

For Lease

# Office Building

5,993 SF | \$20.00 SF/yr



## 3609 Outdoor Sportsman Place

Sevierville, Tennessee  
37764

For more information

**Mary Ellen Kilburn**

O: 865 531 6400 | C: 865 567 8515  
mekilburn@koellamoore.com

### Property Highlights

- 6,000 SF turnkey medical office suite — Suites 6, 7, 8 & P at 3609 Outdoor Sportsman Place, Kodak, TN
- Conveniently located just off I-40 — excellent visibility and easy patient access
- 12 exam rooms, ready for immediate use
- Spacious reception and waiting areas — welcoming and professional for patients
- Dedicated lab space for testing and diagnostics
- On-site X-ray / imaging room — ideal for diagnostic services without needing additional build-out
- Medical-grade plumbing and infrastructure already in place
- Efficient layout designed for smooth patient flow and practice operations
- Move-in ready

### OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Available SF  | 5,993 SF            |
| Lease Rate    | \$20.00 SF/yr (NNN) |
| Lot Size      | 1.52 Acres          |
| Building Size | 12,708 SF           |

### DEMOGRAPHICS

| Stats     | Population | Avg. HH Income |
|-----------|------------|----------------|
| 0.3 Miles | 7          | \$69,123       |
| 0.5 Miles | 44         | \$69,379       |
| 1 Mile    | 639        | \$70,394       |

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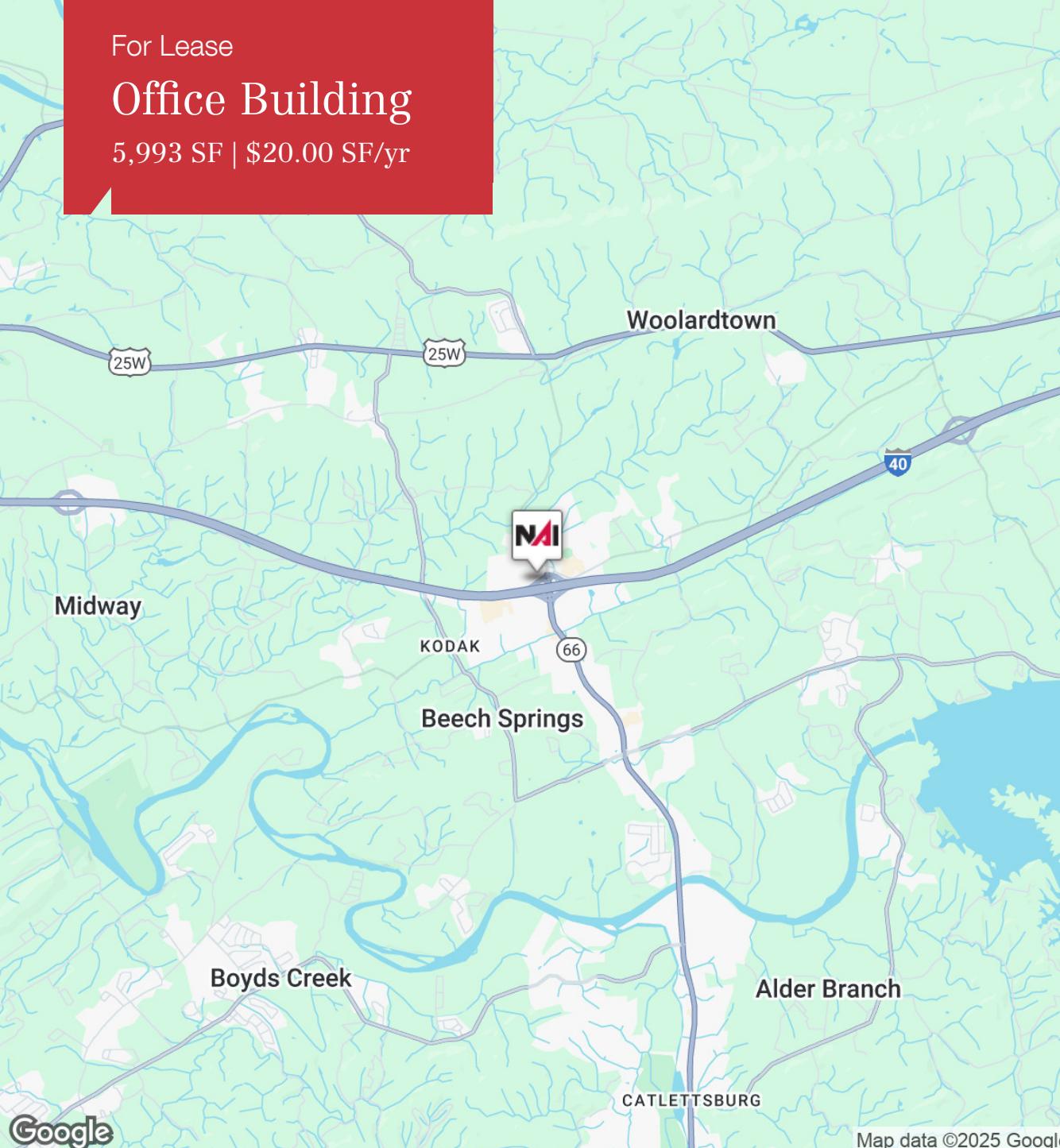
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## Location Description

