



Former Ruby Tuesday

For Lease

630 Winfield Dunn Parkway
Sevierville, TN 37876



Contacts:

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Property Details

Name	Former Ruby Tuesday For Lease
Address	630 Winfield Dunn Parkway Sevierville, TN 37876
Building Size	4,680 SF +/-
Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	2,351	13,640	28,550
Average Household Income	\$72,098	\$56,897	\$61,066

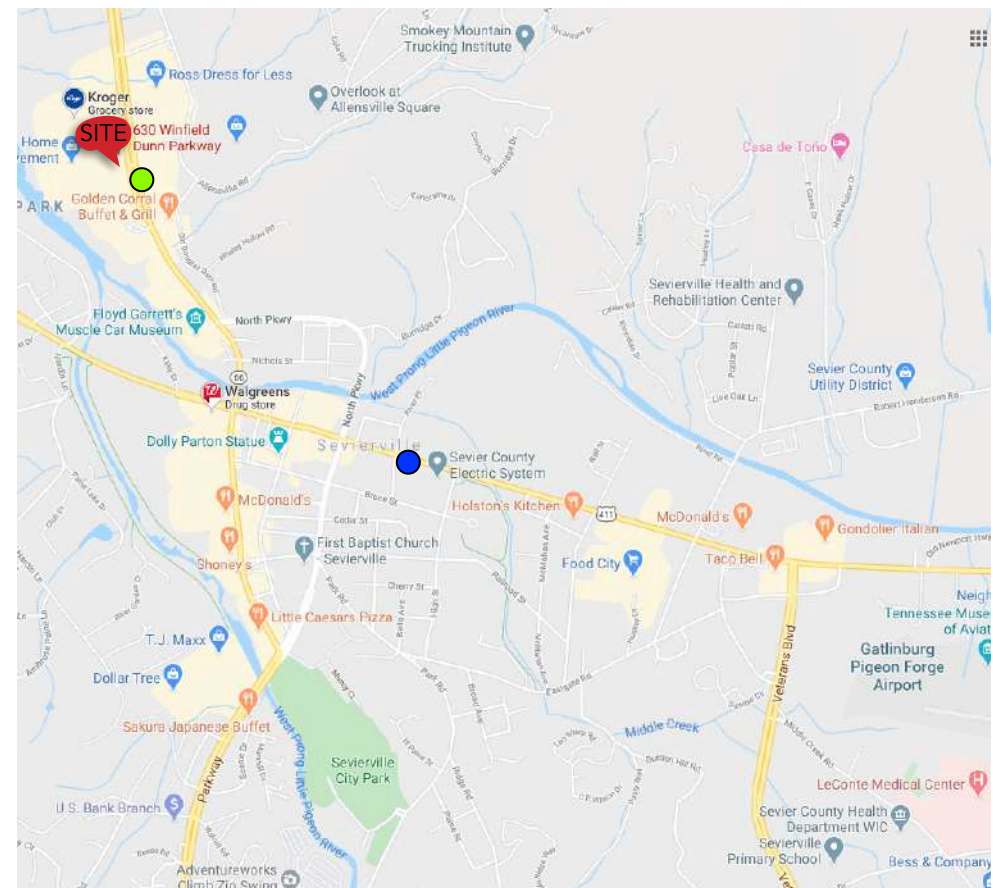
Market Overview

- Former Ruby Tuesday Restaurant for Lease located in Sevierville, TN en route to the Great Smoky Mountain National Park
- Great retail synergy in the area with big box retailers such as Kroger, Lowe's, The Home Depot, Aldi's, Cracker Barrel, Starbucks, etc...
- New Publix and Hamrick's under construction
- High volume traffic counts in premier retail corridor

