



Outparcel & Retail Space Available For Lease

*217 Forks of the River Parkway
Sevierville, TN 37862*



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Property Details

Name	Outparcel For Lease
Address	217 Forks of the River Parkway Sevierville, TN 37862
Outparcel Lot Size	0.75 - 1.25 acres +/-
Retail Spaces Available	66,842 SF (Former Kmart) 2,810 SF (215-2) 1,810 SF (Suite C)
Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,068	15,457	28,583
Average Household Income	\$55,830	\$57,730	\$60,261

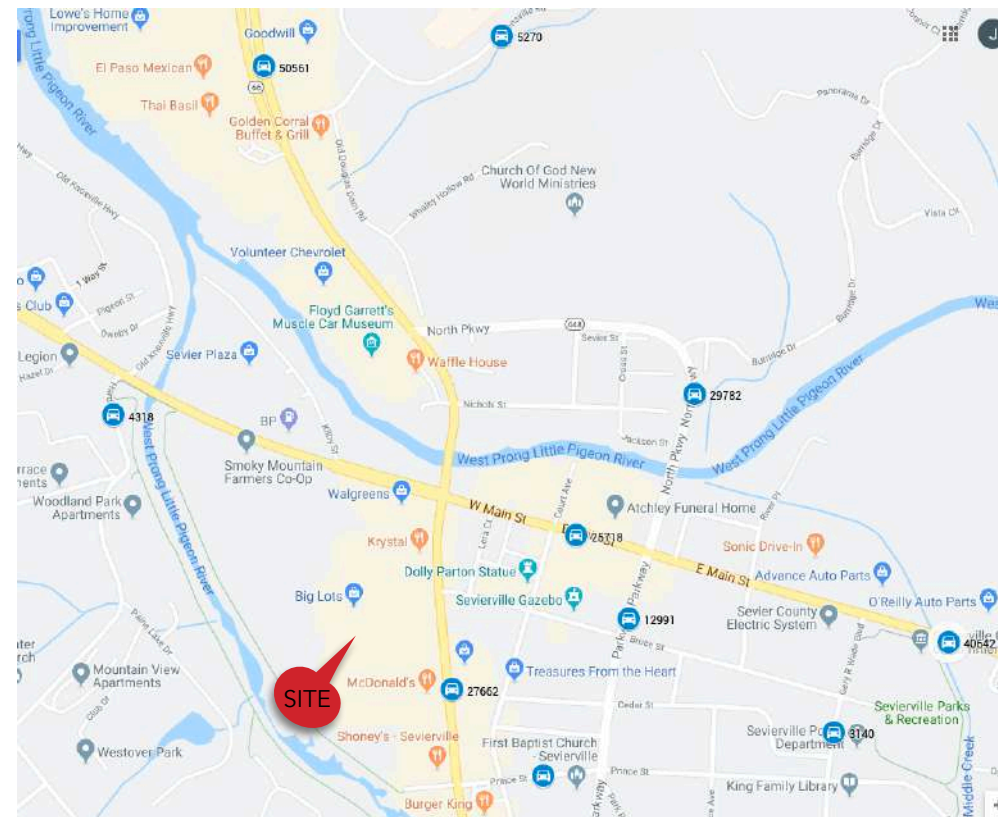
Market Overview

- Outparcel Available for Sale or Lease located in the heart of Sevierville en route to the Great Smoky Mountain National Park
- Newly renovated shopping center facade
- Shopping Center includes Big Lots, Harbor Freight, The Mattresses, Etc...
- Excellent traffic counts