Situated just off I-40 at Exit 407, this medical office at 3609 Outdoor Sportsman Place sits at the “gateway” to the Smoky Mountains — in a high-traffic, high-visibility corridor heavily traveled by both locals and tourists. The property sits directly across from Buc-ee's, one of the region's top-draw travel centers, and is surrounded by retail, dining, and lodging options that bring a steady flow of people year-round. With easy highway access and a location in a bustling commercial hub near major destinations like Pigeon Forge, TN and Gatlinburg, TN, this suite offers strong visibility and convenient access for patients coming from across East Tennessee and beyond.

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**MARY ELLEN KILBURN**

Senior Advisor

mekilburn@koellamoore.com

Direct: **865.531.6400** | Cell: **865.567.8515**

## PROFESSIONAL BACKGROUND

Mary Ellen Kilburn is a Senior Advisor with NAI Koella Moore serving clients in the East Tennessee market with a focus on the Pigeon Forge/Sevierville/Gatlinburg/Knoxville markets. She has built a portfolio of clients and opportunities from the ground up through networking, business development prospecting, social media engagement, and industry associations. Her active use of LinkedIn has created thousands of views and engagements leading to multiple business opportunities for the NAI Koella Moore team. In addition, her participation in various industry organizations has led to various development projects in the area including a premier historic hotel property development in downtown Knoxville and several outdoor hospitality projects in the Pigeon Forge/Sevierville tourism markets.

Prior to joining NAI Koella Moore, Kilburn worked as a Senior Associate with Avison Young where she served as the firm's specialist in retail, entertainment, and hospitality properties. Kilburn also served as a Commercial Real Estate and Business Development Specialist for The Mountain Mile Entertainment District based in Pigeon Forge, Tennessee where she managed a full range of daily operations including sales, marketing, and leasing for commercial properties in East Tennessee and North Carolina, including national retail chains. Kilburn's first career before entering the commercial real estate industry included a variety of management and executive roles for food manufacturing and consumer packaged food businesses including Frito-Lay and Harvest Direct. Kilburn took a leave of absence from professional life for 12 years to raise her three sons and invest herself in community organizations including Friends of the Smokies and the Lakeshore Park Conservancy. Kilburn graduated from Louisiana State University with a B.S. in Marketing. She has made Knoxville and East Tennessee her home for over 25 years.

## EDUCATION

B.S. in Marketing from Louisiana State University

**NAI Koella | RM Moore**  
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865.531.6400