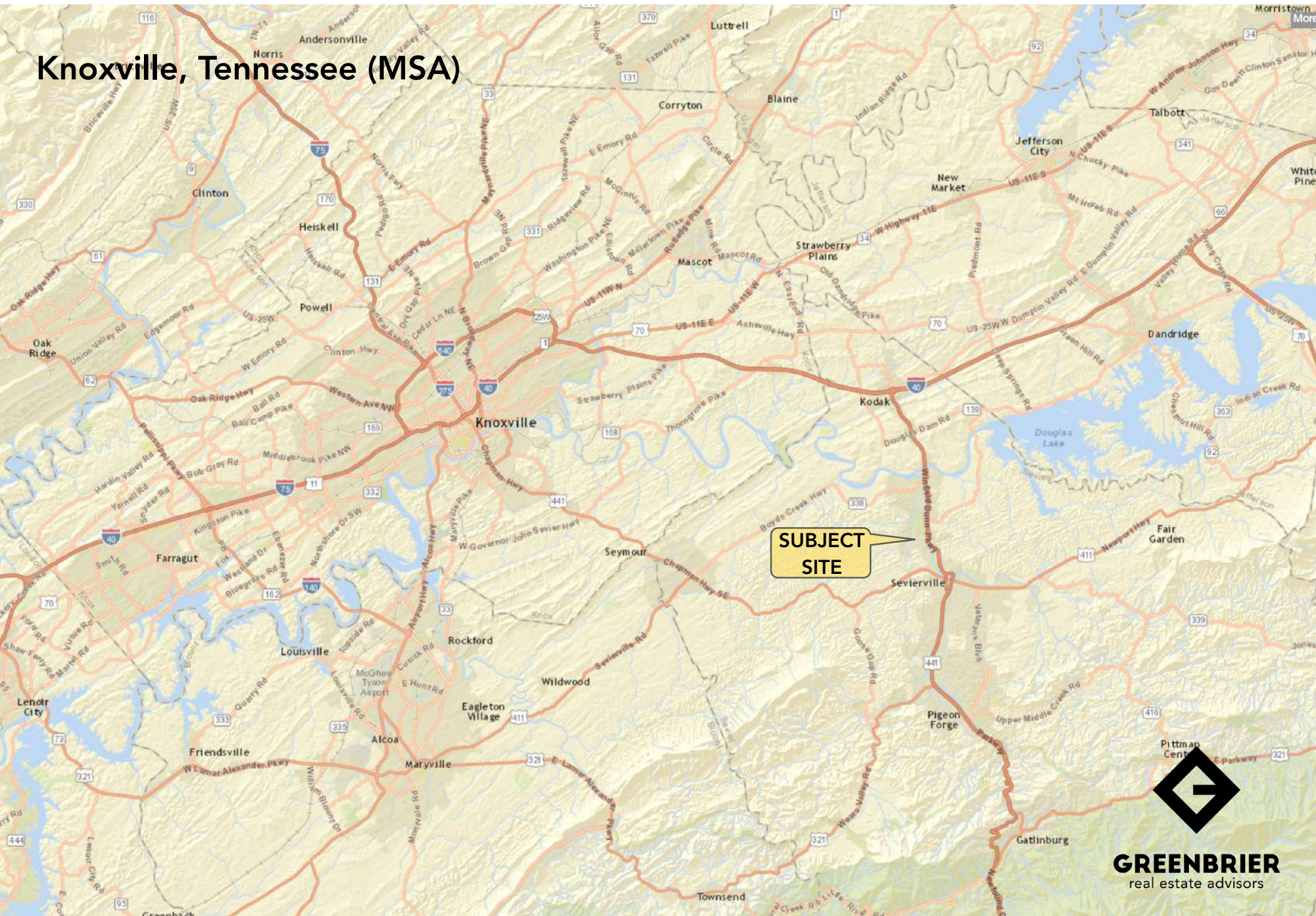
Traffic Counts

Winfield Dunn Parkway	