

Shops at
THE RIVER
1536 Winfield Dunn Parkway
Sevierville, TN



FLEX SPACES FOR LEASE

PROPERTY INFORMATION

- 1100 – 4400 Square Feet
- \$2,450 – \$10,540 per month (NNN:\$440 – \$1840)
- **Close to Downtown Sevierville and Pigeon Forge**
- Easy access to the **Interstate (I-40)**
- **Frontage** advertising to **Highway 66**
- **Traffic Count:** About 64,225 cars on Winfield Dunn Pkwy per day
- **Retail Nearby:** Target, Cavenders, & Smoky Mountain Knife Works

Mailing Address

PO Box 6849
Sevierville, TN 37864

Angie Davis

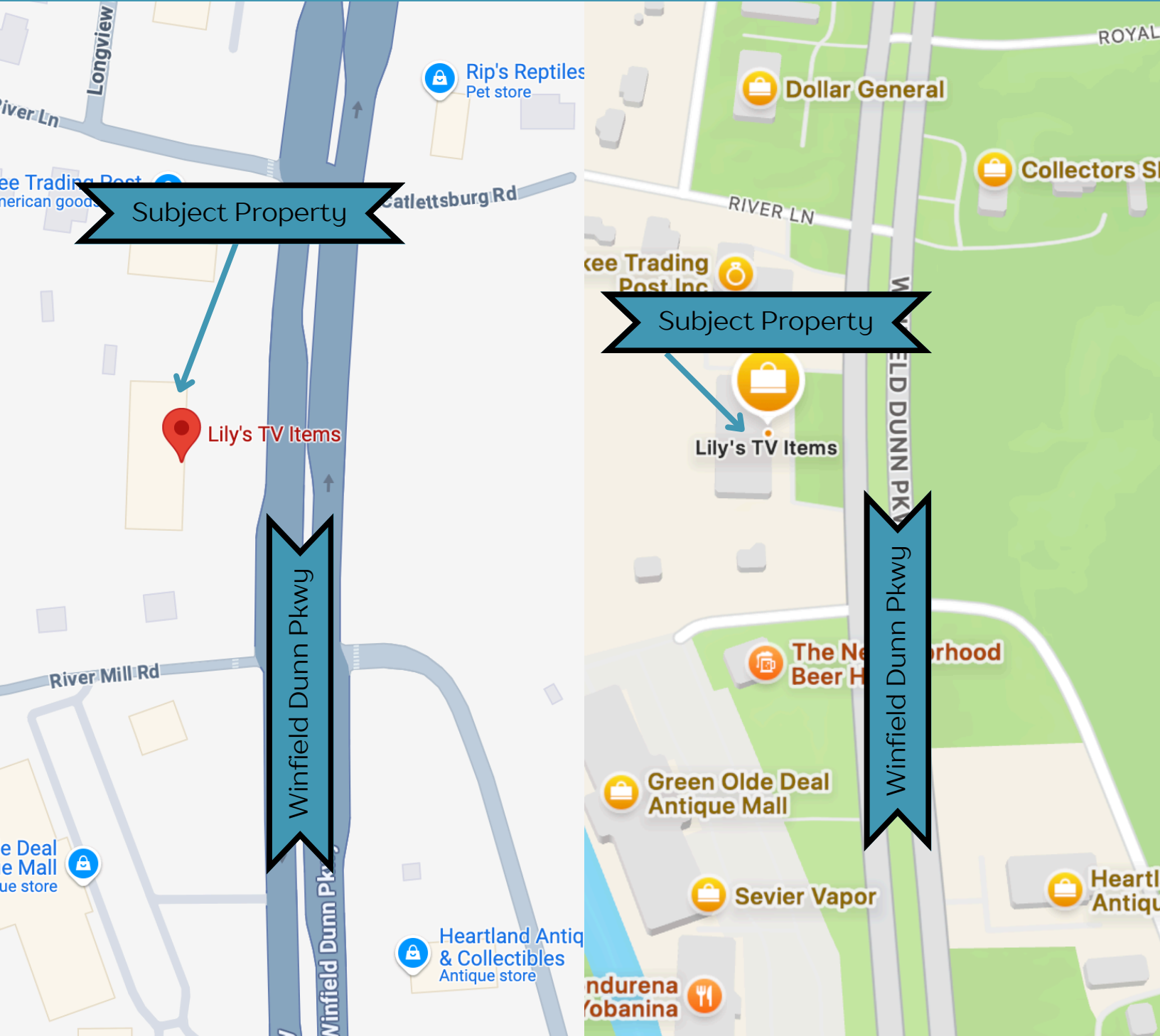


Phone/E-mail

Call/Text:(865) 428-0055
angie@hhstores.com

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Regional Map



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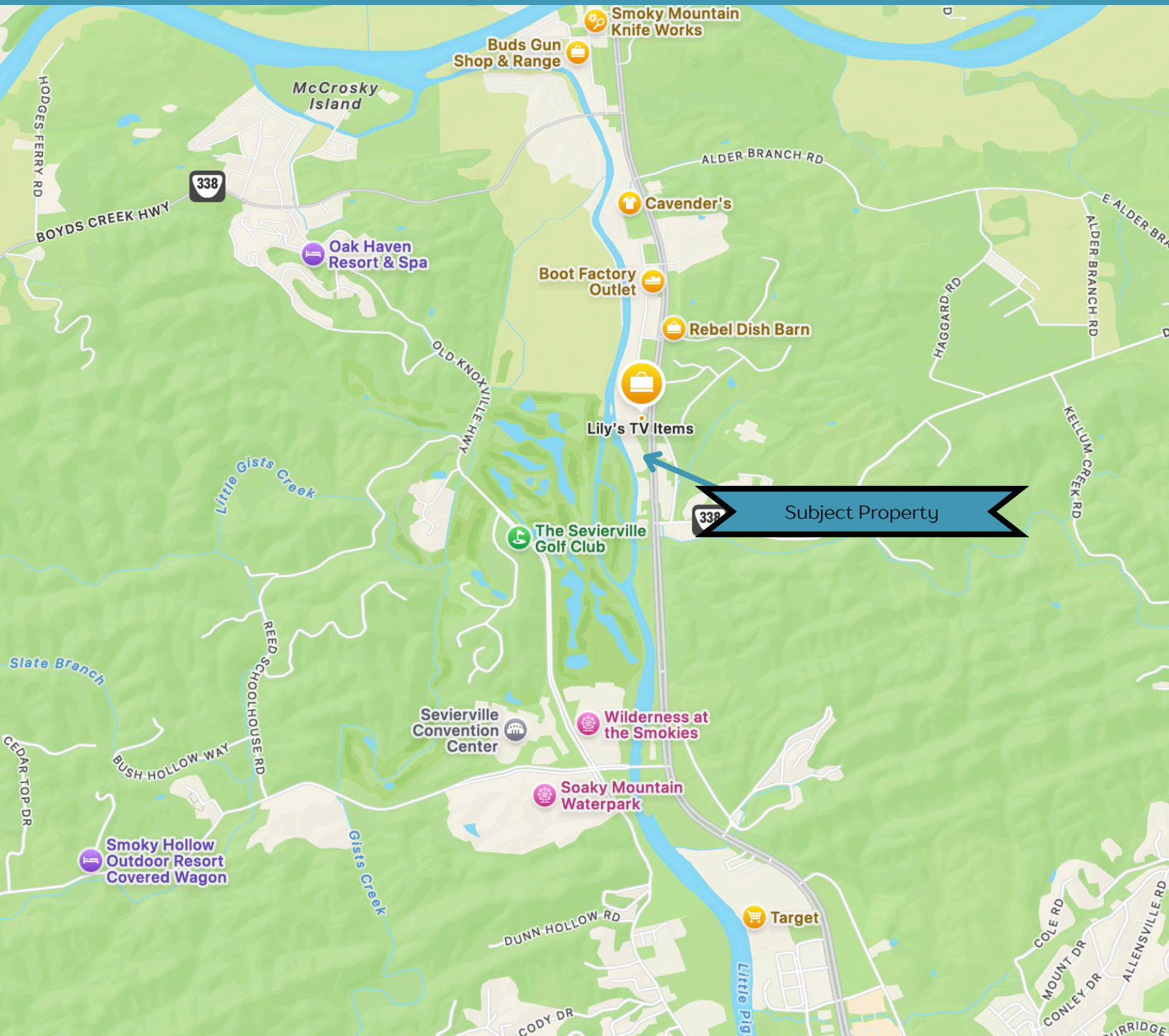


