



Retail Pad Available

Stadium Drive

Kodak, TN 37764

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Property Details

Name	Retail Land Available - Kodak, TN
Address	Stadium Drive Kodak, TN 37764 (35.987658, -83.606615)
Lot Size	3.61 Acres +/-
Price	See Agent

Demographic Snapshot (*2024 Data)

	1 Mile	3 Mile	5 Mile
Population	1,390	9,515	22,613
Average Household Income	\$83,421	\$78,857	\$81,181

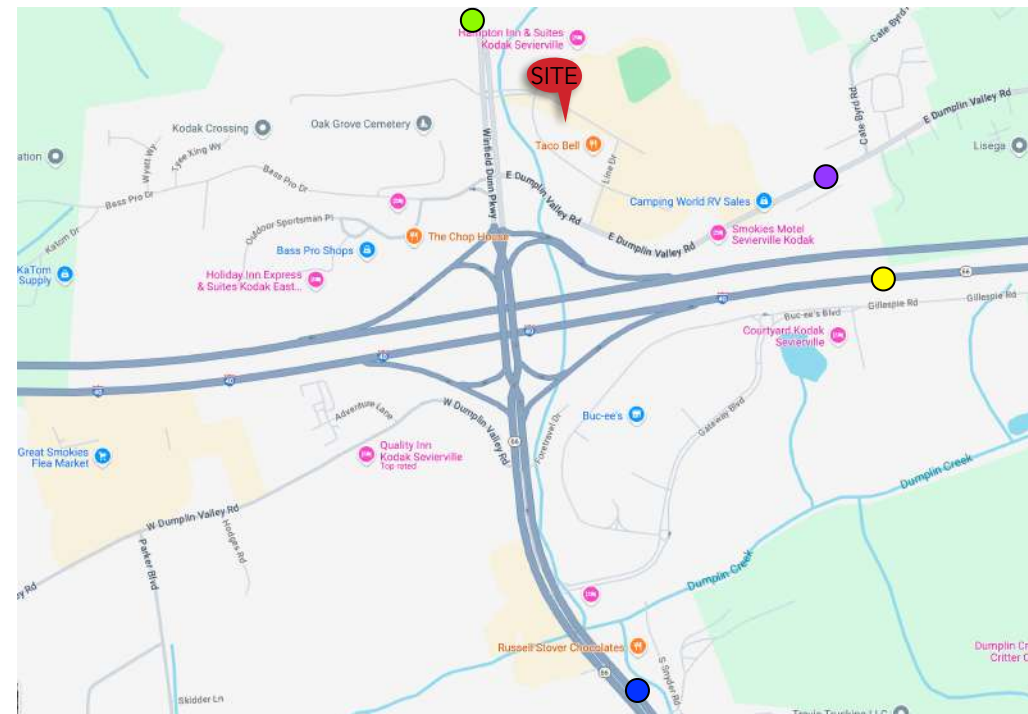
Market Overview

- Retail Pad available on Stadium Drive - Adjacent to the new redevelopment project for Smokies Stadium in Kodak, TN
- Located in Kodak, TN off Exit 407 en route to the Great Smoky Mountain National Park
- Easy access right off Interstate 40
- Excellent opportunity in the Kodak/Sevierville, TN market
- Area retailers include: Taco Bell, McDonald's, Cracker Barrel, The Bass Pro Shop, Chop House, Camping World, etc...

Traffic Counts (*2024 Data)

Winfield Dunn Parkway (North of I-40)	7,371 ADT	●
Winfield Dunn Parkway (South of I-40)	53,522 ADT	●
E Dumlplin Valley Road	2,665 ADT	●
Interstate 40	76,722 ADT	●

Map





**SUBJECT
SITE**



GREENBRIER
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Kodak, TN



FeEx Ground Warehouse

OTICS USA Kodak

KaTom Restaurant Supply

Subject Site
Stadium Drive - Kodak, TN
(3.61 Ac. +/- total)

Lisega, Inc.

Bryan Crossing
FAMILY DOLLAR
BenchMark
FOOD CITY

Swagerty Farm

Northview Senior Academy

Kodak, TN

OTICS USA
Kodak

FeEx Ground
Warehouse

Subject Site

Stadium Drive - Kodak, TN
(3.61 Ac. +/- total)

Lisega, Inc.

KaTom
Restaurant Supply

Wendy's

Fairfield

Chop House

Hampton Inn

McDonald's

Taco Bell

Wendy's

Camping World

2,665 ADT (24)

76,722 ADT (24)

Exit 407

COURTYARD

BOOT BARN

MOUNTAIN MOTORS

SEASIDE MARKET

QUALITY

Duc-ee's

McDonald's

Wendy's

Days Inn

Checkers

FLORIAN'S

Best Western

Krystal

Russell Stover

ROCKY TOP

Tennessee State Bank



Kodak, TN

Subject Site

Stadium Drive - Kodak, TN
(3.61 Ac. +/- total)

192 Units



Bass Pro Drive



Exit 407

76,722 ADT (24)

