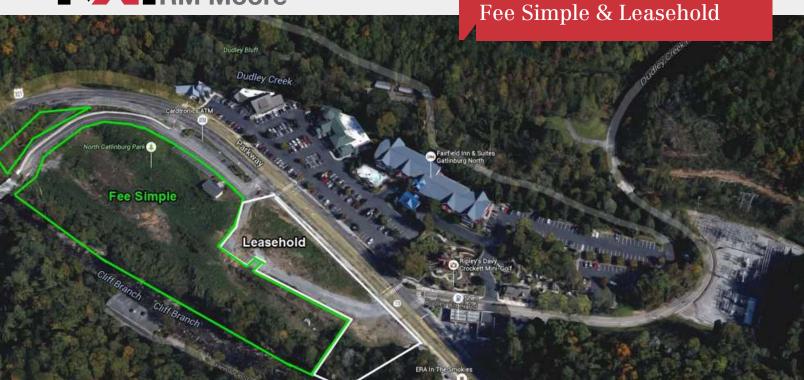


7.42 Acres | Gatlinburg





## 131 Parkway

Gatlinburg, Tennessee 37738

## **Property Features**

- · Average Daily Traffic Count: 32,711
- 1,155 feet of Parkway frontage ensures easy access and superior visibility
- Red light access at the intersection of Parkway & Dudley Creek
- Gatlinburg, TN is the Gateway to the Great Smoky Mountains National Park
- The Great Smoky Mountains National Park is the most visited national park in the country
- Over 11,000,000 visitors to Gatlinburg annually

## Parcel Info

- 5.6 acres, fee simple \$8,000,000
- 1.82 acres, long-term ground lease \$750,000



For more information:

## Trey Miller, CCIM, MRED

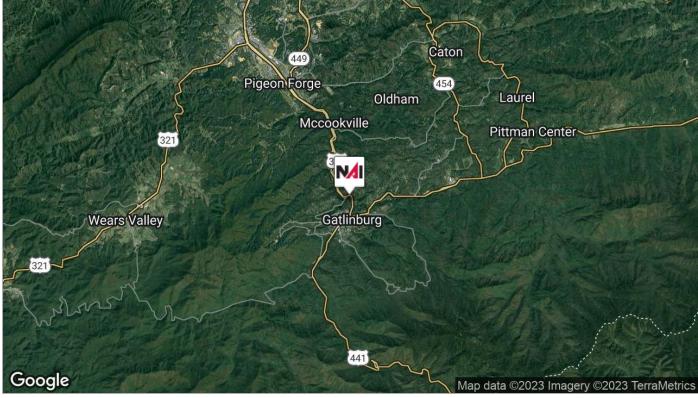
+1 865 531 6400 • tmiller@koellamoore.com

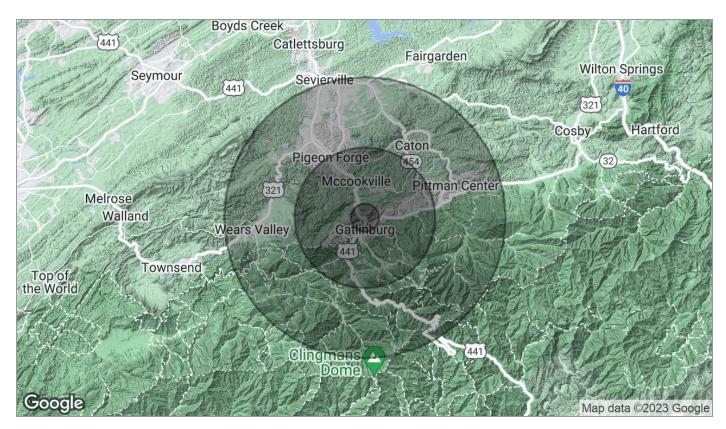
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Population	1 Mile	5 Miles	10 Miles	
TOTAL POPULATION	684	10,194	36,819	
MEDIAN AGE	47.5	45.2	41.1	
MEDIAN AGE (MALE)	48.0	46.3	40.5	
MEDIAN AGE (FEMALE)	47.2	44.6	42.8	
Households & Income	1 Mile	5 Miles	10 Miles	
Households & Income  TOTAL HOUSEHOLDS	1 Mile 345	5 Miles 4,776	10 Miles 16,620	
TOTAL HOUSEHOLDS	345	4,776	16,620	

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

