



1040 Dolly Parton Parkway

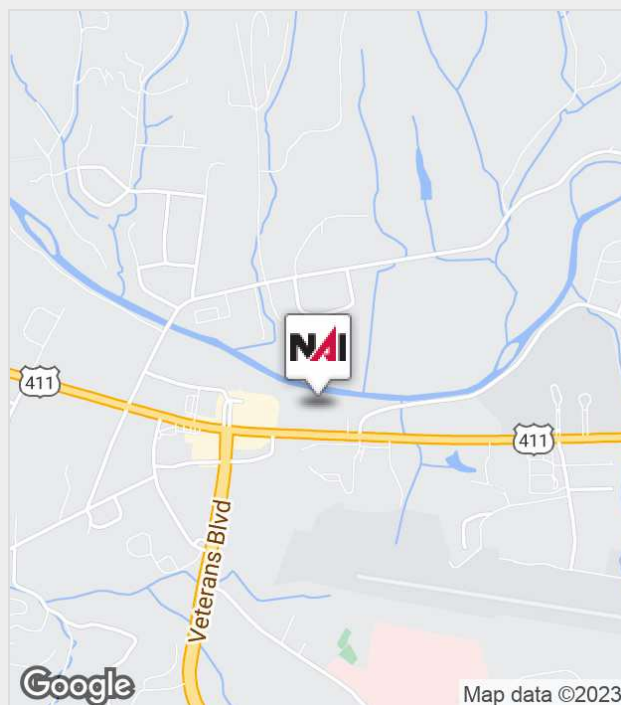
Sevierville, Tennessee 37862

Property Features

- High traffic location
- Near area attractions
- Great for Automotive, Marine, RV
- Drive-thru doors
- Additional outparcel available

For Lease

\$10,000 Per Month



For more information:

Roger M. Moore, Jr, SIOR

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For Lease

Dolly Parton Parkway Office/Warehouse



Property Summary

Lot Size: 1.13 Acres

Building Size: 11,274 SF

Year Built: 1997

Zoning: Commercial

Market: Sevier

Property Overview

Great location for Vehicle, RV, Marine, Mechanic etc. Building is available for lease for \$10,000/month NNN. Adjoining outparcel could be made available.

Location Overview

Property is situated along Dolly Parton Parkway near Veterans Blvd on the way to Pittman Center Road. It is in close proximity to Dolly Wood and the new Dolly Wood DreamMore Resort. The building backs up to the West Prong of the Little Pigeon River.