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Trade Area Aerial



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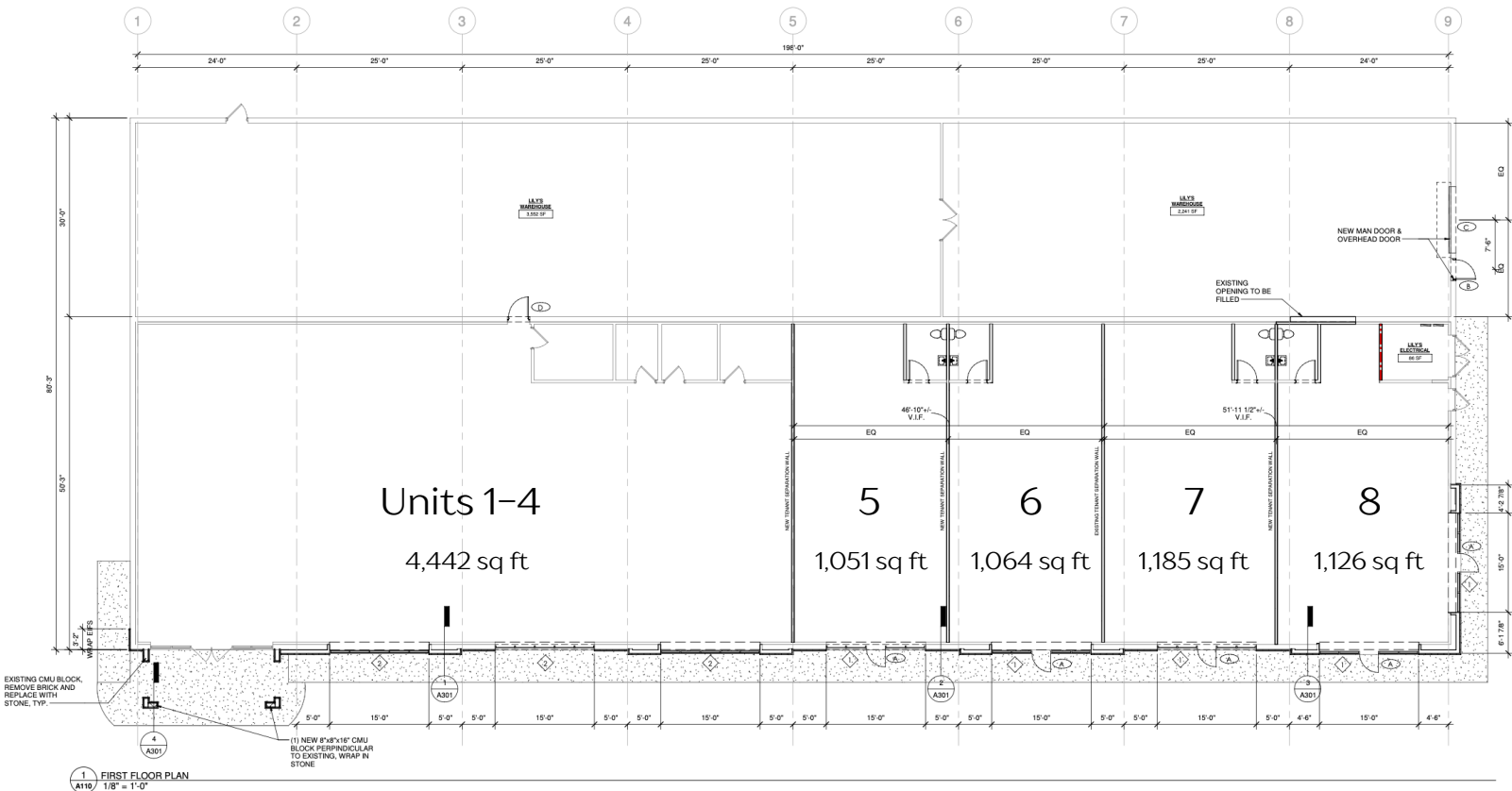


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Floor Plans



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Pricing

Shops at The River

1536 Winfield Dunn Pkwy, Sevierville, TN 37876

Lease Options

SHOPS AT THE RIVER 1536 Winfield Dunn Parkway					
Unit(s)	Monthly Base	Square Footage	Annual PPSF	Monthly NNN	Monthly Rent + NNN
Unit 5	\$2,452.33	1,051	\$28.00	\$437.92	\$2,890.25
Unit 6	\$2,482.67	1,064	\$28.00	\$443.33	\$2,926.00
Unit 7	\$2,765.00	1,185	\$28.00	\$493.75	\$3,258.75
Unit 8	\$2,815.00	1,126	\$30.00	\$469.17	\$3,284.17
Units 5 & 6	\$4,935.00	2,115	\$28.00	\$881.25	\$5,816.25
Units 6&7	\$5,247.67	2,249	\$28.00	\$937.08	\$6,184.75
Units 7&8	\$5,392.33	2,311	\$28.00	\$962.92	\$6,355.25
Units 5,6,&7	\$7,700.00	3,300	\$28.00	\$1,375.00	\$9,075.00
Units 6,7,&8	\$8,062.67	3,375	\$28.67	\$1,406.25	\$9,468.92
Units 5,6,7,&8	\$10,524.83	4,426	\$28.54	\$1,844.17	\$12,369.00

