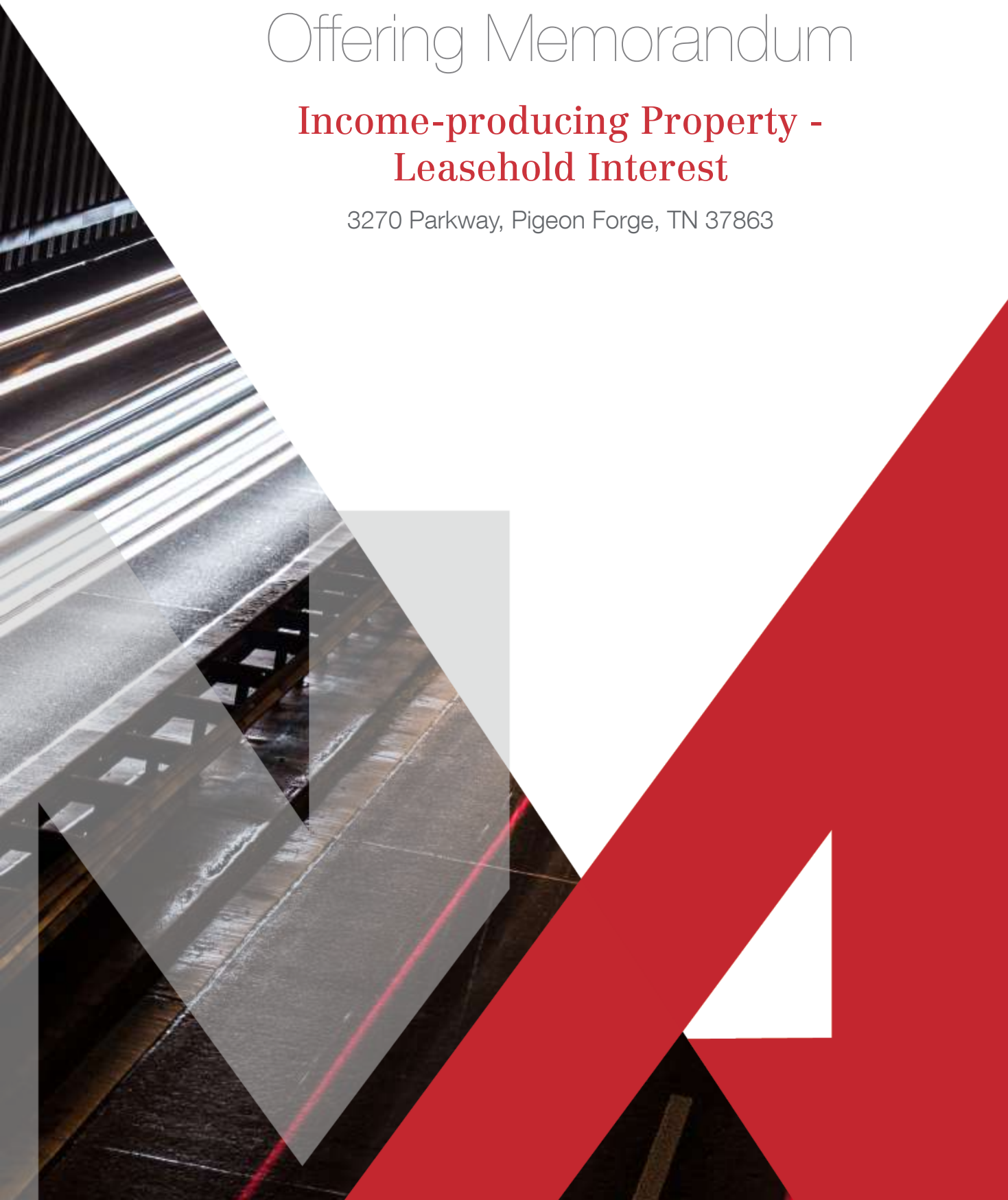


Offering Memorandum

Income-producing Property - Leasehold Interest

3270 Parkway, Pigeon Forge, TN 37863





For Sale

Retail / Office Property

5,584 SF | \$350,000

3270 Parkway

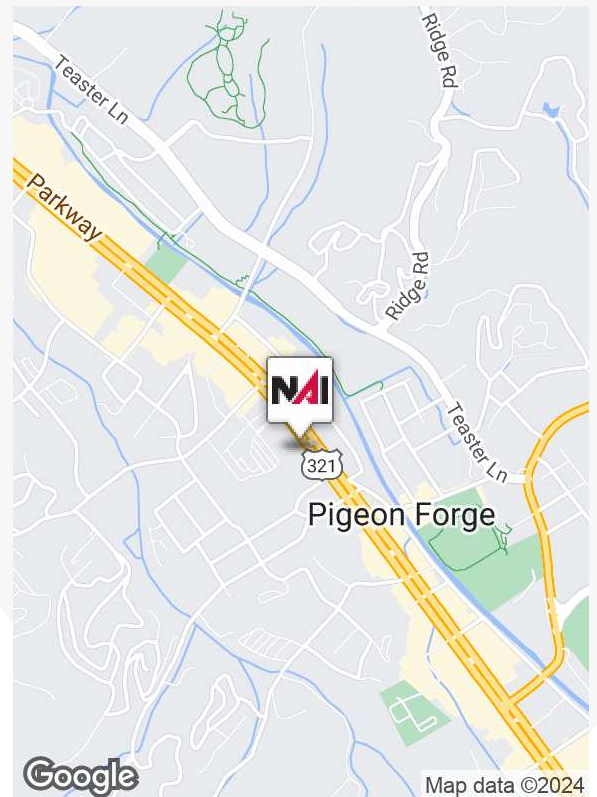
Pigeon Forge, Tennessee 37863

Property Highlights

- Income-producing property - sale of the long-term leasehold interest
- Excellent sublease for Baskin Robbins Ice Cream Store
- Highly visible and accessible property on the Parkway
- Heavy average daily traffic count

Property Description

This property offers an outstanding opportunity for commercial property investors and users. Offered for sale is the bank-owned long-term ground leasehold interest in this multi-tenant retail/office property, a commercially zoned lot improved with a 5,584 square foot retail/office building. The front unit consists of about 1,966 square feet with additional shared tenant use of about 450 square feet of bathroom space, which is subleased for use as a Baskin Robbins Ice Cream Store. The back unit consists of about 3,168 square feet with shared tenant use of the additional bathroom space. It is currently vacant and offers an outstanding additional rental income. It is attractive office space that was previously occupied as a Century 21 real estate brokerage office. Possible uses included retail, restaurant and general or professional office. Contact listing broker for additional details.



