

OFFERING MEMORANDUM

2540 Sand Pike Blvd

SUITE 3

Pigeon Forge, TN 37863

PRESENTED BY:

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SECTION 1

Property Information

PROPERTY SUMMARY



LEASE RATE	\$19.00 SF/YR
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OFFERING SUMMARY

AVAILABLE SF:	1,700 SF
YEAR BUILT:	2011
MARKET:	Pigeon Forge
APN:	083I-D-011.00

PROPERTY OVERVIEW

Located in one of the few professional office parks in Pigeon Forge, this 1,700 SF office suite offers a functional layout with three private offices, a kitchen/break room, an open collaborative area, and a lobby. Large windows provide abundant natural light and overlook Mill Creek. The property features a surface-level parking lot and is conveniently situated just minutes from the Parkway and next to Pigeon Forge High School, it offers easy access via I-40, US 441, and US 321.

LOCATION OVERVIEW

2540 Sand Pike Blvd is in one of the few professional office parks in this area of Pigeon Forge, just minutes from the Parkway and next to Pigeon Forge High School. The area is easily accessible via I-40, US 441, and US 321. It is 4 miles south of Sevierville, 5 miles north of Gatlinburg and the Great Smoky Mountains National Park. and about 30 miles from Knoxville.

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

BUILDING CLASS	C
NUMBER OF FLOORS	1
YEAR BUILT	2011

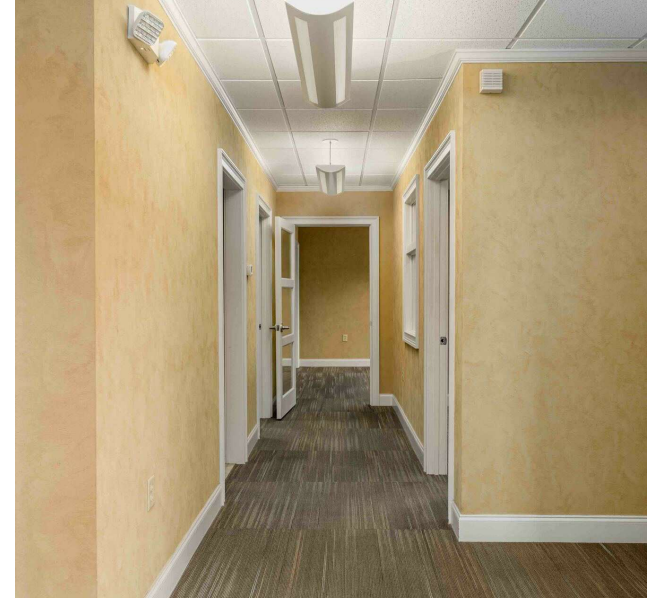
PROPERTY HIGHLIGHTS

- 1,700 SF office suite with three private offices, kitchen/break room, open workspace, and lobby.
- Large windows with natural light.
- Modified Gross lease structure.
- Prime location near the Parkway, with easy access to I-40, US 441, and US 321.