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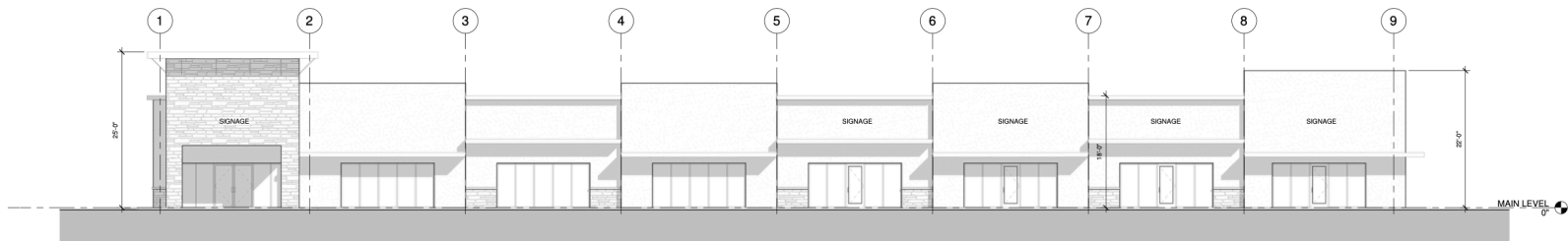


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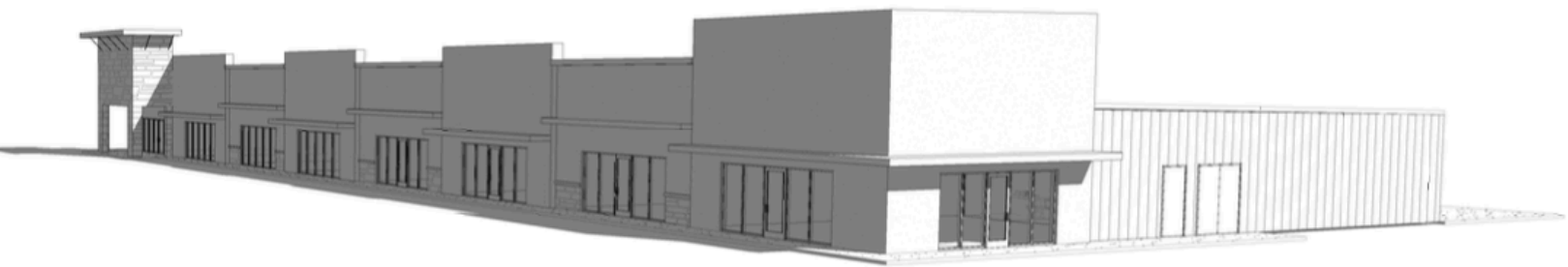
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Elevations



