



NNN Investment Opportunity

Sevierville, TN



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INVESTMENT HIGHLIGHTS

- DBA: Fast Pace Health Urgent Care
- Location: 1181 Dolly Parton Pkwy , Sevierville, TN 37862
- Price: \$3,862,000
- Cap Rate: 6.0%
- Building Size: 3,711 SF
- Date Constructed: 2024
- Lot Size: Approximately 0.98 Acres
- Lease Expiration: January 31, 2040



INVESTMENT SUMMARY

Offering Price:	\$3,862,000	Tenant:	FPMCM, LLC
Net Operating Income:	\$231,702.83	Lease Type:	Absolute Triple Net
Year 1 Cap Rate:	6.0%	Primary Lease Term:	15 Years
Year Built:	2024	Annual Rent:	\$231,702.83
Building Size:	3,711 SF	Rent PSF:	\$62.44
Lot Size:	0.98 Acres	Lease Expiration Date:	01/31/40
Property Address:	1181 Dolly Parton Pkwy	Renewal Options:	Three 5-Yr Terms
City, State, Zip:	Sevierville, TN 37862	Rent Increases:	2% Annually
		Lease Guarantor:	Corporate

Tenant Responsibilities: Absolute triple net including obligations under the Joint Driveway Easement and Maintenance Agreement. The only exception is Landlord’s responsibility for the maintenance and repair of the structural elements of the foundation and load-bearing walls.

LOCATION DESCRIPTION

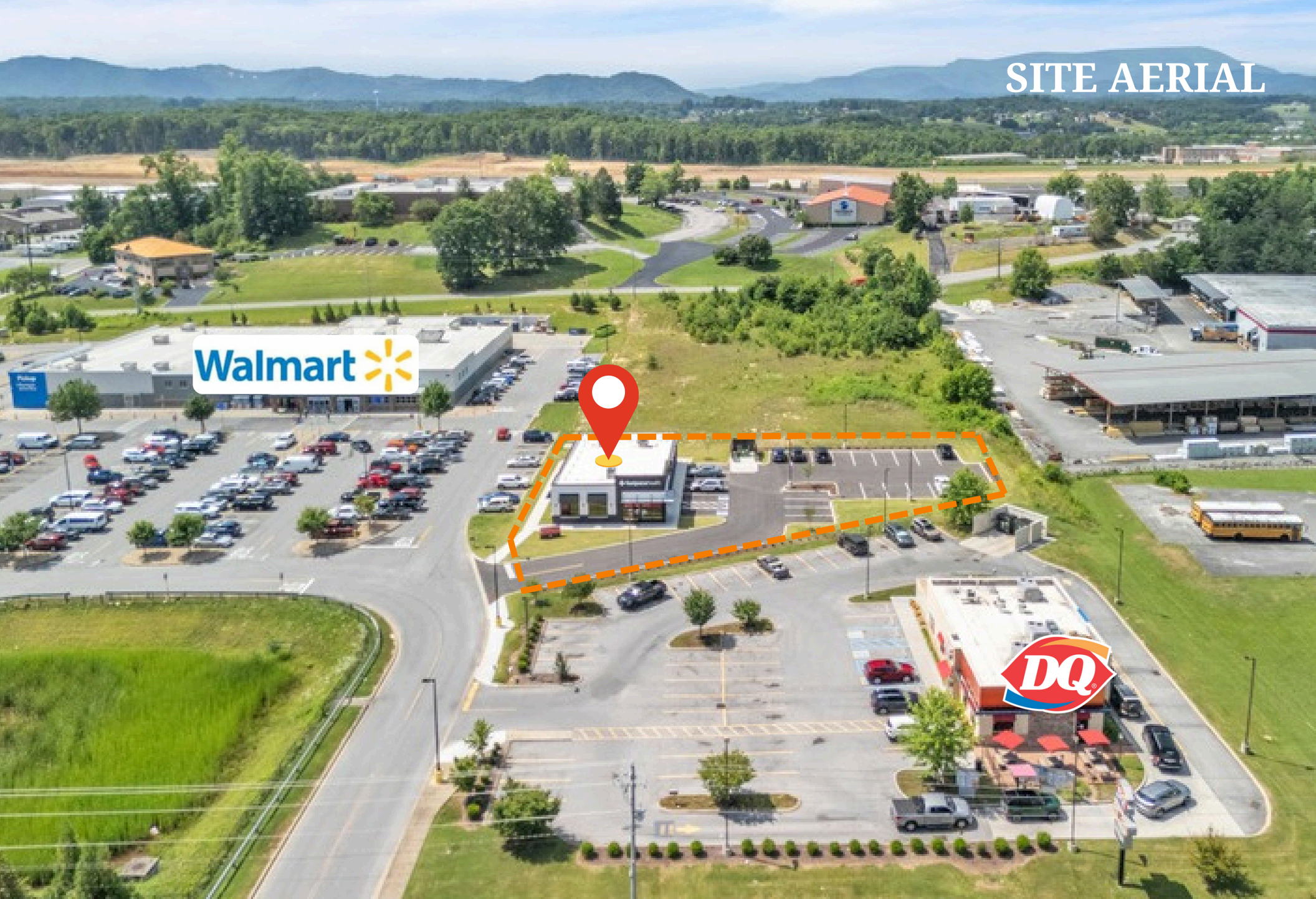
The property is strategically located on Dolly Parton Parkway (US-411), the region’s premier commercial thoroughfare and the anchor of Sevierville’s primary retail corridor. This high-visibility location benefits from a robust traffic count of approximately 65,000 vehicles per day and sits in close proximity to the Walmart Neighborhood Market, which draws over 1.2 million visitors annually. The Parkway stretches east from downtown Sevierville, passing key civic institutions such as the Civic Center and City Hall, and is lined with a dynamic mix of restaurants, local businesses, and tourism-driven retail—making it a critical artery for both local commerce and regional tourism.



