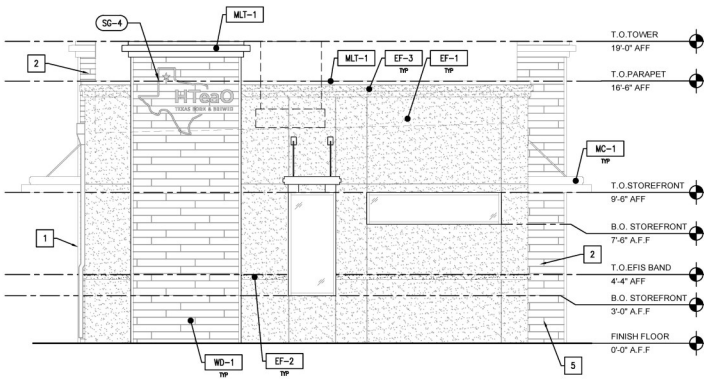
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## Elevations

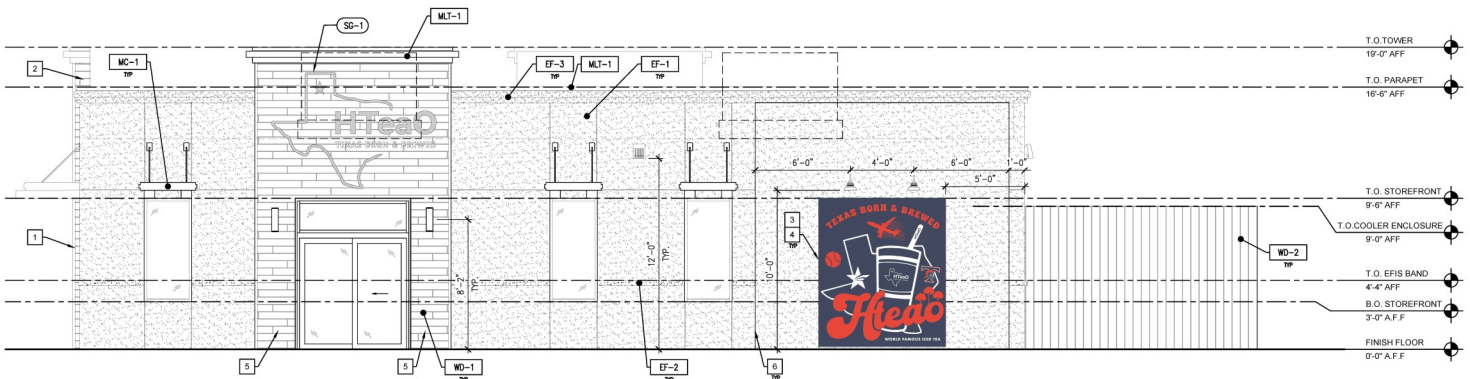


2 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

SG-1	<ul style="list-style-type: none"><li>LOCATION: FRONT FASCIADE EXTERIOR SIGNAGE</li><li>SIZE: 10'-6" LENGTH X 7'-4" HEIGHT</li></ul>
SG-3	<ul style="list-style-type: none"><li>LOCATION: DRIVE THRU SIDE FASCIADE EXTERIOR SIGNAGE</li><li>SIZE: 7'-10" LENGTH X 5'-5 1/2" HEIGHT</li></ul>
SG-4	<ul style="list-style-type: none"><li>LOCATION: SIDE FASCIADE EXTERIOR SIGNAGE</li><li>SIZE: 8'-0" LENGTH X 3" HEIGHT</li></ul>
<b>NOTE:</b> SIGNAGE SHOWN FOR REFERENCE ONLY - SIGN SELECTION BY OWNER - SIGN PERMITTING & INSTALLATION BY SIGN VENDOR	



WD-1 COMPOSITE WOOD SCREEN WALL  
Image for reference only- Contractor to submit proposed composite pattern to construction manager and franchise partner for approval.



