



PROPOSAL

630 Dolly Parton Pkwy, Retail/Office

630 DOLLY PARTON PKWY

Sevierville, TN 37862

PRESENTED BY:

ELIZABETH HOUSER

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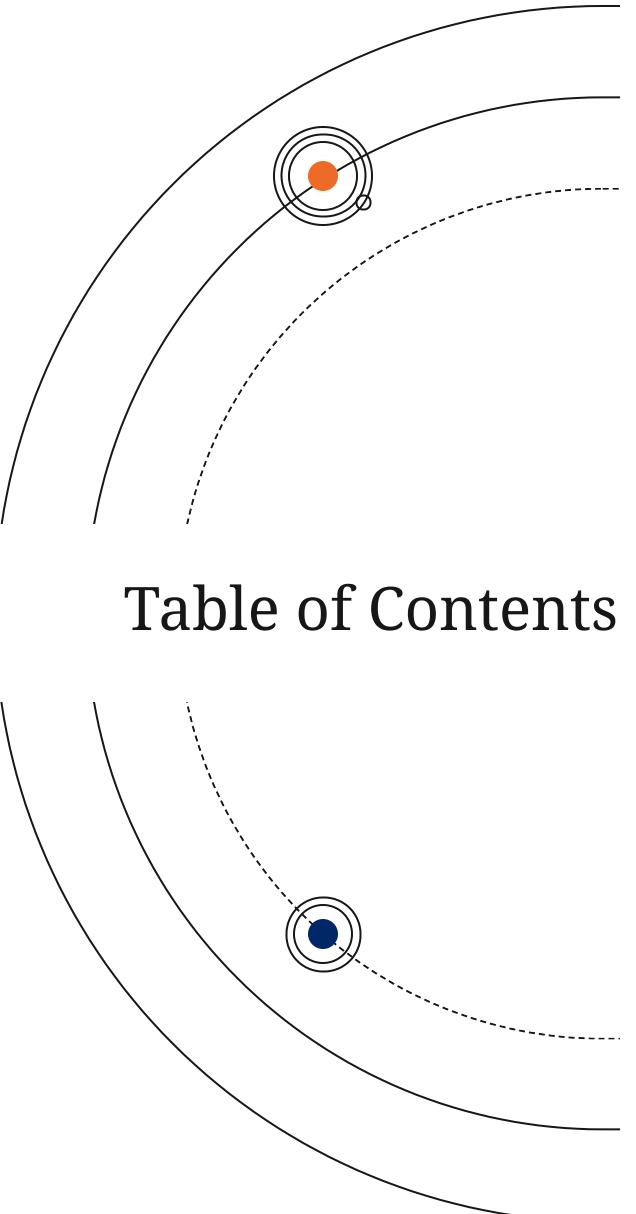
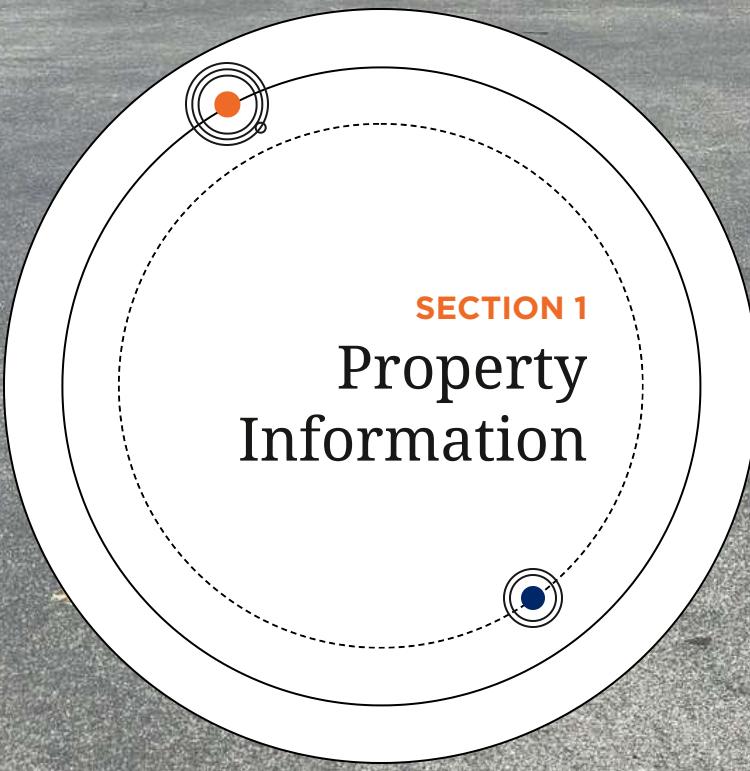
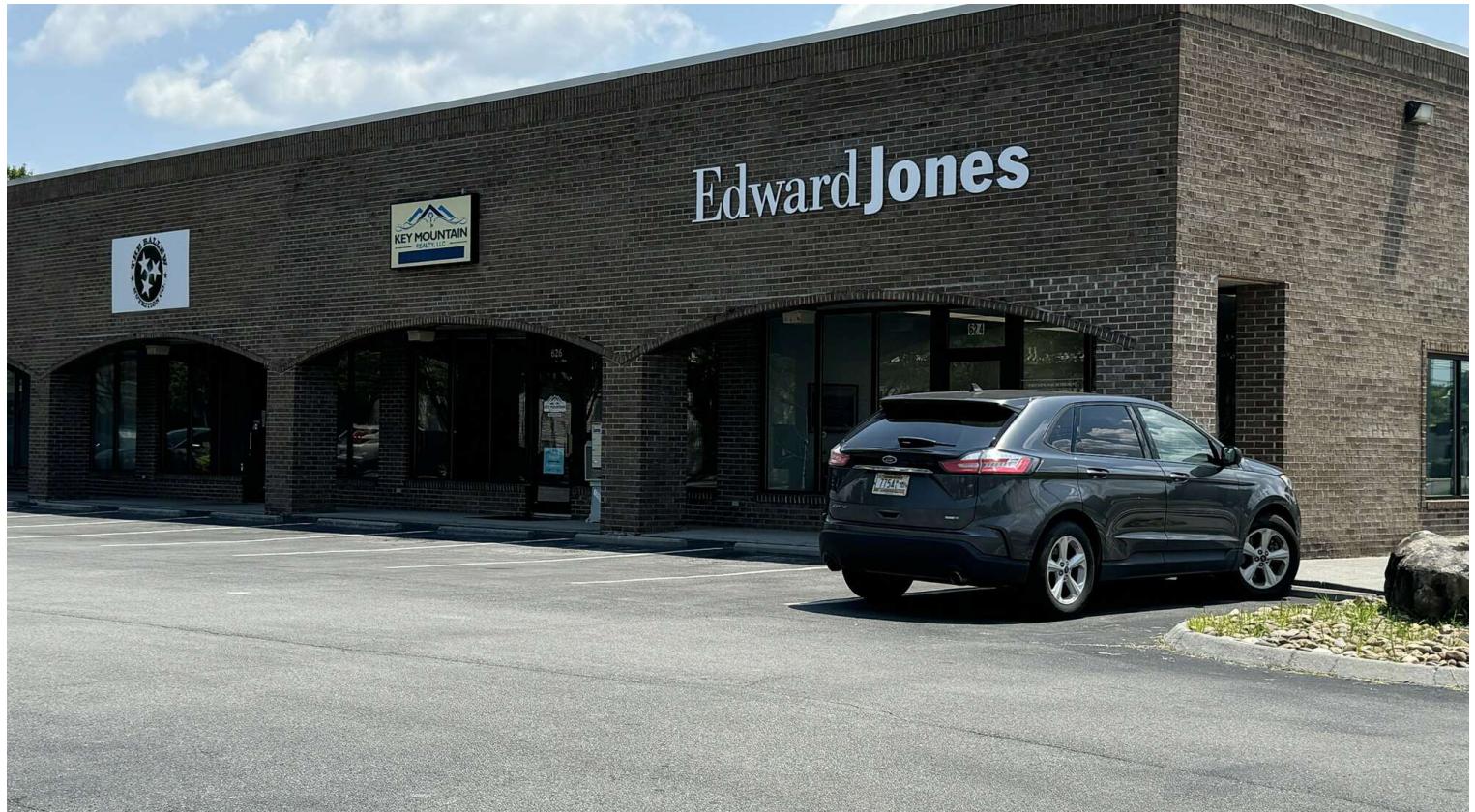