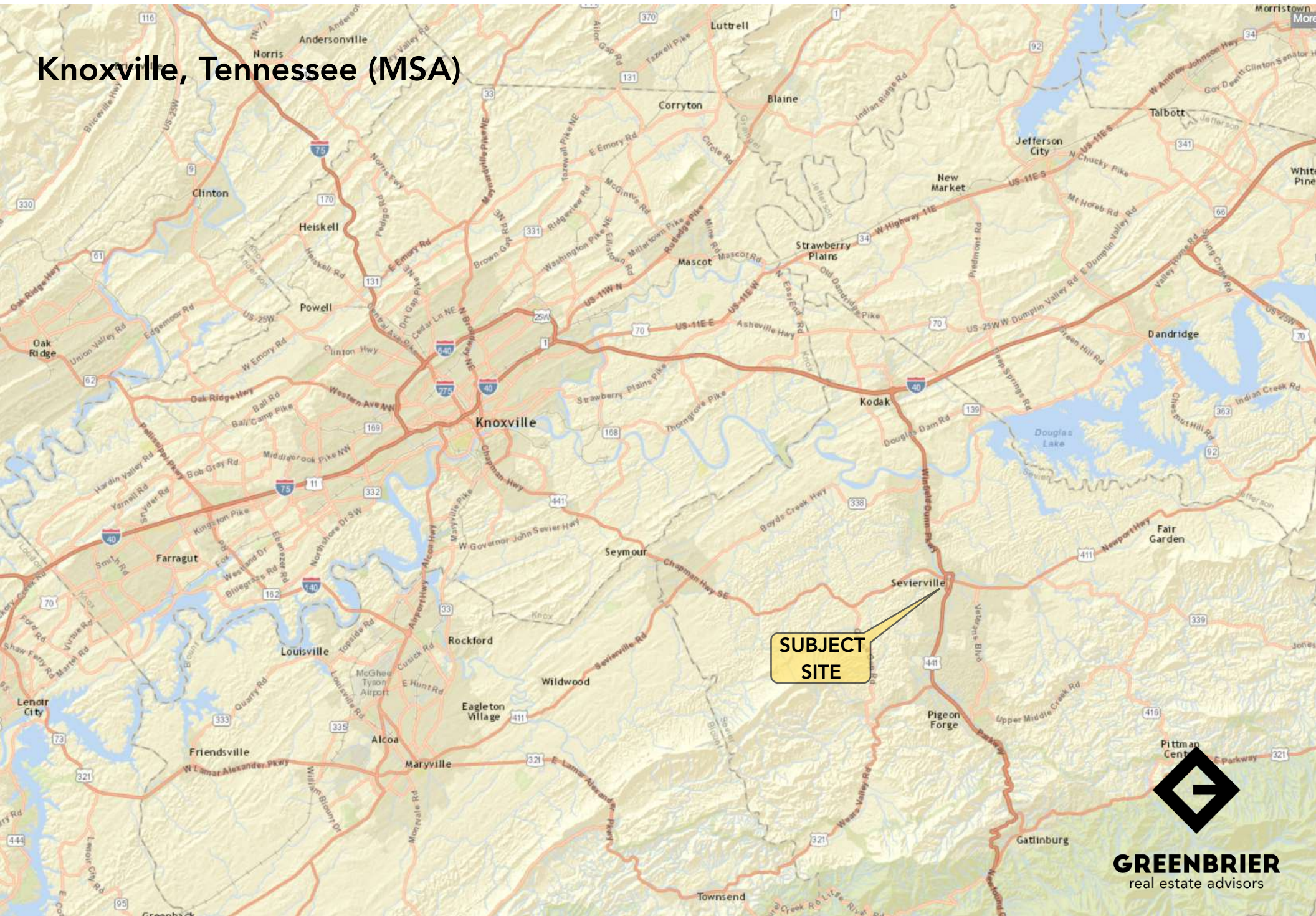
Traffic Counts

Forks of the River Parkway	27,622 ADT