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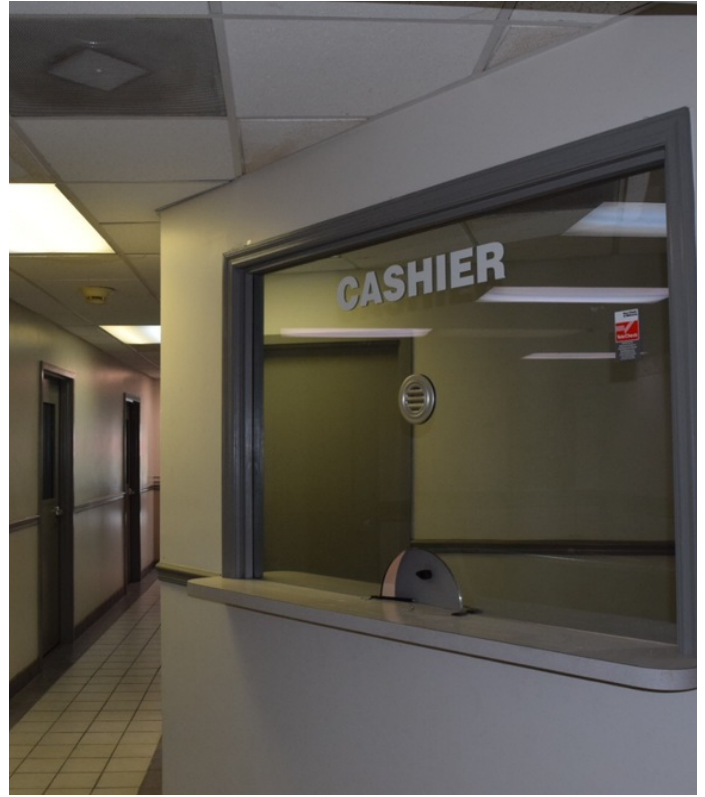
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