1 ENTRANCE ELEVATION  
SCALE: 1/4" = 1'-0"

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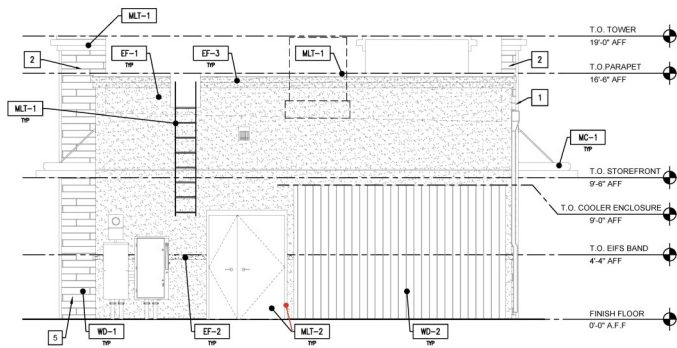
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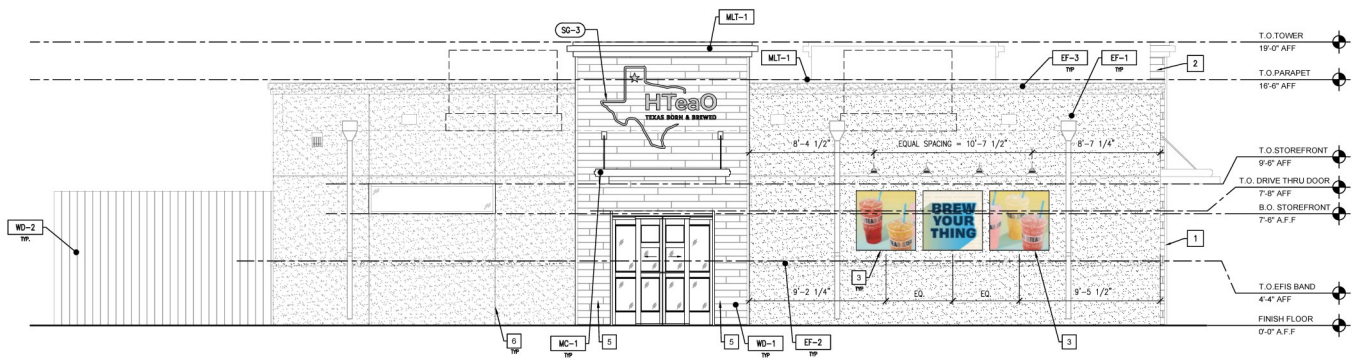


2 BACK EXIT ELEVATION  
SCALE: 1/4" = 1'-0"

SG-1	• LOCATION: FRONT FASCIADE EXTERIOR SIGNAGE • SIZE: 10'-6" LENGTH X 7'-4" HEIGHT
SG-3	• LOCATION: DRIVE THRU SIDE FASCIADE EXTERIOR SIGNAGE • SIZE: 7'-10" LENGTH X 5'-5" HEIGHT
SG-4	• LOCATION: SIDE FASCIADE EXTERIOR SIGNAGE • SIZE: 6'-0" LENGTH X 3" HEIGHT
NOTE: SIGNAGE SHOWN FOR REFERENCE ONLY - SIGN SELECTION BY OWNER - SIGN PERMITTING & INSTALLATION BY SIGN VENDOR	



WD-1 COMPOSITE WOOD SCREEN WALL  
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1 DRIVE THRU ELEVATION  
SCALE: 1/4" = 1'-0"

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## **Rent Schedule**

R. **Annual Base Rent/Monthly Base Rent:** The Annual and Monthly Base Rent shall be as follows plus NNN:

Lease Years	Annual Rent	Monthly Rent
1-5	\$180,000.00	\$15,000.00
6-10	\$198,000.00	\$16,500.00
11-15	\$217,800.00	\$18,150.00

S. **Option to Extend:** Six (6) separate five (5) year options.

T. **Option Base Rent:**

	Annual Rent	Monthly Rent
Option 1 years 16-20	\$238,700.00	\$19,891.67
Option 2 years 21-25	\$262,570.00	\$21,880.83
Option 3 years 26-30	\$288,827.00	\$24,068.92
Option 4 years 31-35	\$317,709.70	\$26,457.81