EXTERIOR PHOTOS



INTERIOR PHOTOS

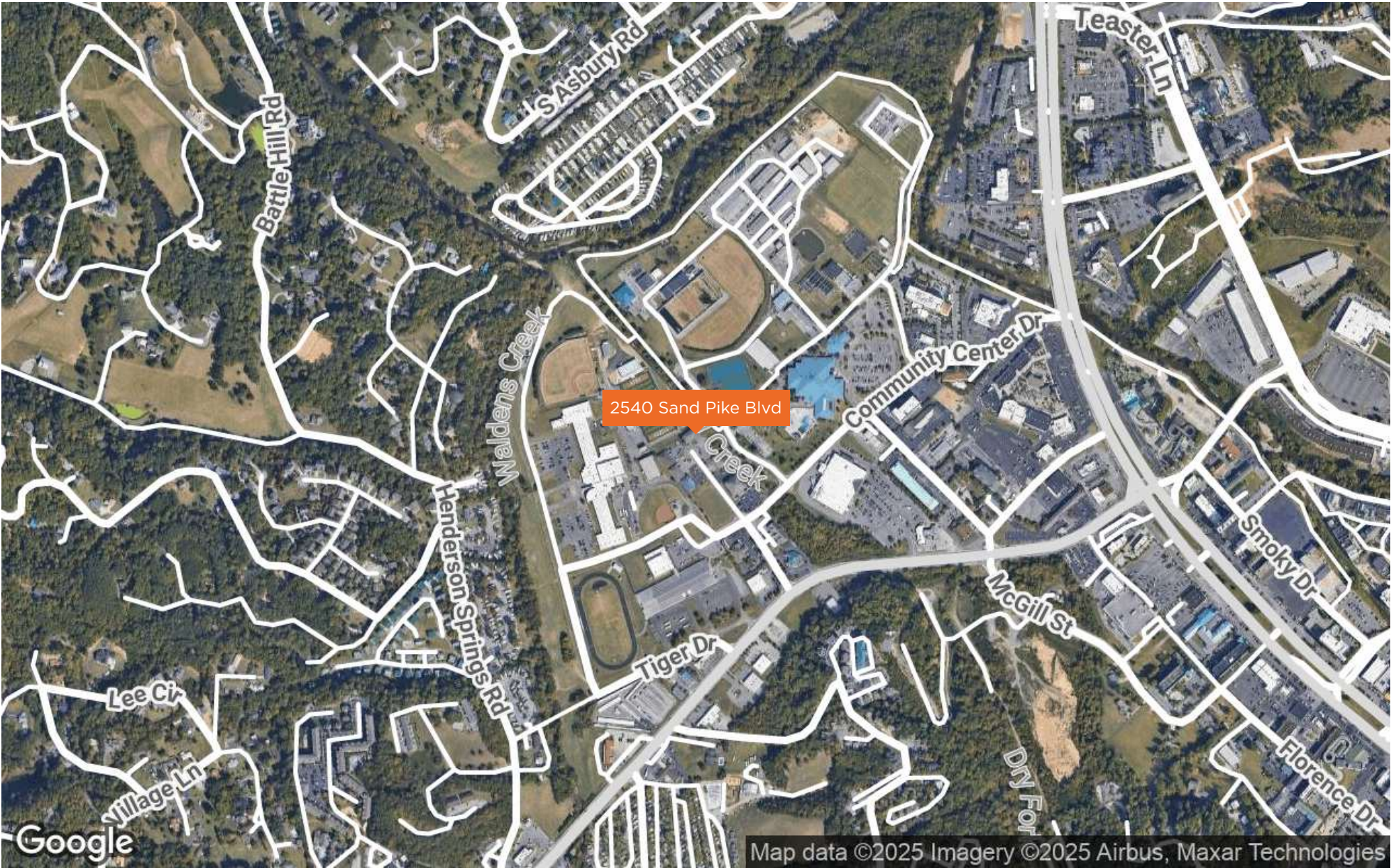




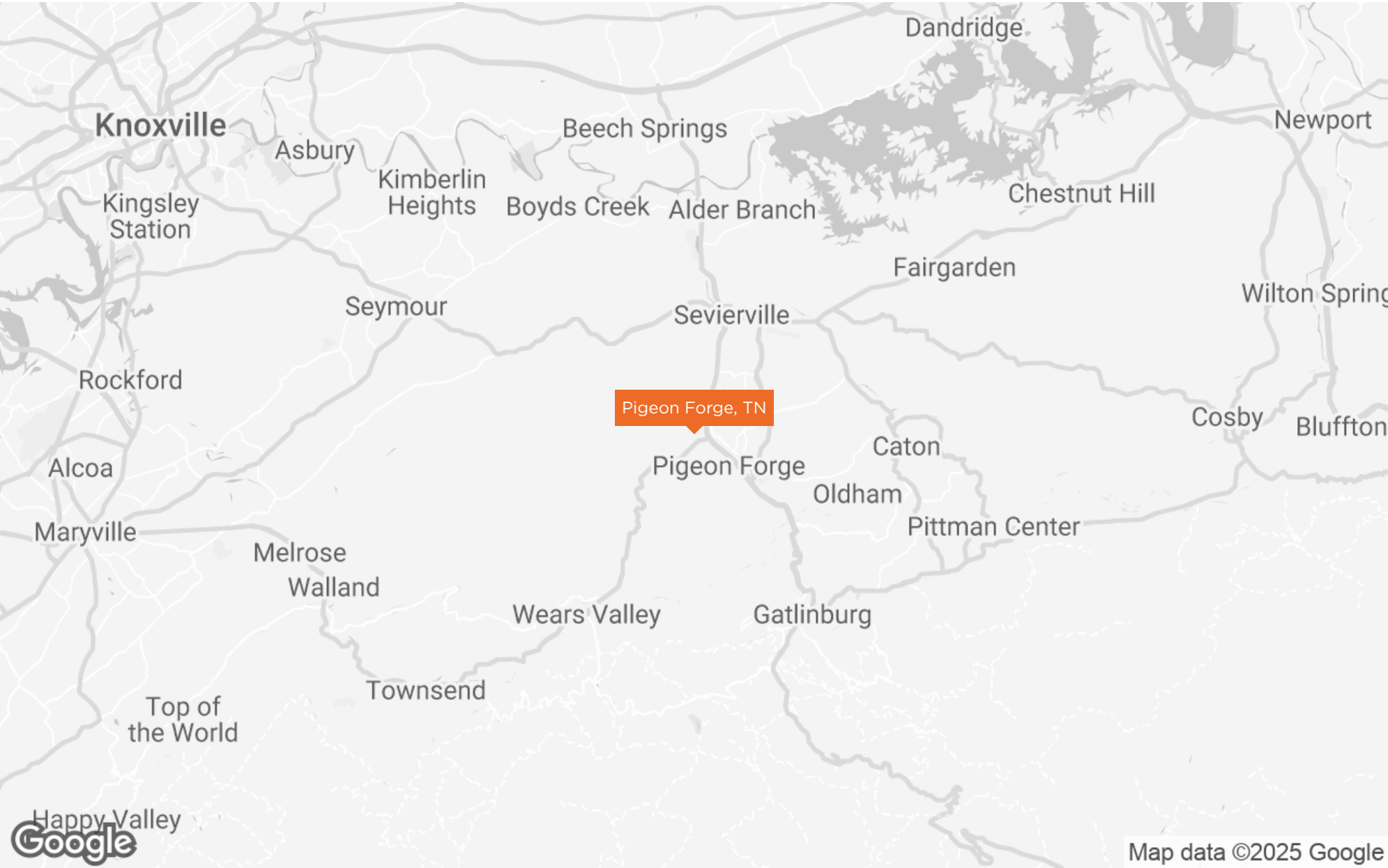
SECTION 2

Location Information

LOCATION MAP



REGIONAL MAP

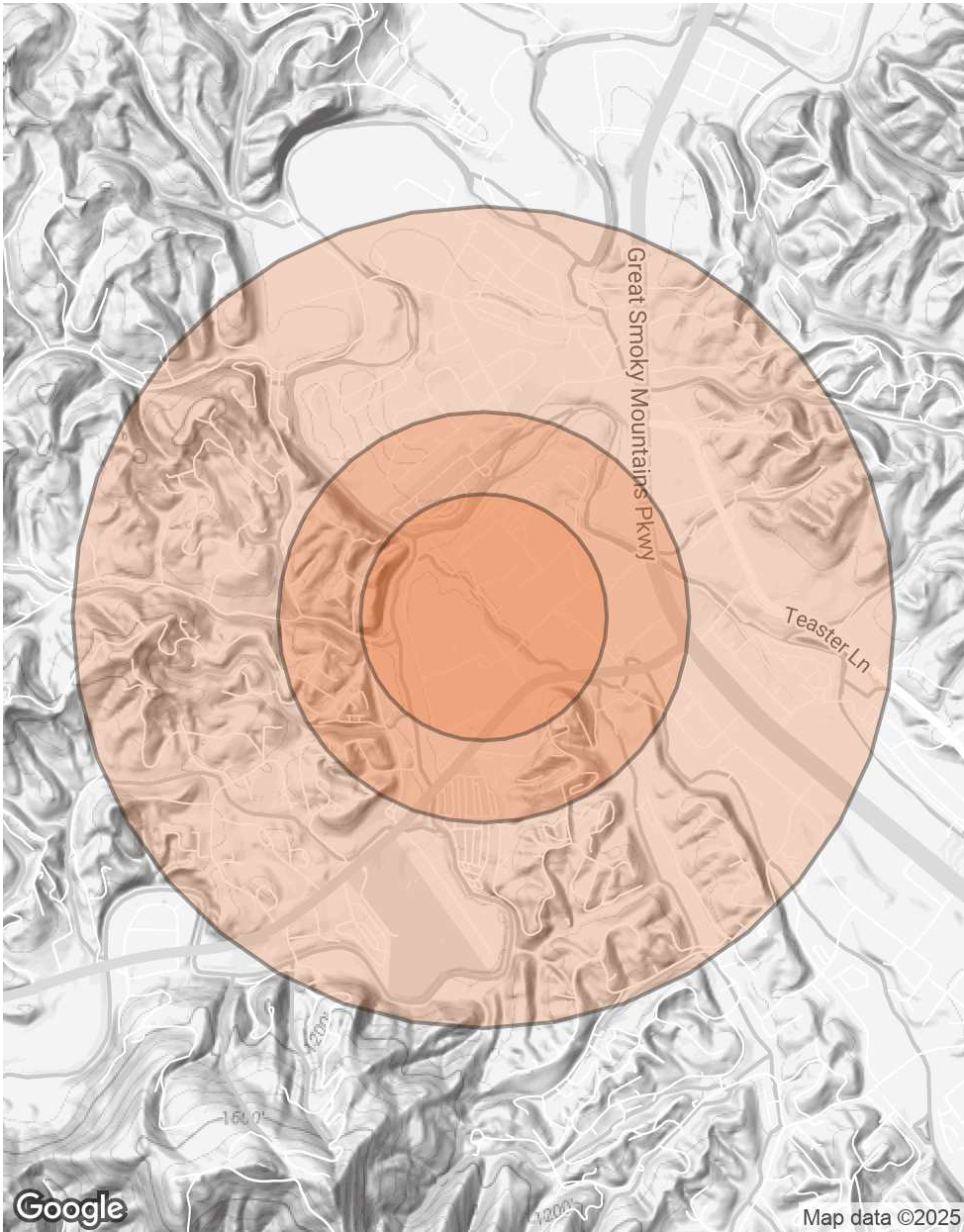


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	55	467	1,992
AVERAGE AGE	44	45	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	22	188	799
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$70,467	\$69,934	\$69,369
AVERAGE HOUSE VALUE	\$262,551	\$259,256	\$262,064

Demographics data derived from AlphaMap



DISCLAIMER

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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