45,972 ADT ●
Main Street	39,710 ADT ●

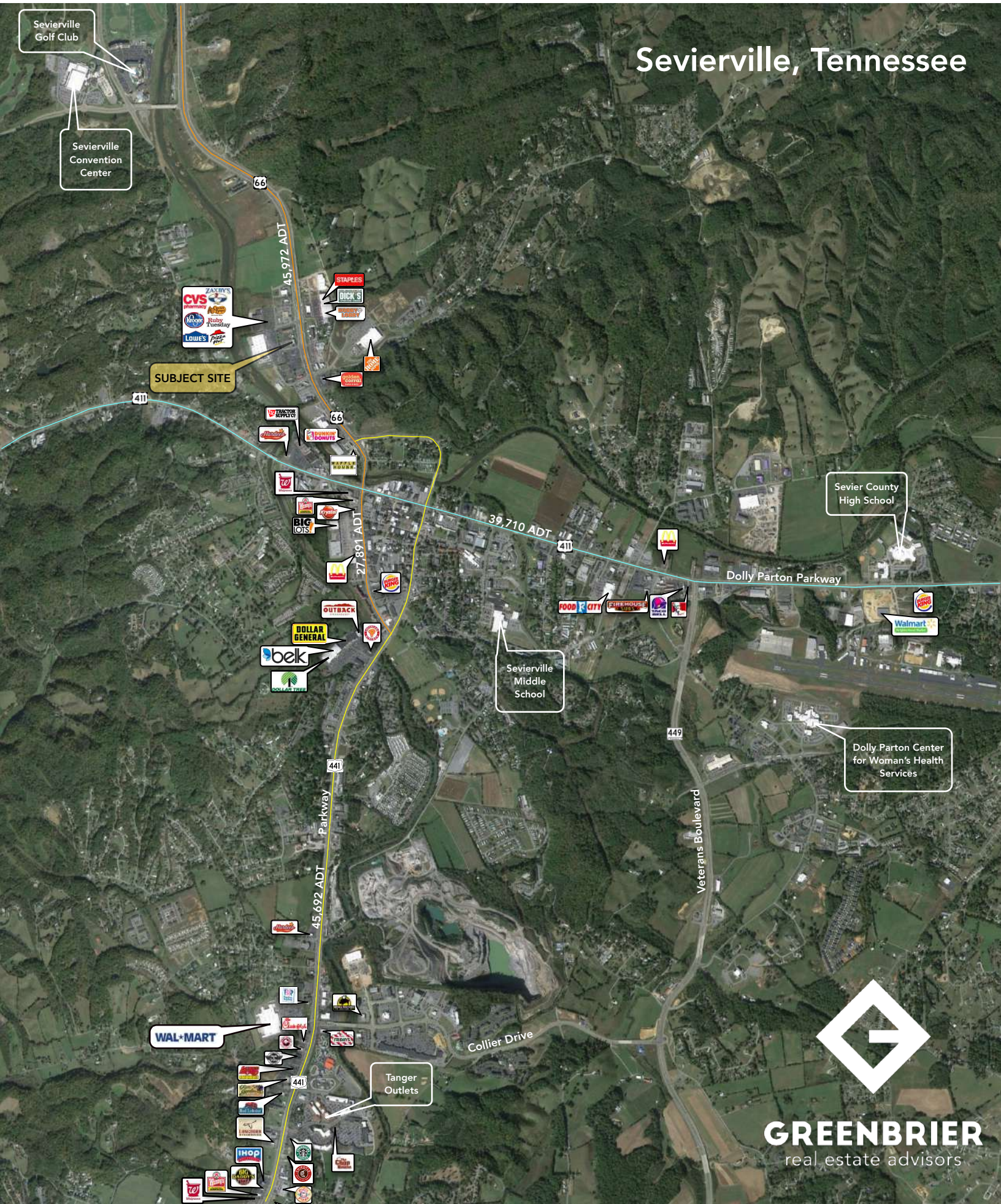