Option 5 years 36-40	\$349,480.67	\$29,123.39
Option 6 years 41-45	\$384,428.74	\$32,035.73

U. **NNN:** Tenant shall directly pay all NNN.

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## Sevier County

### Sevier County Travel Snapshot (2023)

Values represent the direct impact for both domestic and international travel



#### Direct Visitor Economic Impact

Spending	
<b>\$3,851,460,800</b>	
Employment	State Taxes
<b>26,564</b>	<b>\$247,836,400</b>
Labor Income	Local Taxes
<b>\$1,064,625,500</b>	<b>\$182,429,300</b>

**3**

#### County Rank

2023 visitor spending ranking  
compared to all 95 counties.  
Previous Rank: 3

#### Daily Tourism Impact

On an average day, visitor spending generated:

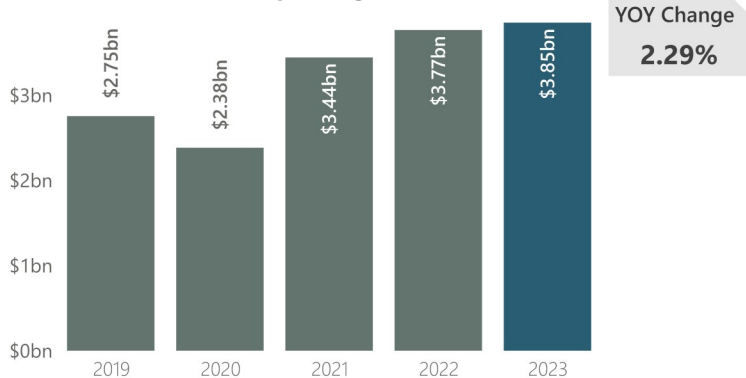
**\$10,551,947** in daily expenditures

**\$2,916,782** in daily labor income

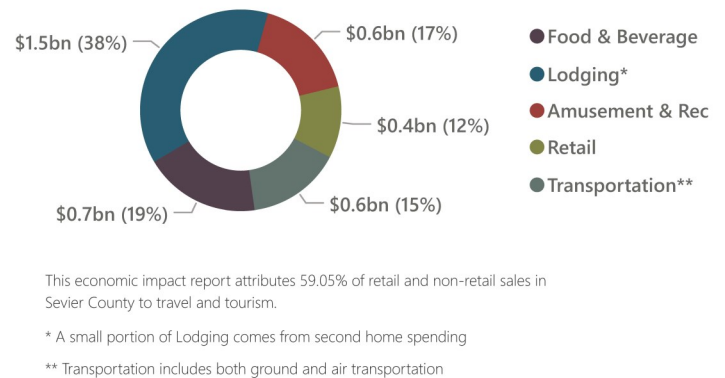
**\$679,004** in daily state tax collections

**\$499,806** in daily local tax collections

#### Direct Visitor Spending Over Time



#### Direct Visitor Spending by Industry



#### What is "direct visitor spending" and why does it matter?

Direct visitor spending are those dollars that a visitor exchanges with businesses in the five categories shown in the pie chart (below). It does not include indirect spending (ex: B2B purchases) or induced spending (ex: employee wages spent in the local economy). **Visitor spending injects real money into the local economy and generates taxes for local and state government budgets.**

Sevier County includes Sevierville, Gatlinburg, Pigeon Forge, Pittman Center and surrounding communities.

**Sevierville:** Just north of Pigeon Forge and Gatlinburg, Sevierville is known to be a major shopping destination and tourism hub with a wide variety of lodging and family-oriented attractions.

**Pigeon Forge:** Pigeon Forge is a popular vacation area that is home to Dollywood, an amusement park that was named the #1 theme park in America by Tripadvisor. Other attractions include Soaky Mountain Water Park, dinner theaters, and popular restaurants.

**Gatlinburg:** Gatlinburg is located next to the Great Smoky Mountains National Park, the most visited National Park in America. The town offers unique lodging and experiences that center around views of the neighboring park.

