



**Free Standing Building**  
**Parkway Frontage located at Crosswalk**  
**Ground Floor Retail/ Second Floor Apartment**

**1,697 +/- SF Free Standing Building**  
379 Parkway/Highway 321 Gatlinburg, TN 37738

**For Sale**  
**Retail/ Residential**

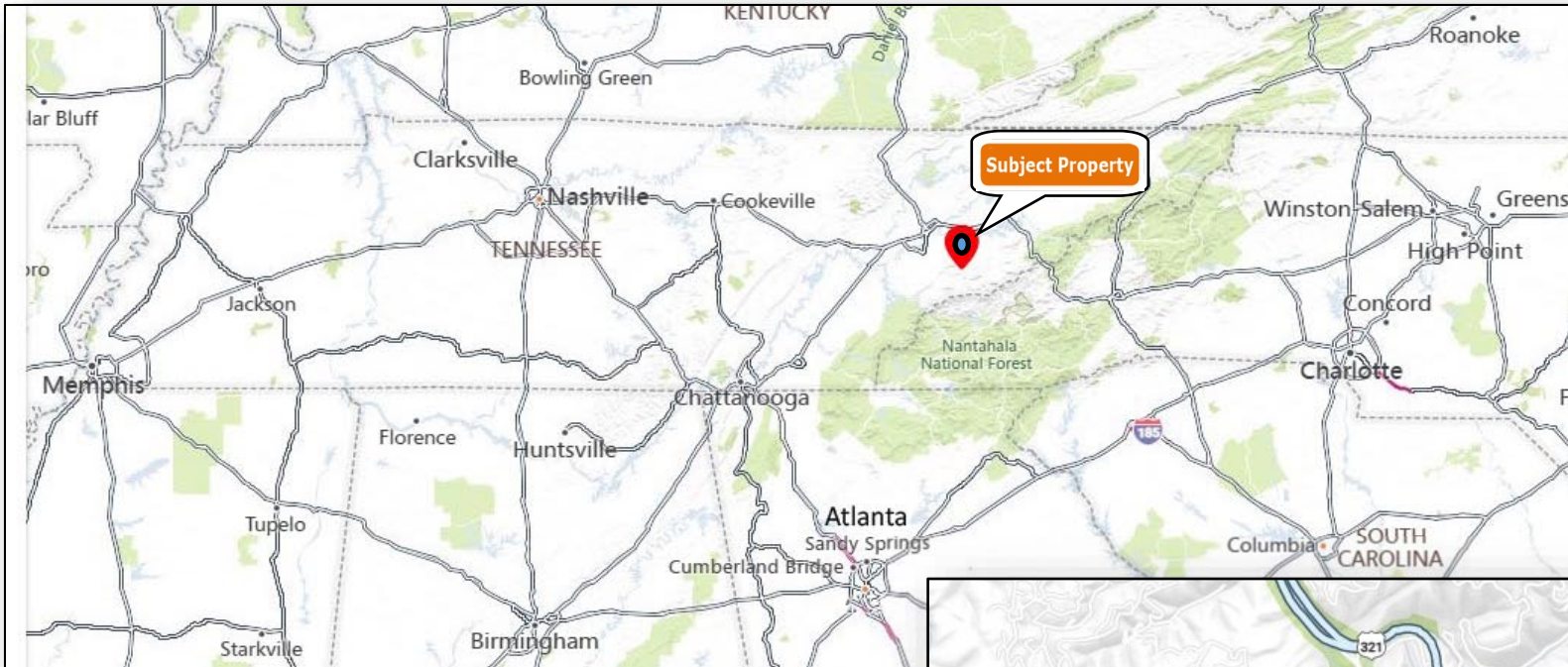
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[SIGREUSA.COM](http://SIGREUSA.COM)  
4823 Old Kingston Pike | Suite 130  
Knoxville, TN 37919





## Location Information

- ◆ Located (1.2) miles National Park Entrance
- ◆ Located (7.4) miles from Pigeon Forge
- ◆ Located (8.6) miles from Dollywood/ Splash Country
- ◆ Located (22) miles from Interstate 40/ Exit 407



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## Market Information

**SEVIER COUNTY**—Sevier County is located about 20 miles southeast of Knoxville, TN. There are three cities and one town, and a population of approximately 100,000. The county's economic base is tourism, with approximately 14 million annual visitors. Total revenues are over \$3 Billion Dollars.

**NATIONAL PARK**—The Great Smoky Mountains National Park is the most visited National Park in the country with over 14 million visitors in 2024. The park hosts more visitors annually than Yellowstone and Yosemite National Parks combined.

**GATLINBURG**—Gatlinburg serves as the Gateway to the Great Smoky Mountains National Park with over 3 Million Visitors Annually entering the park from the Gatlinburg Entrance. In the heart of Downtown Blake Shelton's Ole Red, Margaritaville Resort, Ripley's Aquarium in the Smokies and Anakeesta are all located within walking distance along with (2) City Multi Level Parking Lots and a number of other Public Parking Lots.