For more information

David Gothard, CCIM

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dgothard@koellamoore.com



963 Dolly Parton Parkway

Sevierville, TN 37862

865 453 8111 tel

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For Sale - 3270 Parkway

Additional Photos

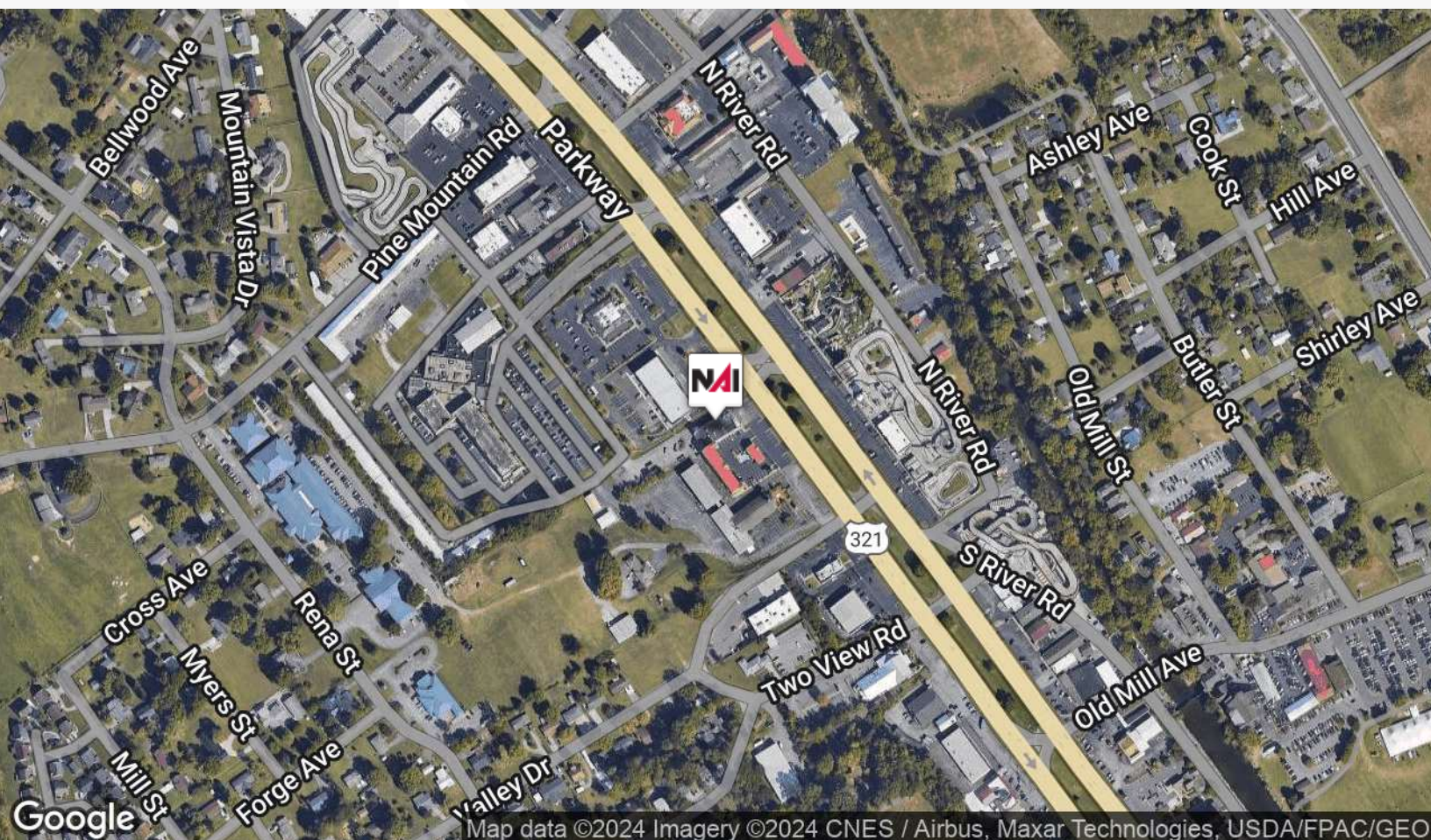
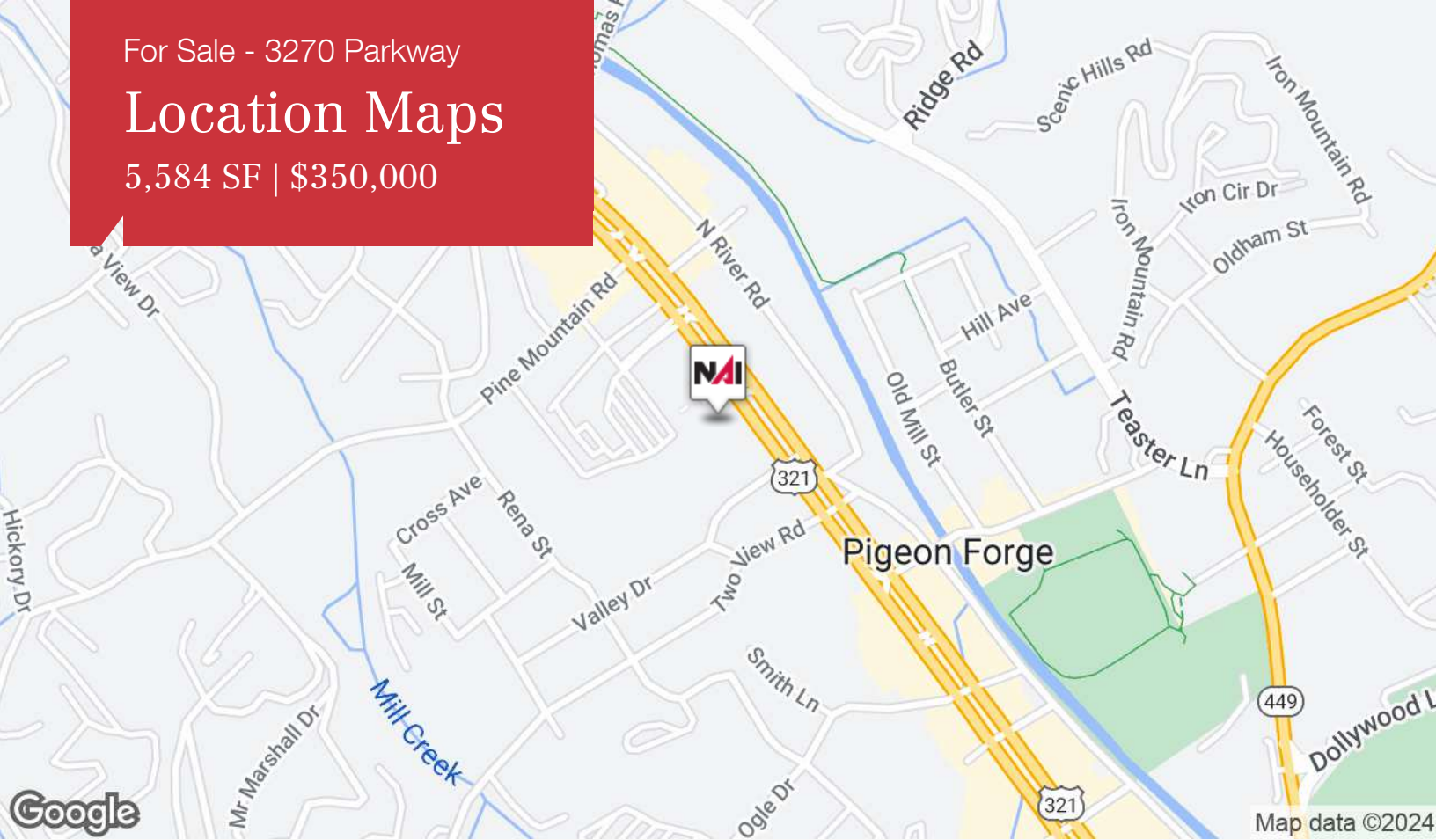
5,584 SF | \$350,000



For Sale - 3270 Parkway

Location Maps

5,584 SF | \$350,000



For Sale - 3270 Parkway

Advisor Bio

5,584 SF | \$350,000



DAVID GOTHARD, CCIM

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TN #00262082

PROFESSIONAL BACKGROUND

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.

RECENT TRANSACTIONS

- Add bullets here...

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Sevierville, TN 37862
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