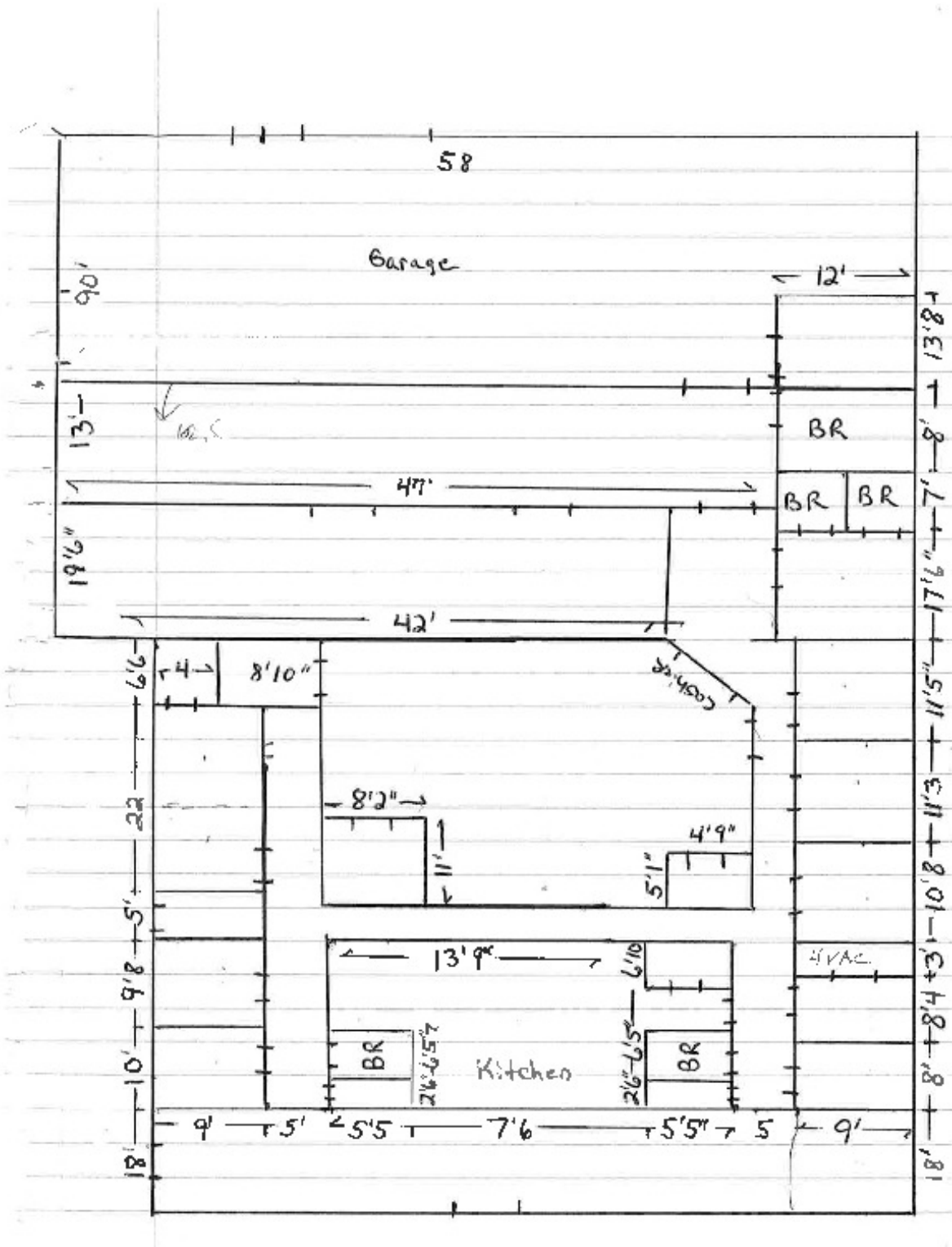
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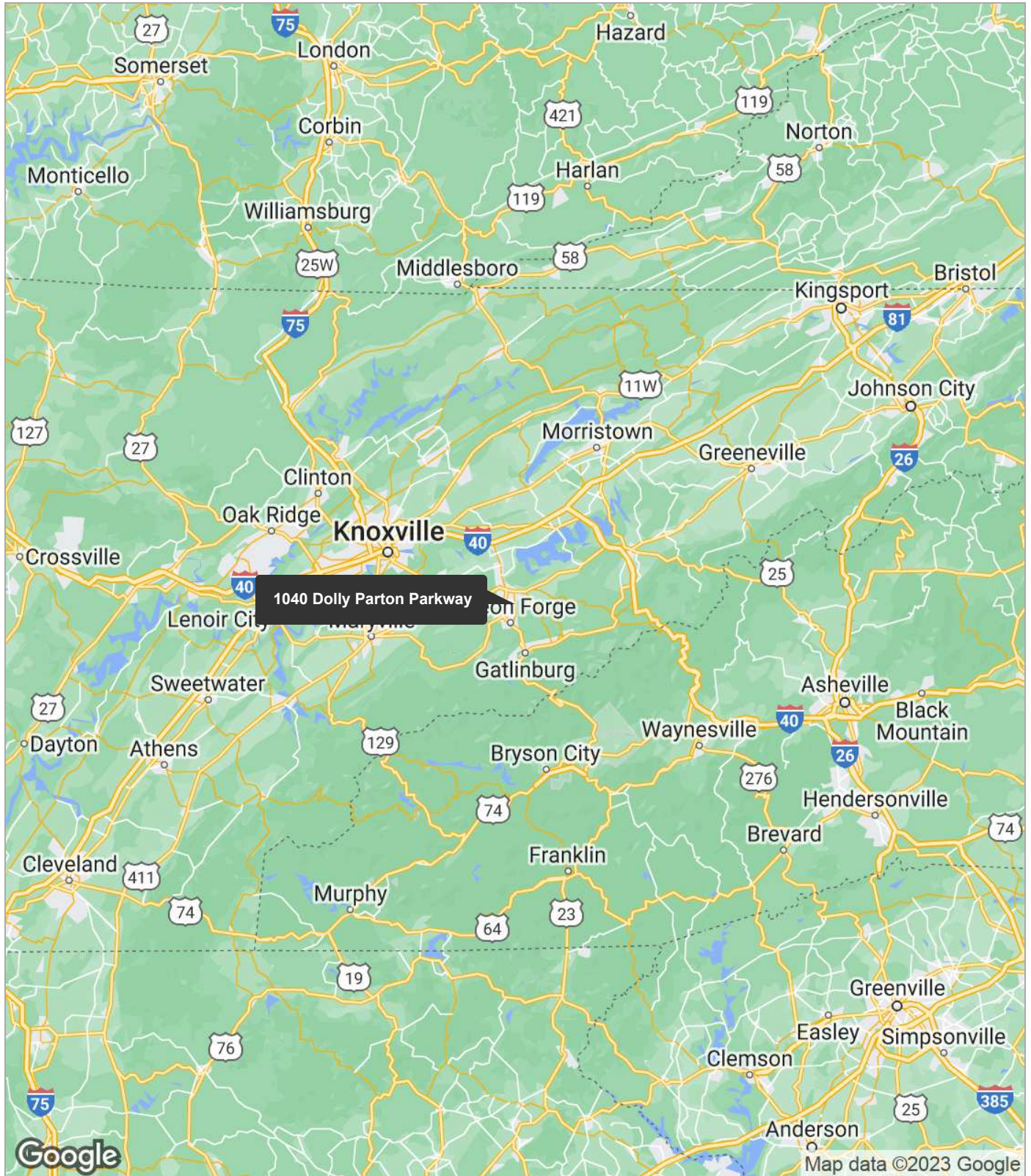