Table of Contents

3	PROPERTY INFORMATION	
	Property Summary	4
5	LOCATION INFORMATION	
	City Information	6
	Regional Map	7
	Location Map	8
	Aerial Map	9
10	DEMOGRAPHICS	
	Demographics Map & Report	11
13	ADVISOR BIO	
	Advisor Bio	14
15	ABOUT SVN	
	About SVN	16
	The 9.6% Report	17



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	1,000 & 1,500 SF
LOT SIZE:	36,485 SF
BUILDING SIZE:	22,589 SF

EXISTING TENANTS

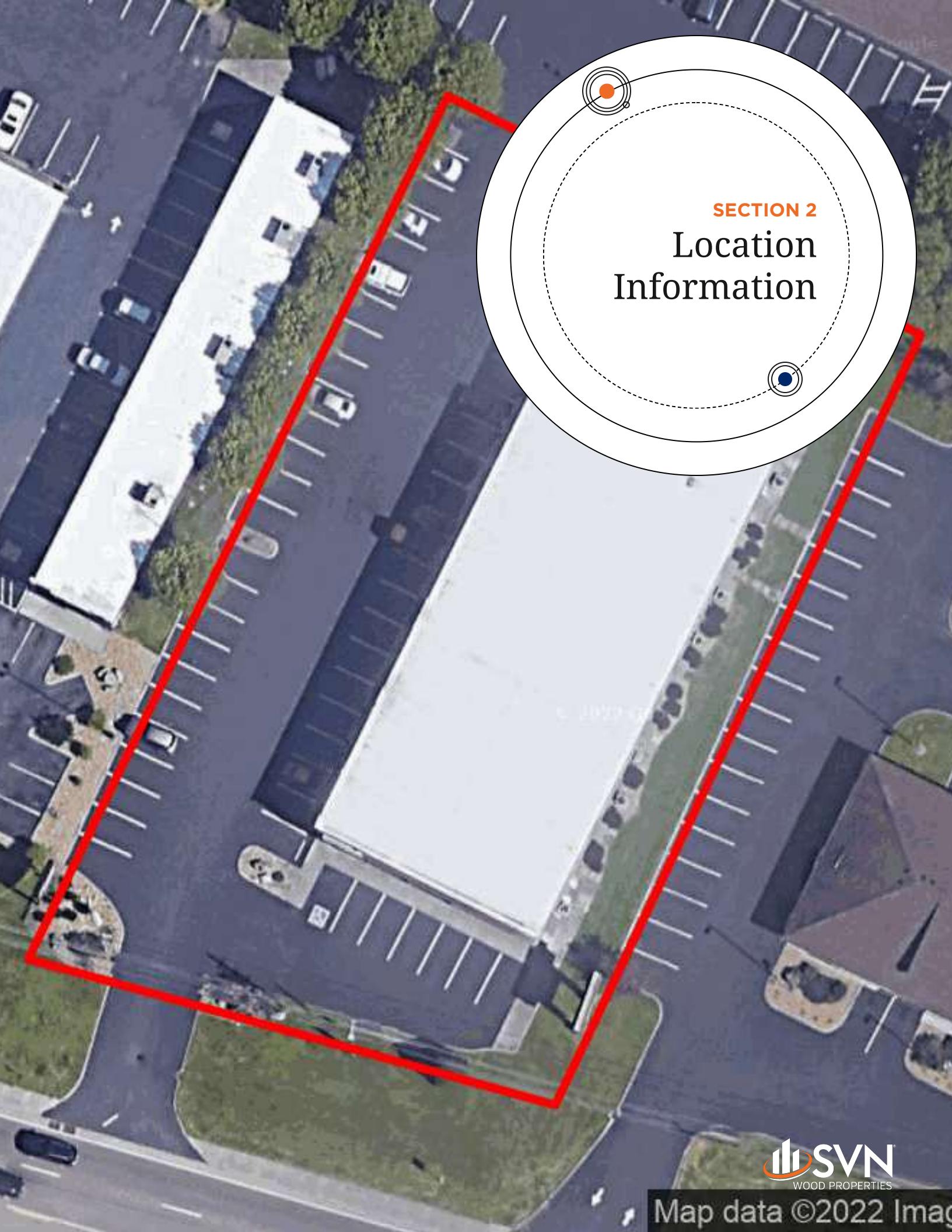
Edward Jones, Key Mountain Realty, Lincare, Advantage Hair Salon, Greg Walker | Shelter Insurance, Allergy & Asthma Affiliates, NetGain Mobile Diagnostics, K&D CPA, McCarty, Ken Loomis Construction, Comfort in the Smokies