Main Street	25,718 ADT

Map



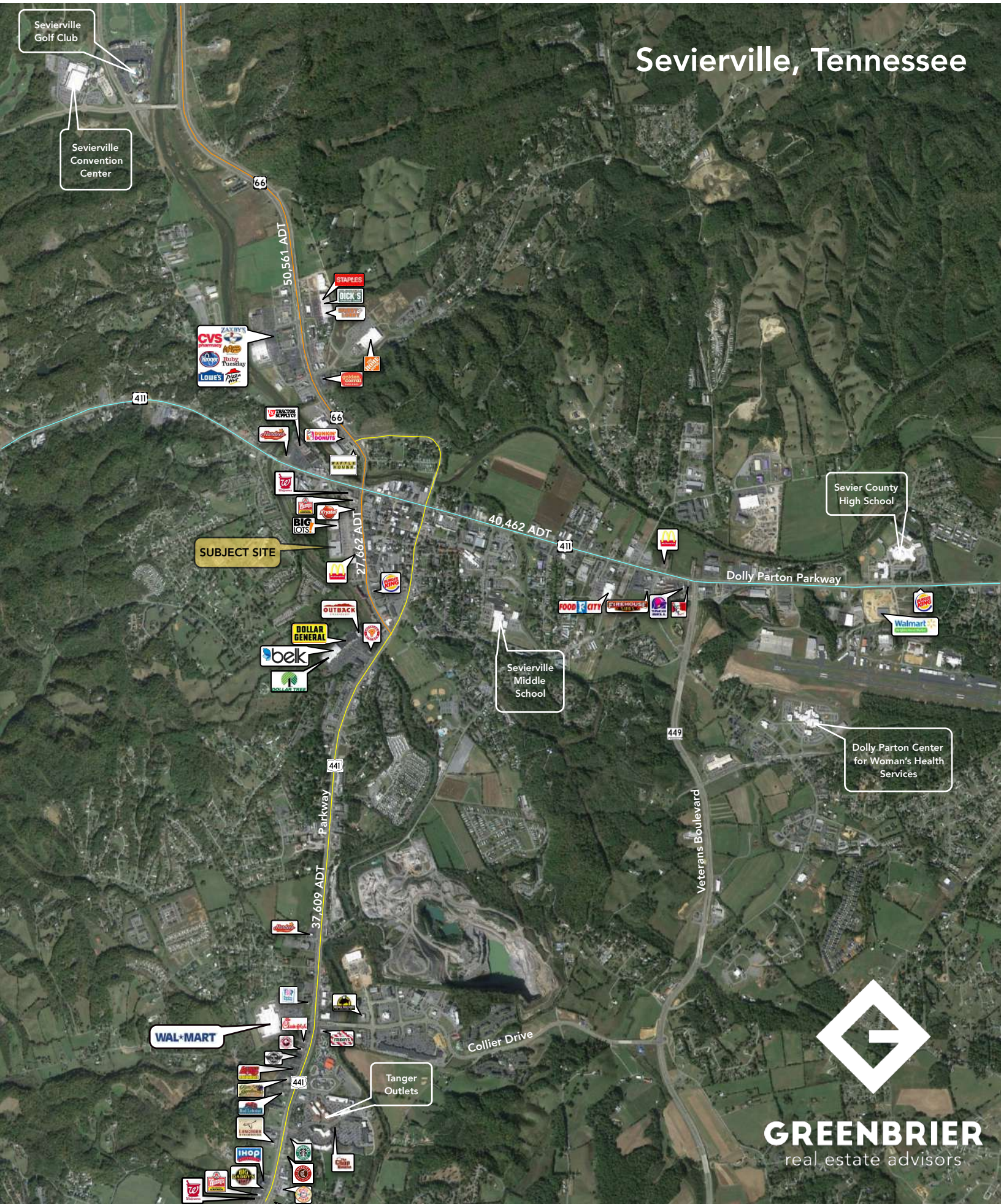
Knoxville, Tennessee (MSA)