40

COURTYARD
BY HARRIS



Kodak, TN

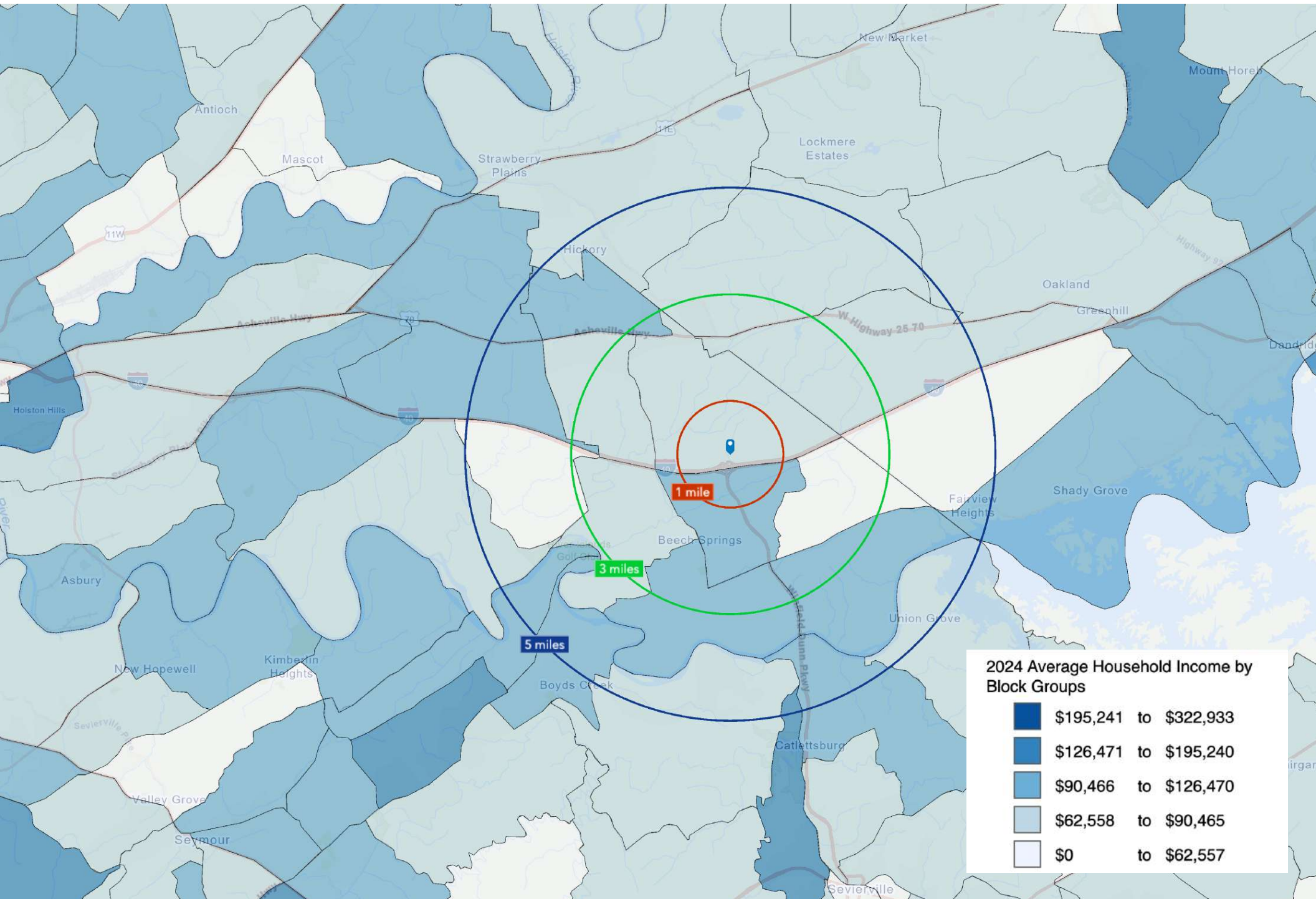
Subject Site

Stadium Drive - Kodak, TN
(3.61 Ac. +/- total)



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(5 Mile Radius)

KEY FACTS

22,613



2024 Total Population (Esri)



Average
Household Size

42.7

2024 Median Age (Esri)

\$63,652

Median Household
Income

EDUCATION

10%

No High
School
Diploma



41%

High
School
Graduate



33%

Some
College



17%

Bachelor's/Grad/Prof
Degree

2024 Daytime
Population

2024 Total Daytime
Population 16,082

2024 Daytime
Population: Workers 4,456

2024 Daytime
Population: Residents 11,626

BUSINESS



376

Total Businesses



3,706

Total Employees

EMPLOYMENT



54%

White Collar



24%

Blue Collar



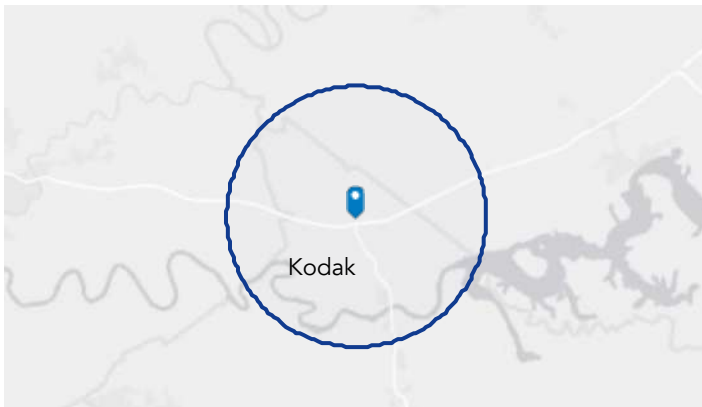
Services

22%

Unemployment Rate

2.0%

111-131 Stadium Dr, Kodak, Tennessee, 37764



Average Household Income



\$81,181

2024 Average Household Income

Total Retail Sales



\$807,536,226

2024 Total (SIC01-99) Sales (\$000)