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 630 Dolly Parton Pkwy, Sevierville, TN, 37862. This exceptional retail/office property boasts convenient access, making it a strategic location for businesses looking to make their mark. With its high visibility and easy accessibility, this property is ideal for attracting traffic and maximizing exposure. Conveniently located across the street from Holston's Kitchen a locals favorite for dining and next to Tennessee State Bank.

LOCATION DESCRIPTION

Bradford Square shopping center, is an excellent retail opportunity situated on Dolly Parton Way in Sevierville, Tennessee. This prime location benefits from a high daily traffic volume of 40,442 vehicles. The shopping center enjoys strong demographic density, attracting a significant local population due to its service-oriented tenants and its close proximity to popular restaurants, the local municipality, Sevier County High School, and Food City. Furthermore, the center benefits from substantial tourist traffic visiting the area. Bradford Square's location also offers convenient access to Sevierville's downtown nightlife on Bruce Street and family-friendly attractions in Pigeon Forge, including the Tanger Outlets, Dolly Parton's Stampede, and The Island in



SECTION 2
Location
Information

CITY INFORMATION



MAJOR EMPLOYERS AND ECONOMY

Dollywood: 4,500

Sevier County Schools: 3,000

Tanger Outlet Mall: 2,500

Charles Blalock & Sons, Inc: 840

Wilderness in the Smokies: 718

City of Sevierville: 650

Sevier County Government: 650

Sevier county's workforce is predominantly employed in tourism-related industries, with jobs ranging from hotel staff and restaurant workers to entertainers and retail associates. Seasonal fluctuations in tourism often influence employment patterns, with peak seasons seeing higher demand for workers. Historically, Sevier County and Pigeon Forge have experienced steady employment growth, largely driven by its tourism industry. While tourism is the primary economic driver, Sevierville also has a growing presence in industries such as healthcare, education, manufacturing, and construction, offering a diverse range of job opportunities to its residents.

LOCATION DETAILS

MARKET	Sevierville, Pigeon Forge, Gatlinburg
SUB MARKET	Sevierville
COUNTY	Sevier