**SUBJECT
SITE**



Sevierville, Tennessee



Sevierville, Tennessee





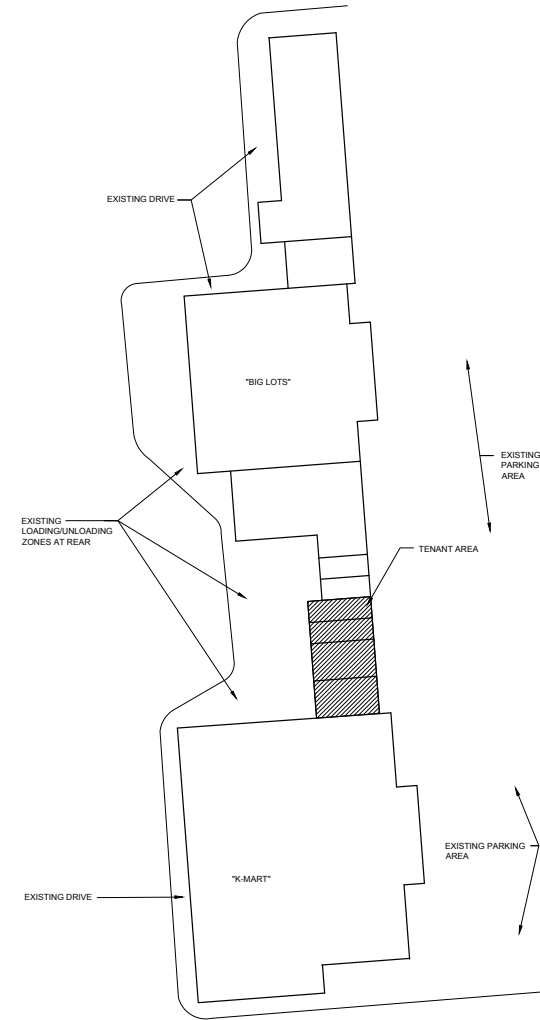
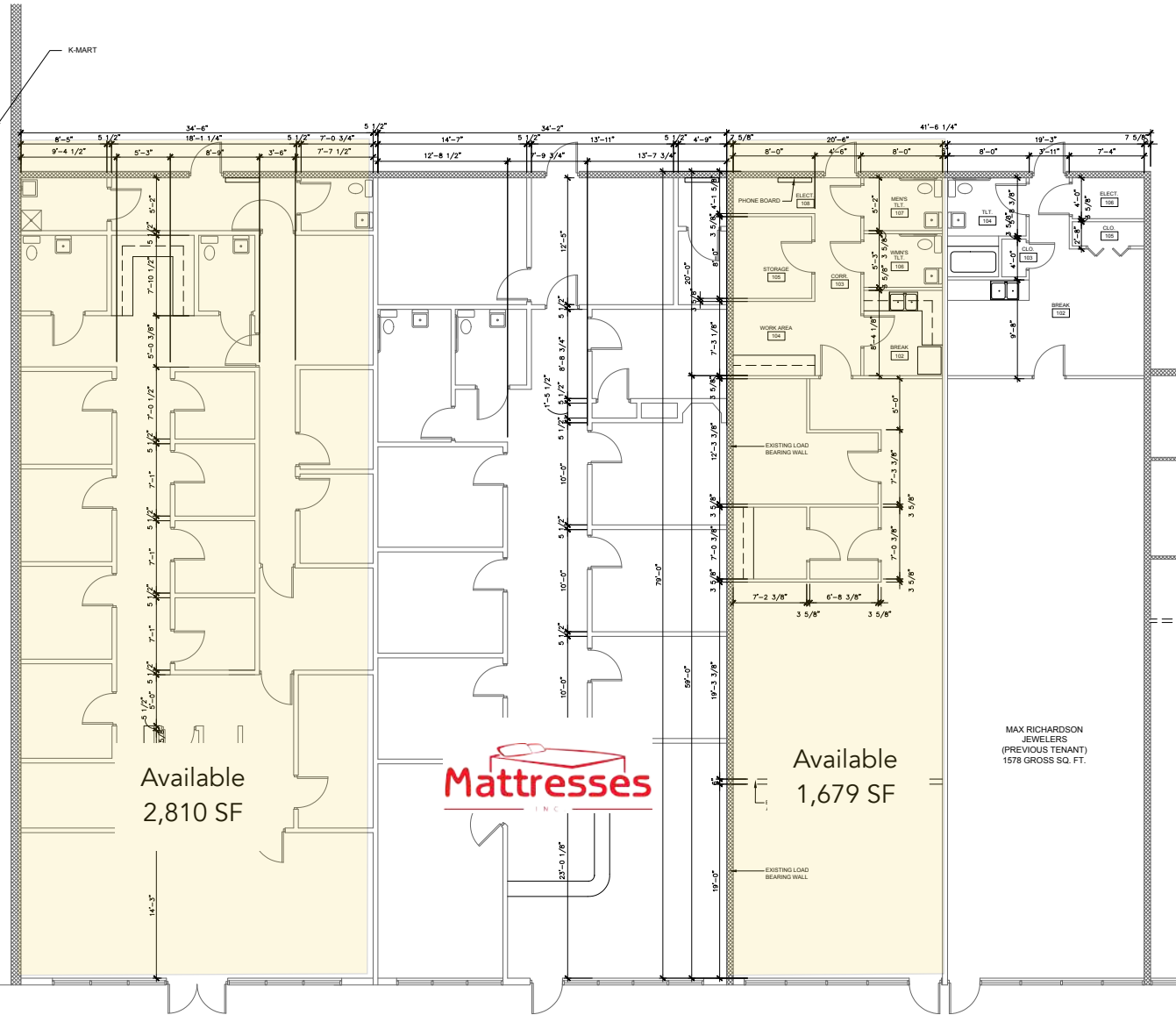
Forks of The River