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## Demographics

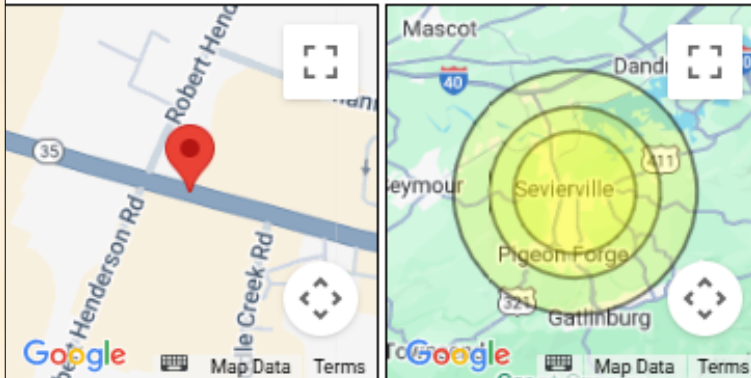


### EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 840 Dolly Parton Parkway Sevierville TN

Latitude: 35° : 51' : 52"

Longitude: -83° : 32' : 50"



Description	5 Miles	7 Miles	10 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	22,713	35,964	55,814
Population (4/1/2010)	28,522	43,883	70,882
Population (4/1/2020)	32,653	49,187	78,989
Population (1/1/2024)	32,914	49,724	80,533
Population (1/1/2029)	33,535	50,672	82,241
Percent Growth (2024/2020)	0.80	1.09	1.95
Percent Forecast (2029/2024)	1.89	1.91	2.12
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	9,329	14,492	22,302
Households (4/1/2010)	11,289	17,218	27,821
Households (4/1/2020)	13,213	19,657	31,589
Households (1/1/2024)	13,290	19,819	32,110
Households (1/1/2029)	13,444	20,052	32,576
Percent Growth (2024/2020)	0.58	0.82	1.65
Percent Forecast (2029/2024)	1.16	1.18	1.45
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	41.5	42.9	44.0
Male	16,701	25,137	40,596
Female	16,213	24,587	39,937
Density	393.7	347.7	271.7
Urban	21,396	26,285	32,892
Rural	11,518	23,439	47,641

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## **Demographics**

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2024)	13,290	19,819	32,110
Families	8,544	12,989	21,963
Non-Family Households	4,746	6,830	10,147
Average Size of Household	2.45	2.48	2.49
Median Age of Householder	55.9	55.9	56.2
Median Value Owner Occupied (\$)	254,611	242,531	247,577
Median Rent (\$)	801	797	810
Median Vehicles Per Household	2.4	2.4	2.5
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	16,778	26,240	42,938
Housing, Owner Occupied	7,723	12,743	22,727
Housing, Renter Occupied	5,567	7,076	9,383
Housing, Vacant	3,488	6,421	10,828
<b>POPULATION BY RACE</b>			
White Alone	25,560	39,923	67,748
Black Alone	436	587	798
Asian Alone	668	951	1,159
American Indian and Alaska Native Alone	174	244	383
Other Race Alone	3,275	4,066	4,622
Two or More Races	2,801	3,953	5,823
<b>POPULATION BY ETHNICITY</b>			
Hispanic	5,522	6,966	8,181
White Non-Hispanic	23,948	37,796	65,090
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	942,510,731	1,452,710,422	2,472,769,865
Total Household Income (\$)	932,862,336	1,441,362,262	2,461,421,705
Median Household Income (\$)	50,789	53,447	57,512
Average Household Income (\$)	70,193	72,726	76,656
Per Capita Income (\$)	28,636	29,215	30,705
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	1,758,945	2,646,357	3,226,623
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	863,352.7	1,305,315.9	2,169,255.1
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	21,728	29,068	33,917
Establishments, Total (by Place of Work)	1,170	1,706	2,208
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	103	103	104
EASI Total Crime Index (US Avg=100; A=High)	115	108	101
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	21	32	52

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## **Disclosure**

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