POPULAR ATTRACTIONS

Apple Barn Cider Mill

Anakeesta

Great Smoky Mountains National Park

Ancient Lore Village

Dollywood

Tanger Outlet Mall

Flapjack's Pancake Cabin

Titanic Museum Attraction

Dolly Parton's Stampede

Hollywood Wax Museum

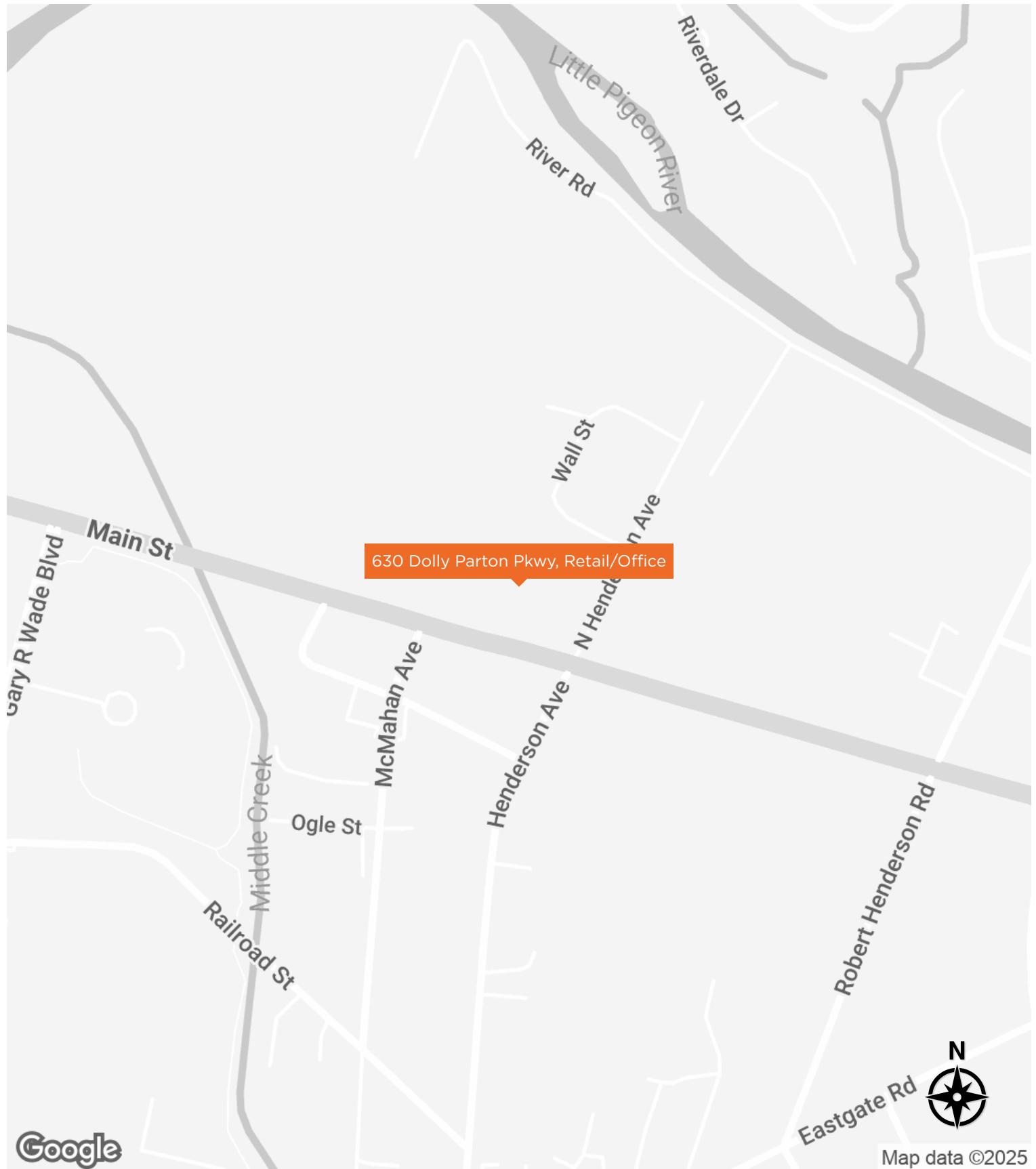
Comedy Barn Theater

Wonderworks Museum

RETAILER MAP



LOCATION MAP

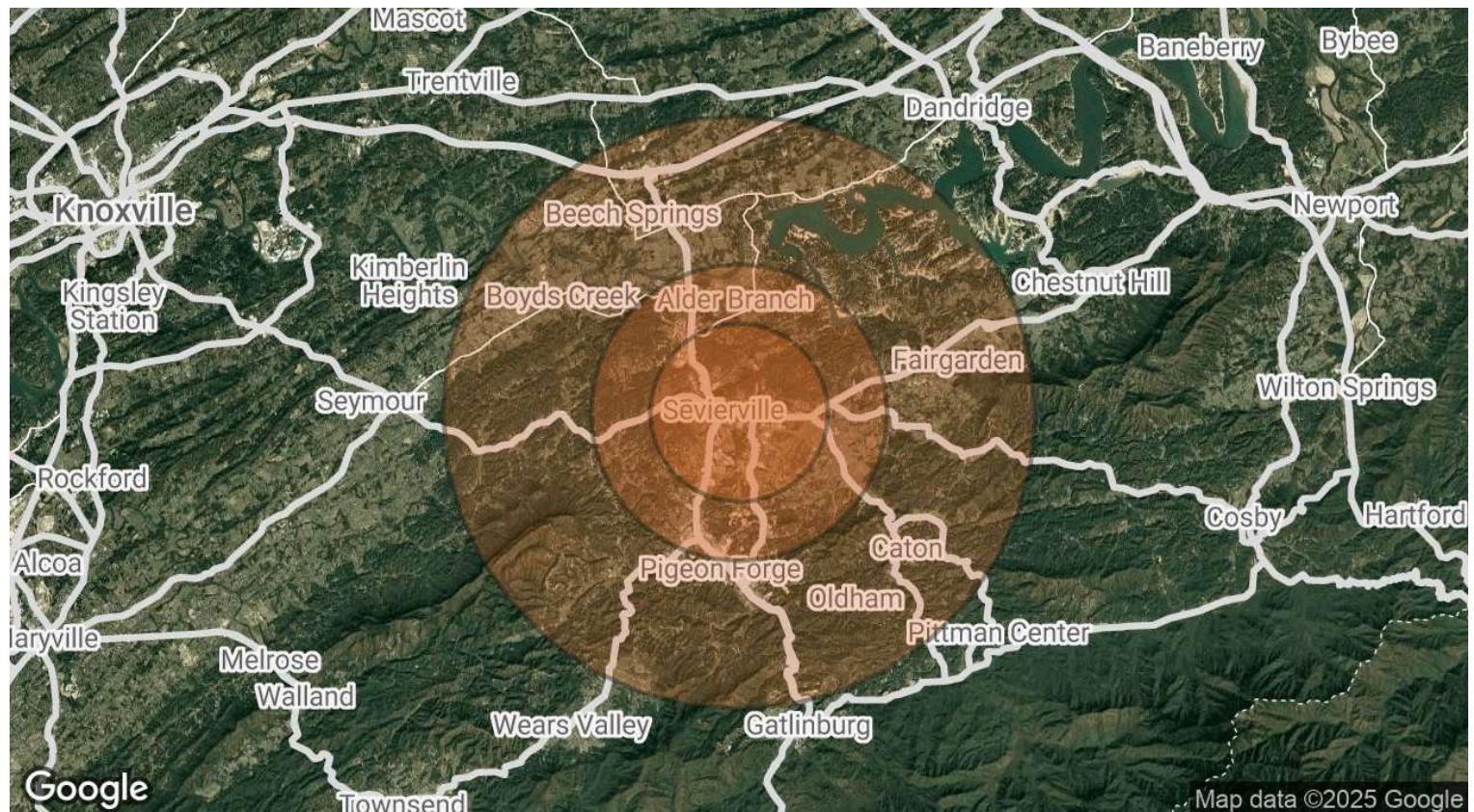


AERIAL MAP





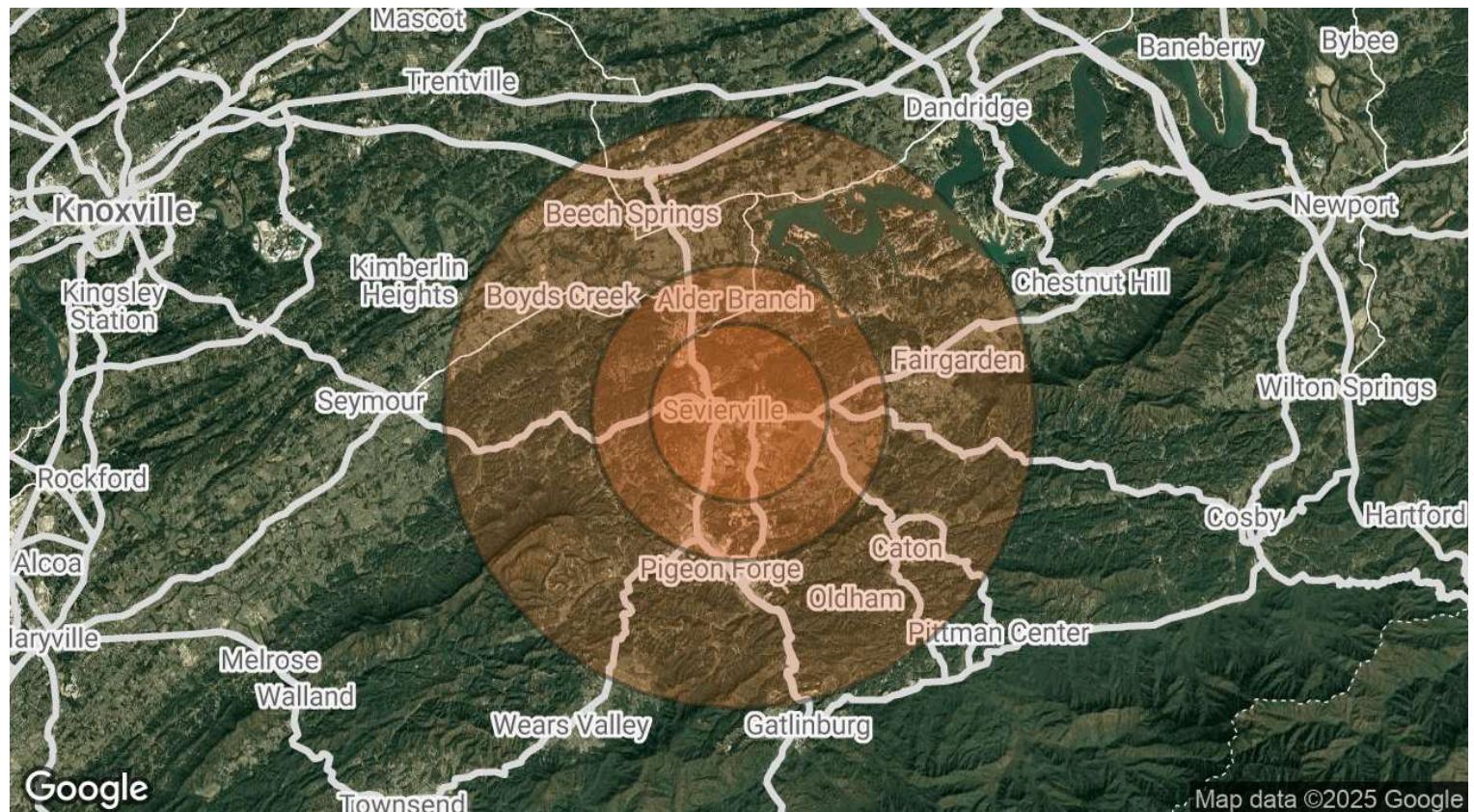
DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	18,849	32,496	78,025
AVERAGE AGE	41	42	43
AVERAGE AGE (MALE)	39	40	42
AVERAGE AGE (FEMALE)	43	43	44
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,886	13,214	31,395
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$71,329	\$71,419	\$76,148