Map



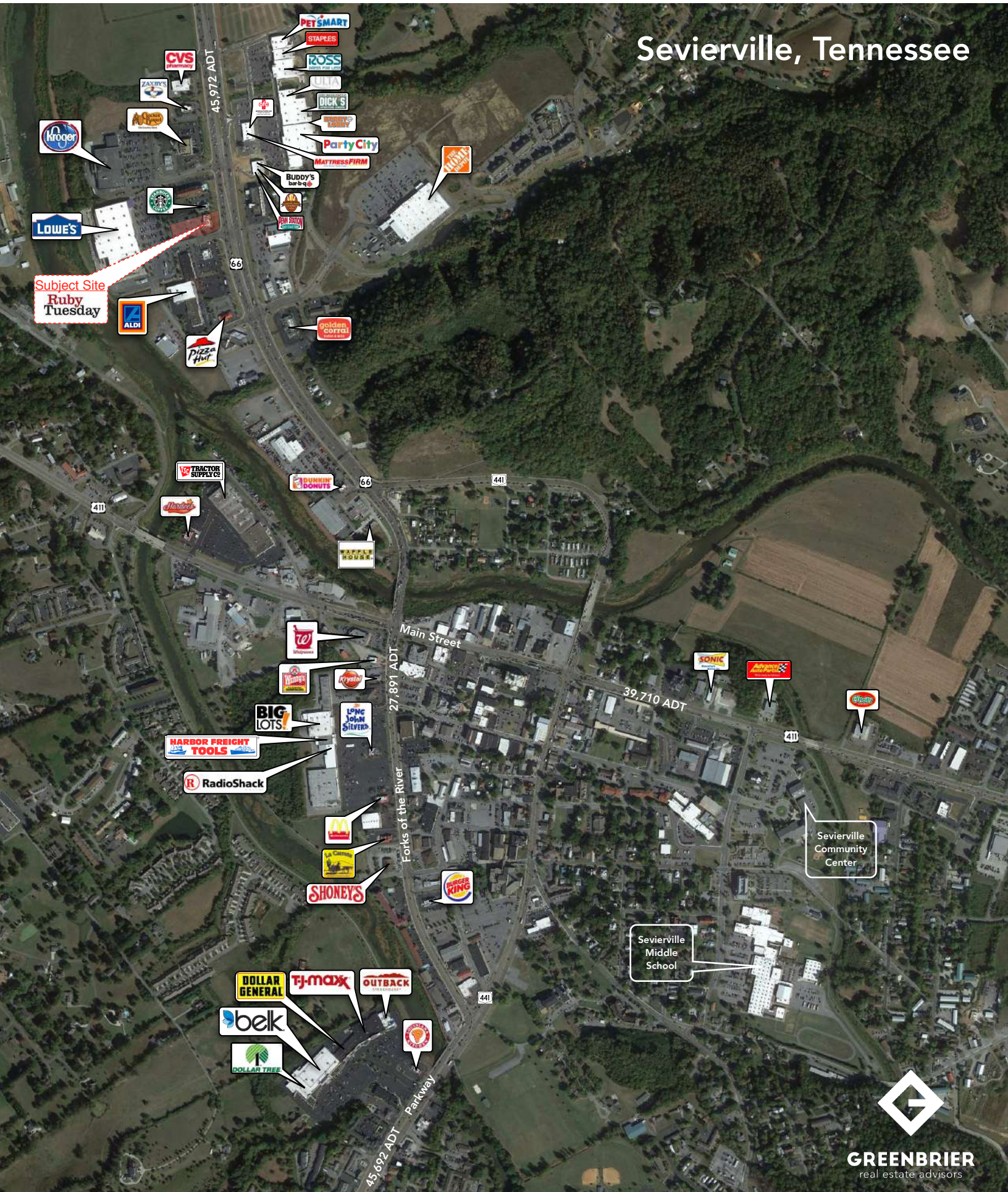
Knoxville, Tennessee (MSA)