**ARTS & CRAFTS COMMUNITY**— With over 100 artists and craftsmen, Gatlinburg's Arts & Crafts Community is a living, breathing tribute to the history of Tennessee. The carvers, weavers, watercolor artists, casters, soap makers, potters, silversmiths and dozens of other artisans



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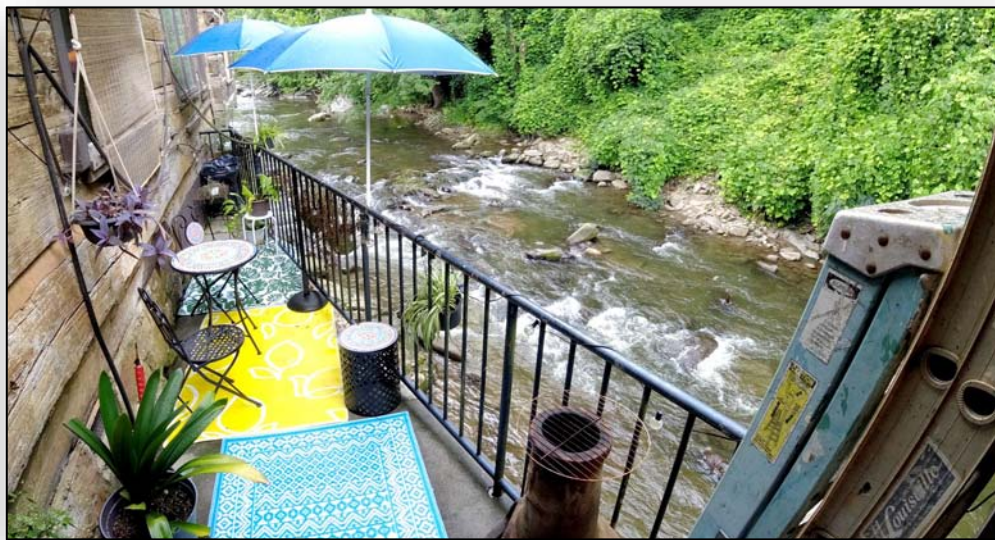
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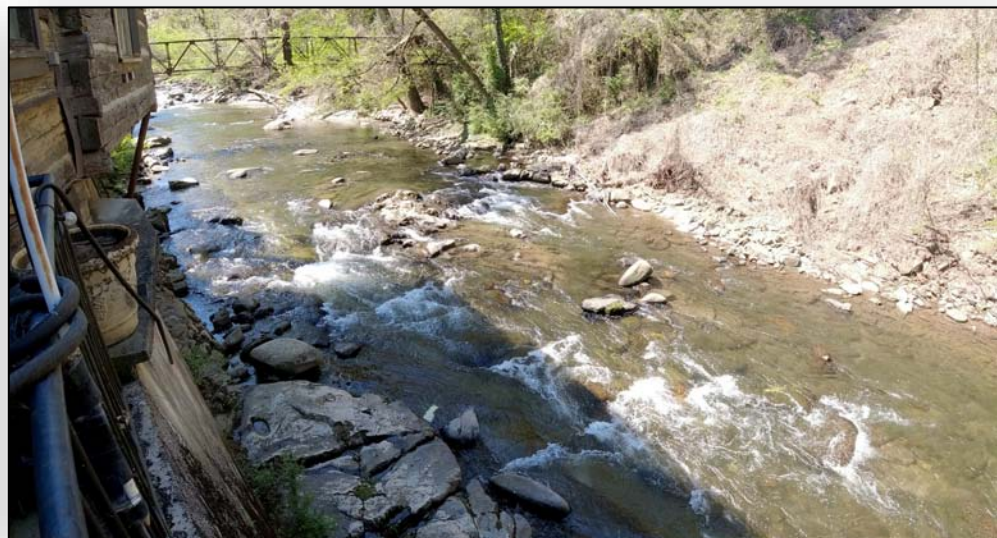
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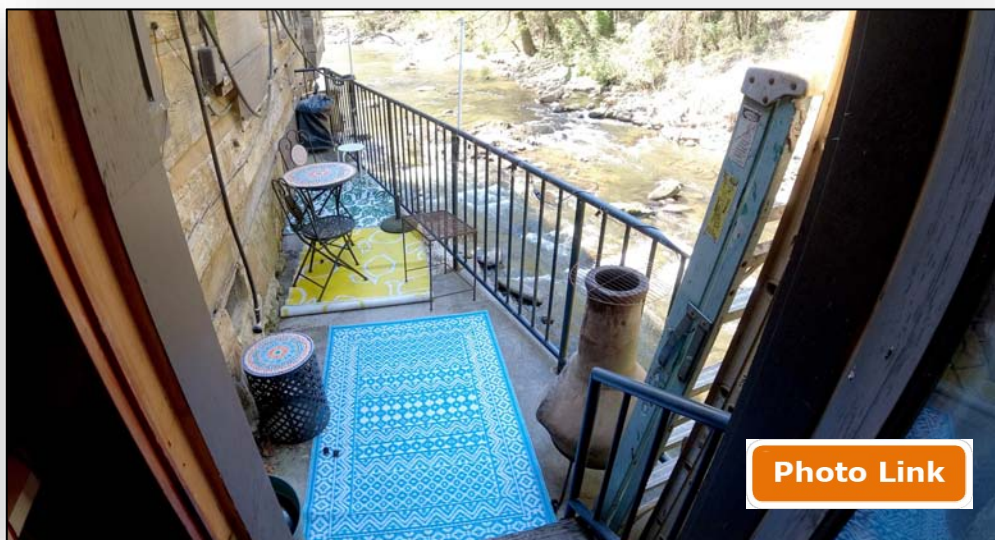
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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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