Layout



For Lease

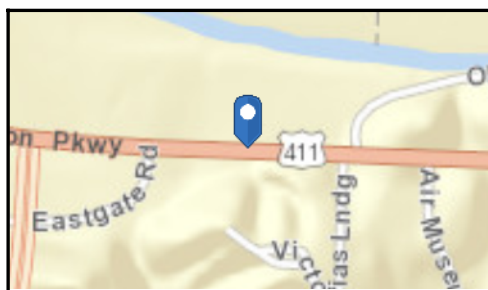
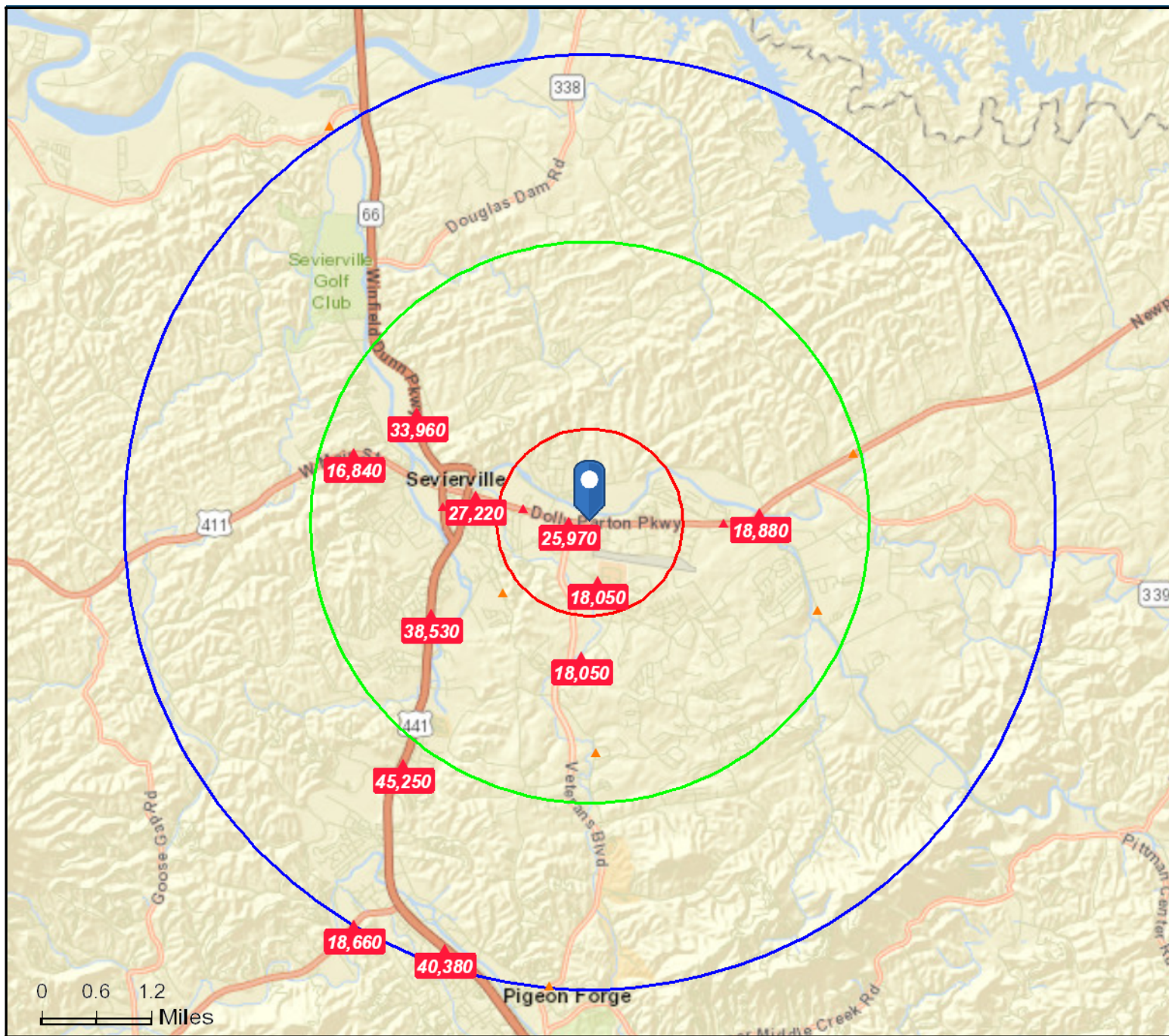
Dolly Parton Parkway Office/Warehouse