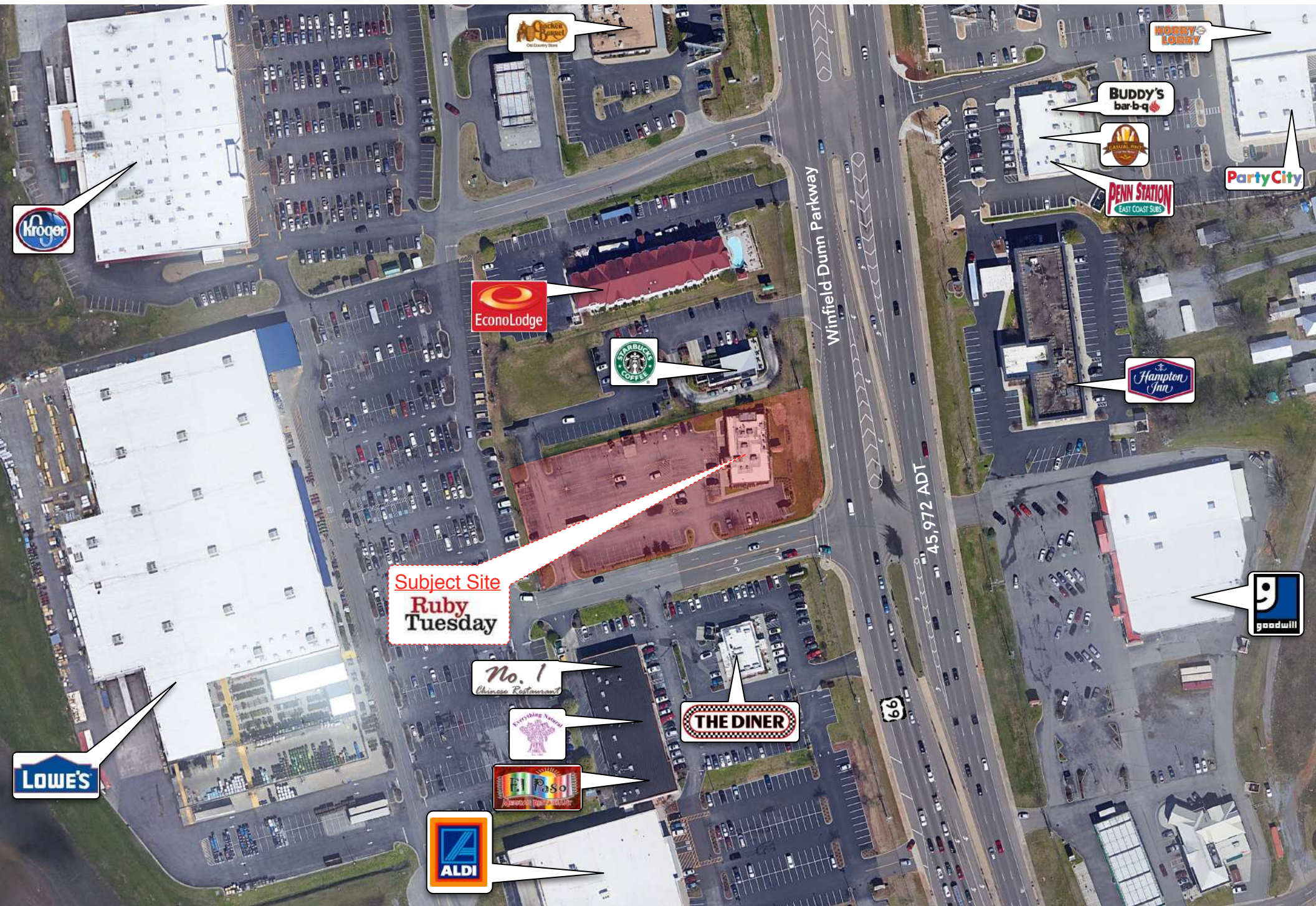


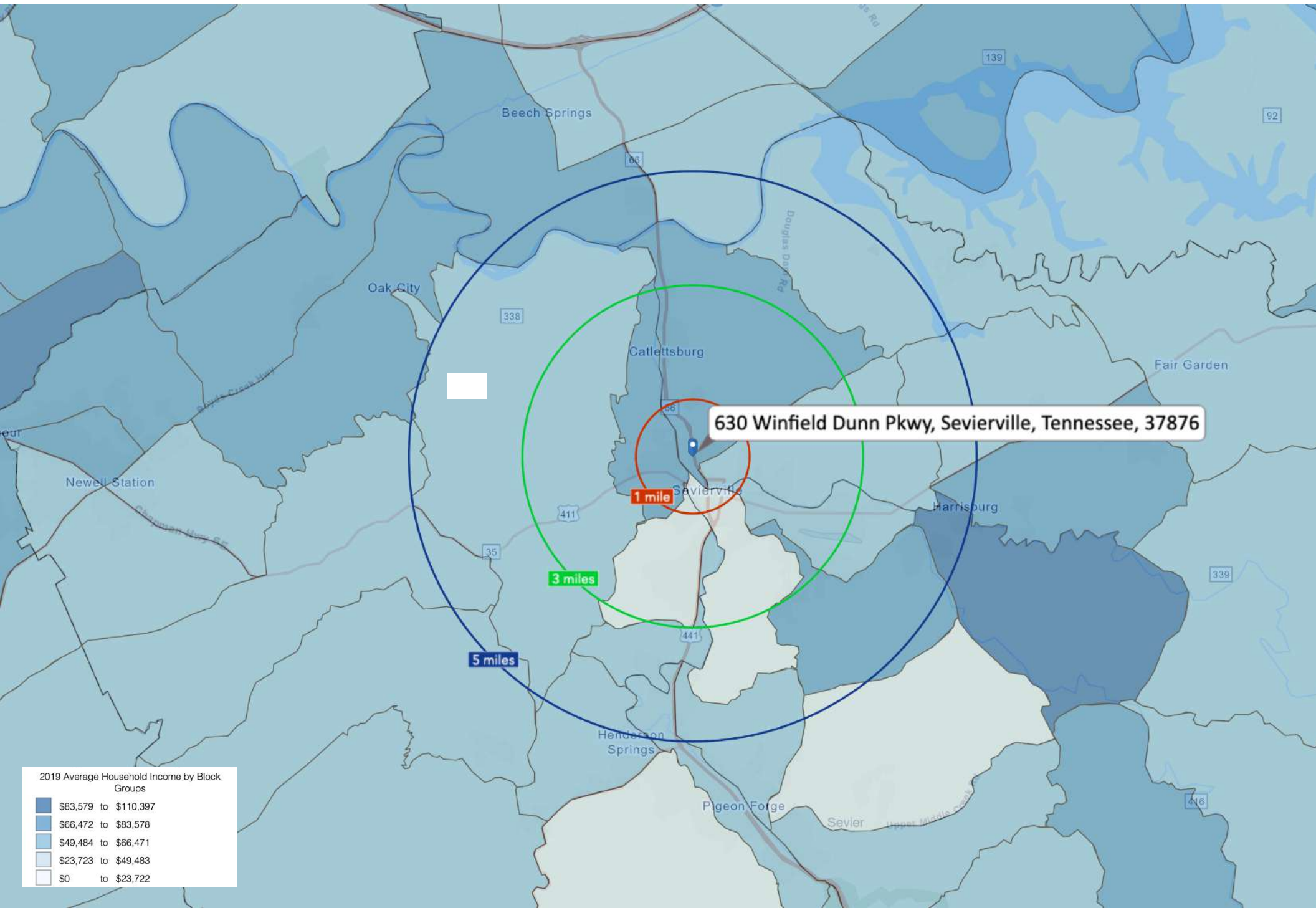
Sevierville, Tennessee



Sevierville, Tennessee







630 Winfield Dunn Pkwy, Sevierville, Tennessee, 37876

1 mile

3 miles

5 miles

2019 Average Household Income by Block Groups

■	\$83,579 to \$110,397
■	\$66,472 to \$83,578
■	\$49,484 to \$66,471
■	\$23,723 to \$49,483
■	\$0 to \$23,722

KEY FACTS

28,550

Population



Average
Household Size

40.2

Median Age

\$45,422

Median Household
Income

EDUCATION

15%

No High
School
Diploma



36%

High School
Graduate



29%

Some
College



21%

Bachelor's/Grad/Prof
Degree

2019 Daytime Population

2019 Total Daytime
Population 35,878

2019 Daytime Population:
Workers 22,817

2019 Daytime Population:
Residents 13,061

BUSINESS



1,820

Total Businesses



22,230

Total Employees

Total Retail Sales



\$1,030,653,738

Total Retail Sales

EMPLOYMENT



50%

White Collar



21%

Blue Collar



29%

Services

2.8%

Unemployment
Rate

630 Winfield Dunn Pkwy, Sevierville, Tennessee,
37876

Average Household Income



\$61,066

2019 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,522

Apparel &
Services



\$116

Computers &
Hardware



\$2,639

Eating Out



\$3,770

Groceries



\$4,374

Health Care