AVERAGE HOUSE VALUE	\$351,883	\$339,286	\$324,780
RACE	3 MILES	5 MILES	10 MILES
TOTAL POPULATION - WHITE	13,887	25,252	65,754
% WHITE	73.7%	77.7%	84.3%

DEMOGRAPHICS MAP & REPORT



TOTAL POPULATION - BLACK	358	470	833
% BLACK	1.9%	1.4%	1.1%
TOTAL POPULATION - ASIAN	422	595	1,054
% ASIAN	2.2%	1.8%	1.4%
TOTAL POPULATION - HAWAIIAN	6	7	17
% HAWAIIAN	0.0%	0.0%	0.0%
TOTAL POPULATION - AMERICAN INDIAN	114	194	410
% AMERICAN INDIAN	0.6%	0.6%	0.5%
TOTAL POPULATION - OTHER	2,219	3,168	4,445
% OTHER	11.8%	9.7%	5.7%

Demographics data derived from AlphaMap



ADVISOR BIO



ELIZABETH HOUSER

Advisor

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Direct: **513.315.7694** | Cell: **513.315.7694**

PROFESSIONAL BACKGROUND

Elizabeth grew up in Knoxville and graduated from the University of Tennessee with a Bachelor of Science in Marketing. Elizabeth started her career in 1994 with a national shopping center REIT and was responsible for leasing grocery-anchored shopping centers throughout Tennessee and Virginia. She soon was promoted and relocated to Cincinnati, where she leased and managed shopping centers throughout the Midwest. In 2018, she relocated to her hometown of Knoxville and continued leasing in the Midwest and Kentucky, still with her first employer. For nearly 30 years, she has completed hundreds of lease transactions with national, regional and local retail tenants and played an integral part in redevelopments, ground leases, build-to-suits and shopping center acquisitions and dispositions.