2 FRONT ELEVATION
A110 / 1/8" = 1'-0"



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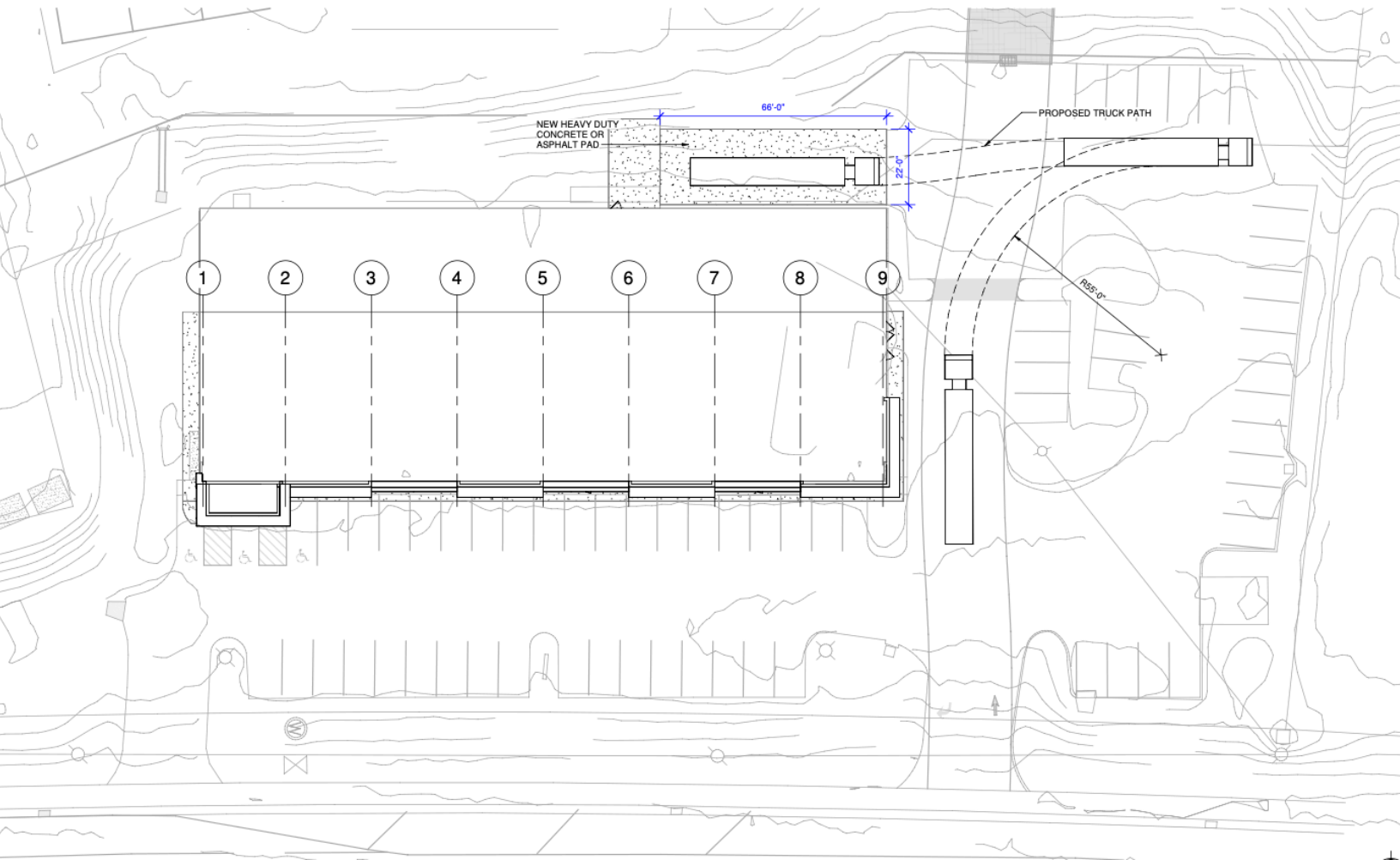


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Site Parking Layout



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Disclosure

This is a confidential note intended solely for your limited use in determining if you wish to further the leasing process with us. The information in this packet is confidential and will be reviewed by the prospective leaser. This packet has been prepared to inform prospective leasers and establish a preliminary level of interest in the units. The information in this packet does not substitute for a thorough due diligence investigation. Financial projections and information are provided as general reference only and based on assumptions about the economy, the market, and competition. All financial estimates are subject to material. The leases in this packet are in a summarized form; they are incomplete and are not necessarily accurate descriptions of the lease agreement. Interested leasing parties are expected to review this packet and the agreements mentioned to completion. Do not rely on the contents of this packet. There has not been an investigation, and there will not be any warranty or representation concerning the income or expenses for the subject property, the future financial performance of the property, the size and the square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant's plans or intentions to continue its occupancy of the subject property. At its sole discretion, the Owner reserves the right to reject any or all expressions of interest or offers to lease the property and/or terminate discussions with an entity at any time with or without notice which may arise as a result of a review of this packet. The Owner shall have no legal commitment or obligation to any entity reviewing this packet or making an offer to lease the property unless and until written agreement(s) for the lease of the property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied. Photos herein are the property of the Owner, and the use of these images without the expressed written consent of the Owner is prohibited. The recipient also agrees not to use this packet or any of its contents in any manner detrimental to the Owner's interest. The information contained in this packet has been obtained from sources we believe to be reliable; however, we have not, and will not verify, any information contained herein, nor have we conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential leaders must take appropriate measures and efforts to verify all the information provided herein.

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