Traffic Count Map

1040 Dolly Parton Pkwy, Sevierville, Tennessee, 37862
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.86390
Longitude: -83.53958



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

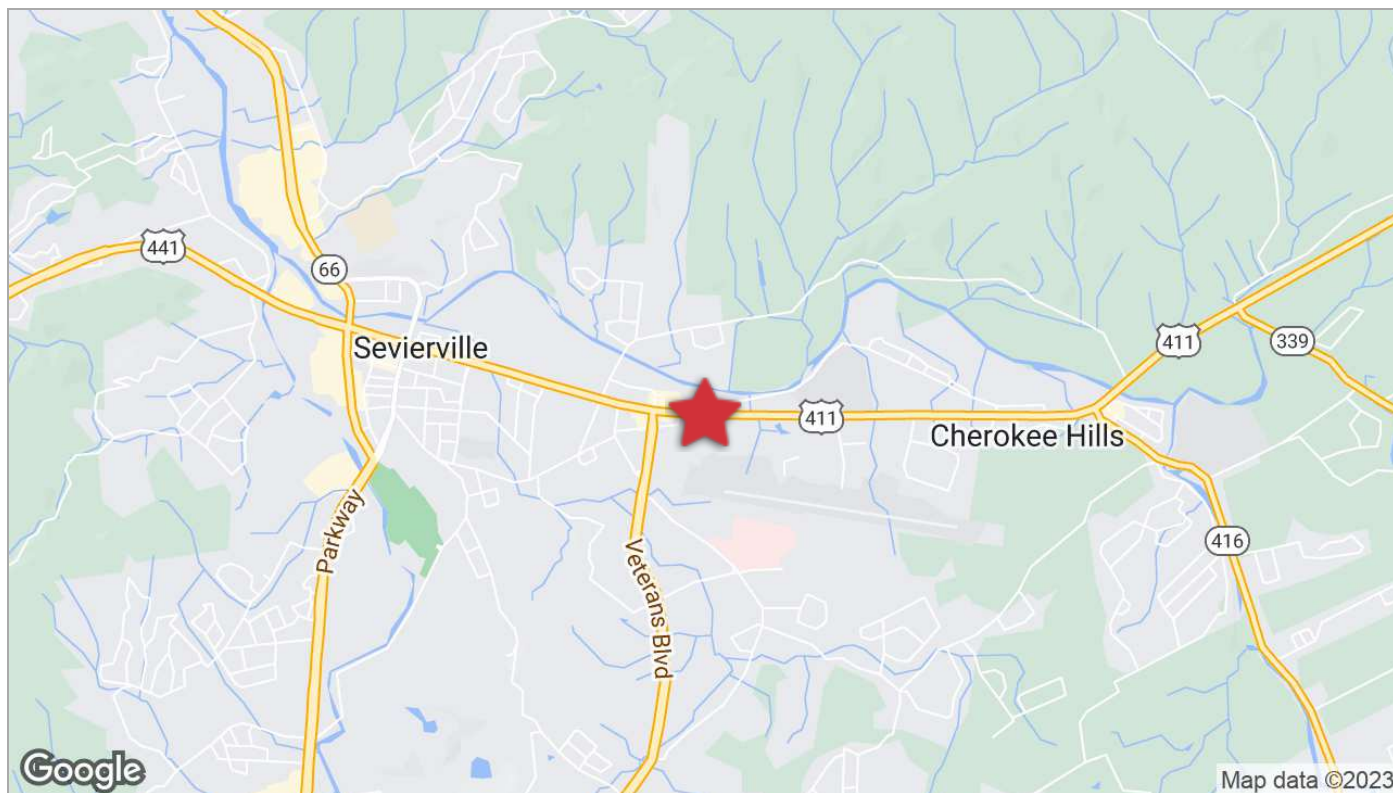
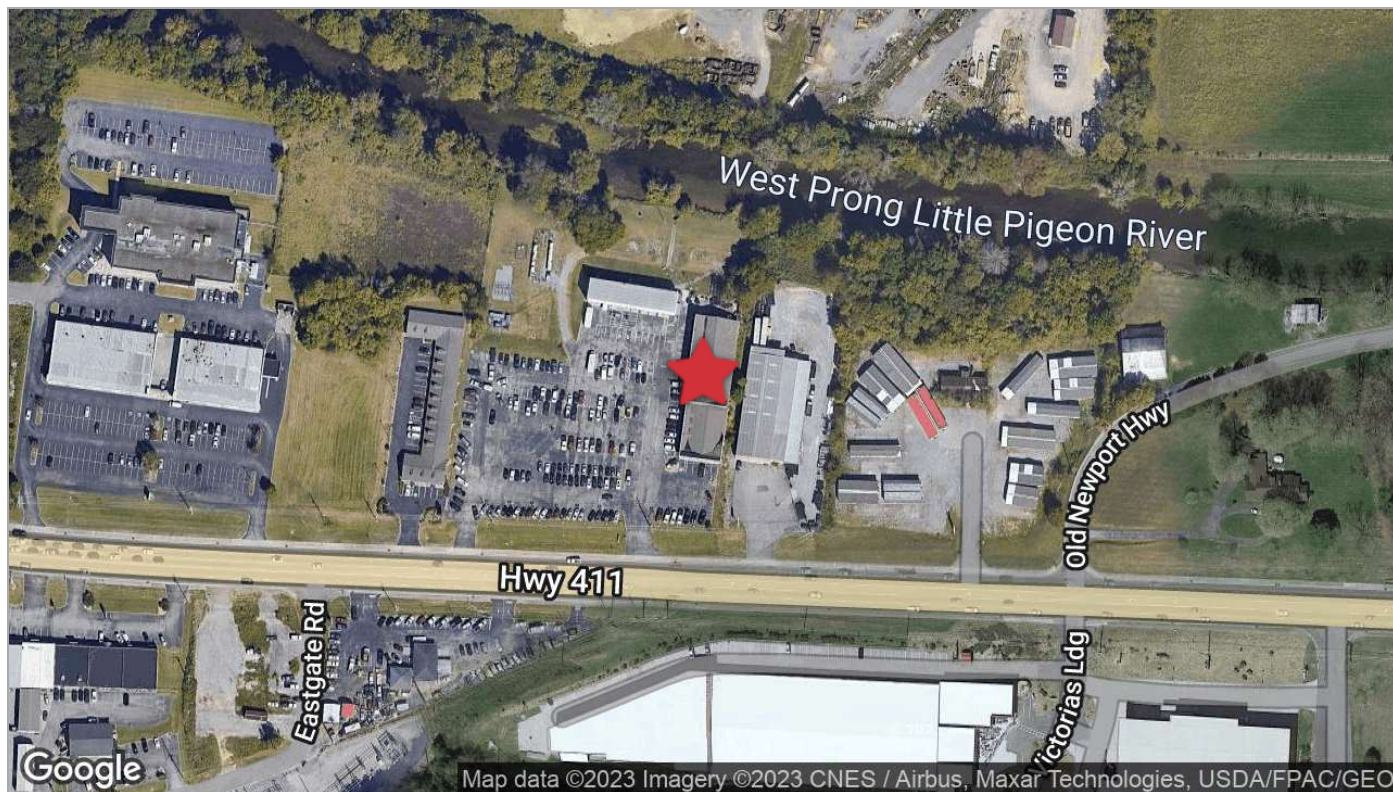