In 2024 Elizabeth transitioned to third-party brokerage with SVN | Wood Properties, where she focuses on Tenant and Landlord Representation. She brings years of experience identifying value creation opportunities in shopping centers, negotiating complex transactions, optimizing a shopping center's tenant mix, and competition analysis.

Elizabeth has been an active ICSC member since 1996. While away from work she enjoys time with her family, being outdoors, volunteering for various organizations, church and visiting local eateries with friends.

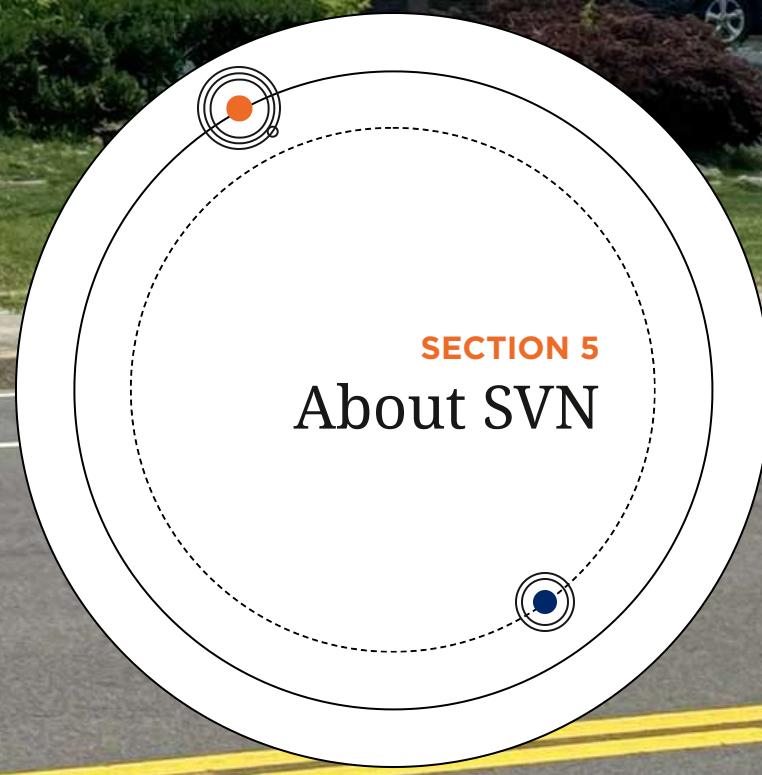
EDUCATION

Bachelor of Science in Marketing, University of Tennessee

MEMBERSHIPS

ICSC Member since 1996
Compassion International

SVN | Wood Properties
119 W 5th Ave. Suite 100
Knoxville, TN 37917
865.936.9999



About SVN®

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

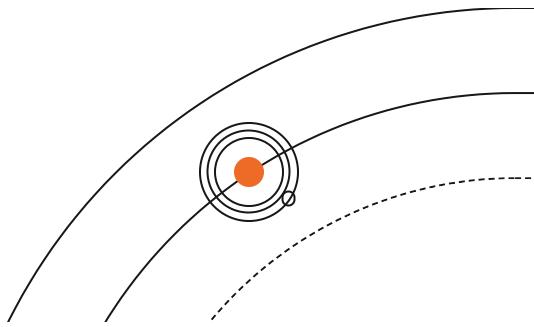
This is the SVN Difference.

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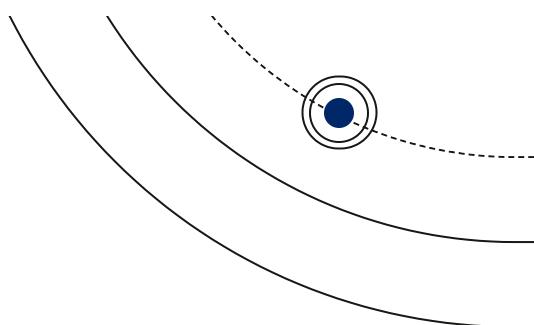
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

[Visit svn.com to find out more.](http://svn.com)

*Peter Froberg and Viroj Jienwatcharamongkh, Cooperation in Commercial

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