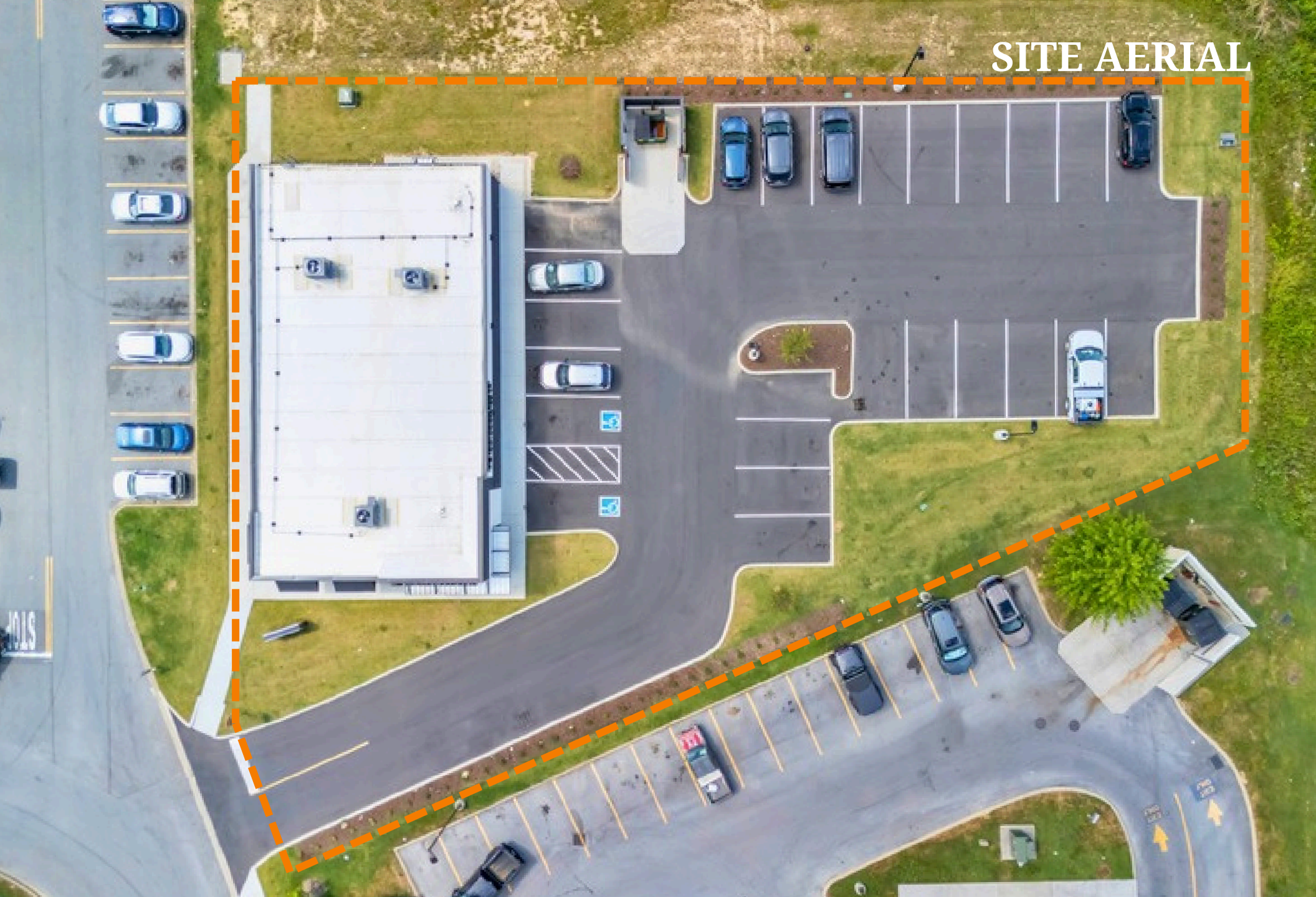
PROPERTY LOCATION



SITE AERIAL



SITE AERIAL



AREA RETAIL MAP



FAMILY DOLLAR



Sevier County High School



Walgreens

CITIZENS NATIONAL BANK

DOLLAR GENERAL

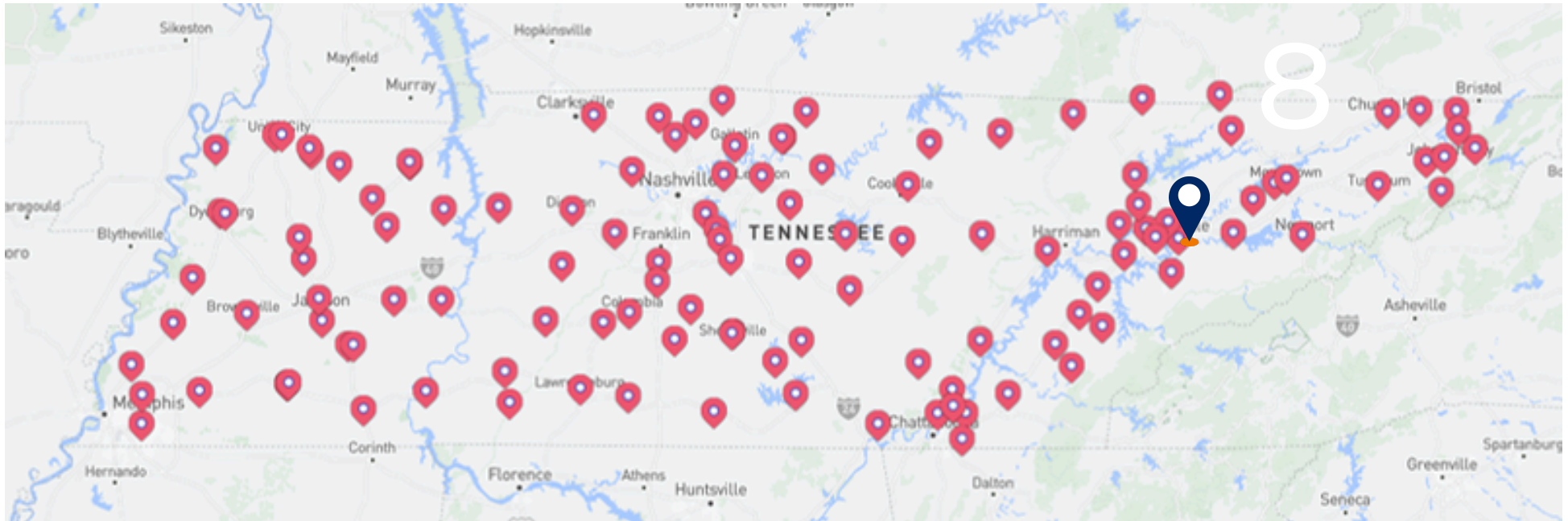
WALTERS STATE COMMUNITY COLLEGE

Ogle Furniture Outlet



BRAND OVERVIEW

Fast Pace Health opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 285+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, Kentucky, Mississippi, Indiana, Arkansas, Alabama, and Louisiana, with plans for further expansion. Fast Pace Health serves as a primary, walk-in and urgent care clinic, providing a wide array of treatment options as well as diagnostic and screening services. Fast Pace Health recently completed an investment in First Care Clinics. The combination results in a multi-specialty provider of rural healthcare and value-based care population health management services. Fast Pace Health also accepts most major insurance providers and offers competitive self-pay prices. Fast Pace Health and Calcasieu Urgent Care, two of the nation's top affordable urgent care providers, recently formed a partnership resulting in one of the largest urgent care providers in the United States. Fast Pace Health acts as the overarching brand for the two companies.



DEMOGRAPHICS

POPULATION

	3 MILES	5 MILES	10 MILES
2020	18,845	31,964	74,544
2024	17,386	30,657	75,852
2029 Projection	17,270	30,805	77,789
Median Age	39.8	40.8	44.1

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020	7,657	12,883	29,967
2024	7,026	12,273	30,422
2029 Projection	6,959	12,293	31,141

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
Average Household 2020	\$69,771	\$68,022	\$69,149
Average Household 2024	\$67,628	\$67,503	\$71,039
Projected Household 2029	\$67,557	\$67,890	\$71,760

MARKET OVERVIEW

- Sevierville stands as one of East Tennessee's strongest retail investment markets. Anchored by one of the nation's top tourist counties, it offers robust consumer demand and well-supported infrastructure. With population and job growth exceeding national averages, favorable retail fundamentals, and an investor-friendly climate, its retail sector presents stable income, attractive return potential, and upside from continuous regional development.
- The Sevierville MSA offers a compelling mix of consistent population growth, multi-layered retail demand from tourists and residents, and diverse submarkets allowing strategic positioning across urban, corridor, and resort segments. With tourism-driven retail sales exceeding \$2 billion, its market fundamentals support both stable cash flow and long-term appreciation within a high-growth regional tourism economy.





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