Source: ©2017 Kalibrate Technologies

December 13, 2017

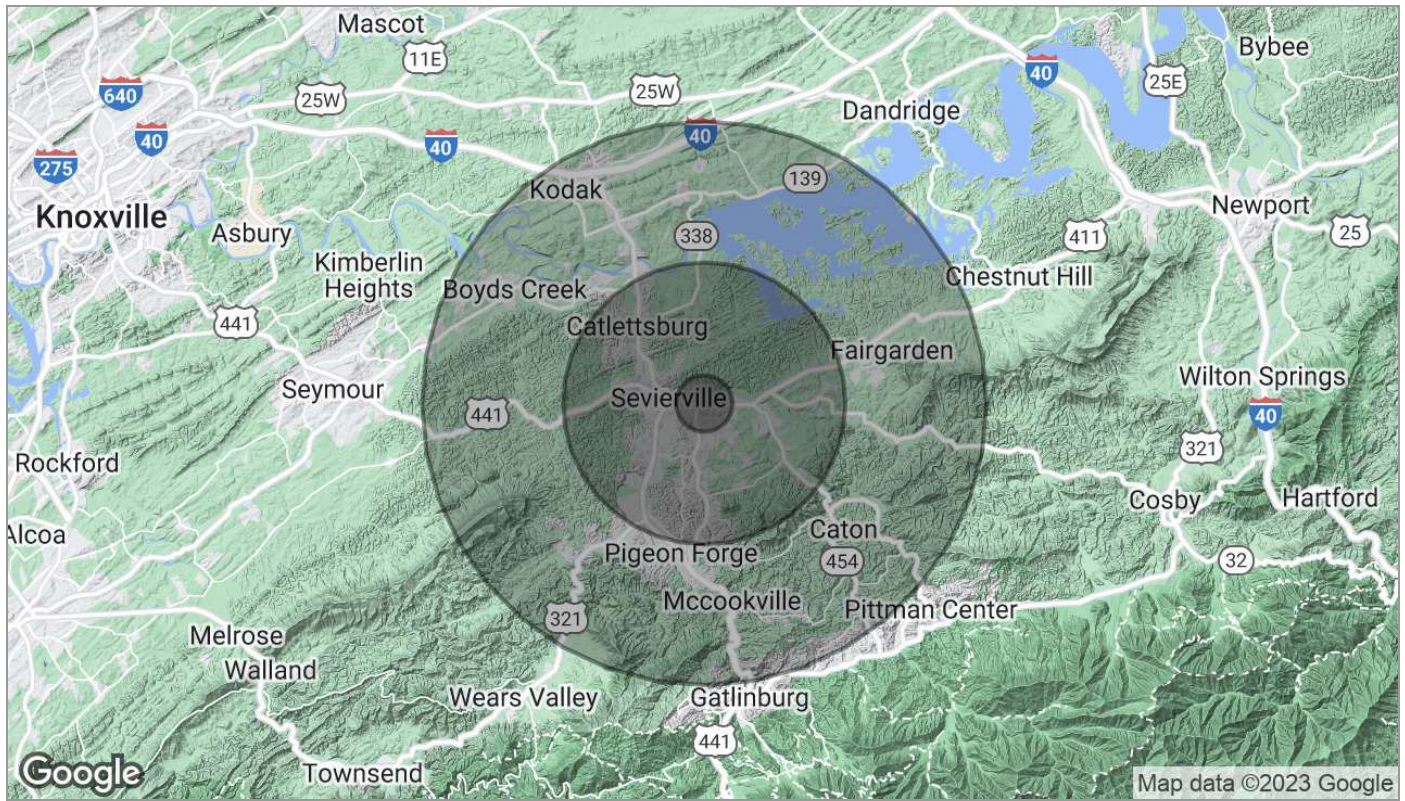
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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,639	28,620	68,502
MEDIAN AGE	38.5	37.5	39.9
MEDIAN AGE (MALE)	34.4	34.9	38.7
MEDIAN AGE (FEMALE)	43.4	41.2	41.8
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	771	12,921	29,589
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$55,600	\$50,110	\$53,494
AVERAGE HOUSE VALUE		\$200,434	\$212,725

* Demographic data derived from 2020 ACS - US Census

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Agent Profile



Roger M. Moore, Jr, SIOR

President
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Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

Memberships & Affiliations

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

Foster Care - Past Board Member

Concord Sertoma - Past President

The Young Entrepreneurs Organization

Boy Scouts of America

American Red Cross - Past Board Member

Education



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