Sevierville, TN



Site Plan





FLOOR PLAN

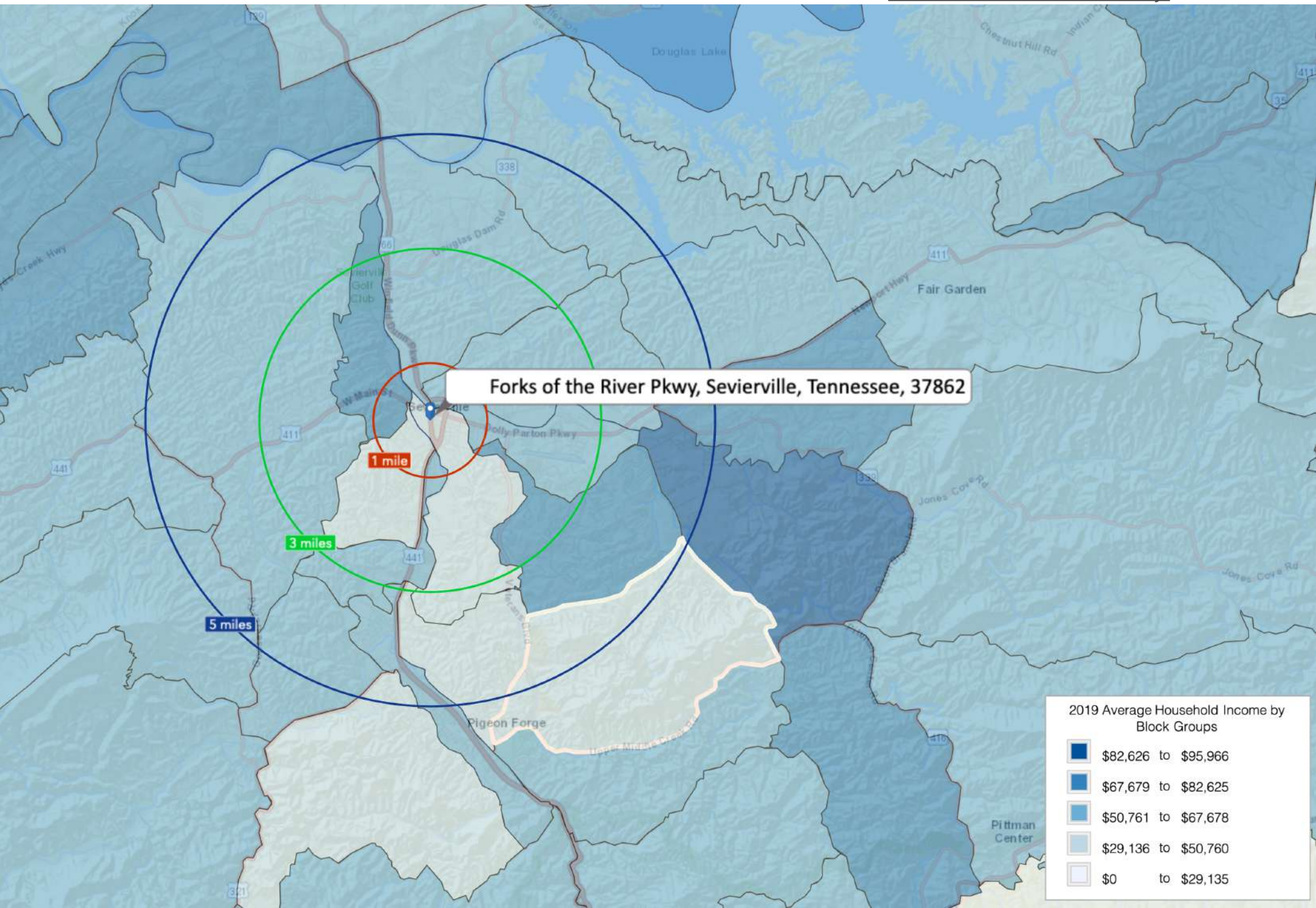
SCALE: 3/16"=1'-0"

KEY PLAN

SCALE: N.T.S.



(217 Forks of the River Parkway)



(5 Mile Radius)

KEY FACTS

28,583

Population

39.6

Median Age

\$44,612

Median Household
Income



Average
Household Size

EDUCATION

15%

No High
School
Diploma



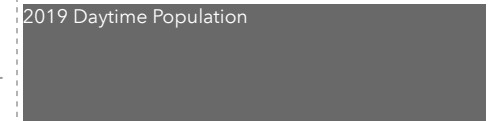
36%
High School
Graduate



28%
Some
College

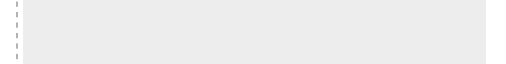


21%
Bachelor's/Grad/Prof
Degree



2019 Total Daytime
Population

2019 Daytime Population:
Workers



2019 Daytime Population:
Residents



BUSINESS



2,146

Total Businesses



26,873

Total Employees

Total Retail Sales



\$1,227,359,551

Total Retail Sales

EMPLOYMENT



White Collar

51%



Blue Collar

20%



Services

29%

3.1%

Unemployment
Rate

217 Forks of the River Pkwy, Sevierville, Tennessee,
37862

Average Household Income



\$60,261

Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,503

Apparel &
Services



\$116

Computers &
Hardware



\$2,600

Eating Out



\$3,710

Groceries



\$4,281

Health Care

