

Offering Memorandum

General Retail/Office Space

636 Middle Creek Road, Sevierville, TN 37862



For Lease

Retail Property

| Negotiable



General Retail/Office Space

636 Middle Creek Road
Sevierville, Tennessee 37862

Property Highlights

- Clean and bright spaces
- Wired for Internet/Network
- Graveled parking area
- Four large rooms
- Close to LeConte Medical Center, Veterans Boulevard and Dolly Parton Parkway

Property Description

The 1,774 square foot suite is on the front, lower level of a two -story building. It has two entry doors, four large rooms and two restrooms. It is close to the offices of many health care providers and also a convenient distance to businesses on Dolly Parton Parkway and in downtown Sevierville.

OFFERING SUMMARY

Available SF	
Lease Rate	Negotiable
Lot Size	1.49 Acres
Building Size	4,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,924	\$54,045
5 Miles	28,605	\$49,962
10 Miles	68,064	\$53,335

For more information

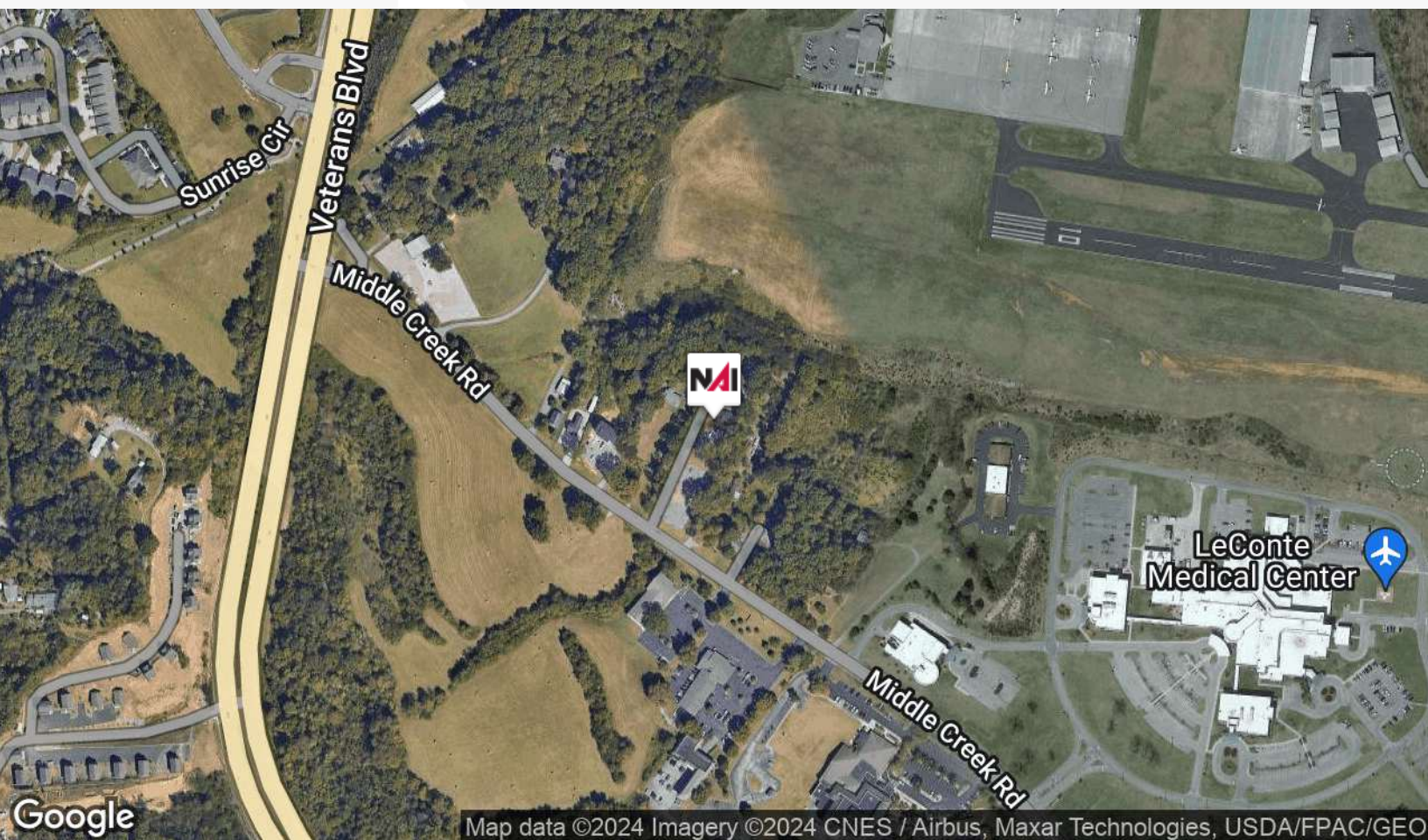
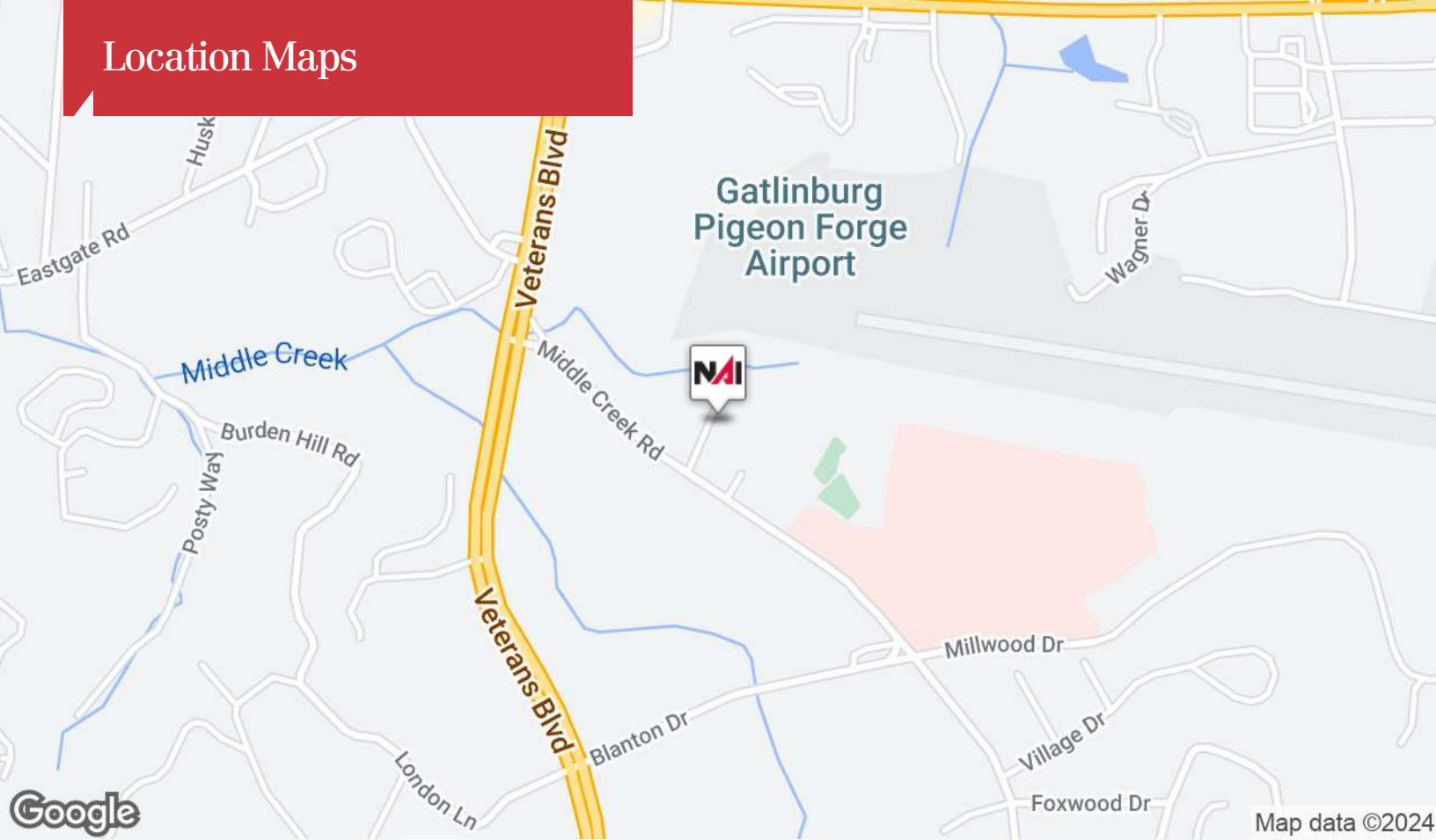
David Gothard, CCIM

O: 865 453 8111
dgothard@koellamoore.com

Additional Photos



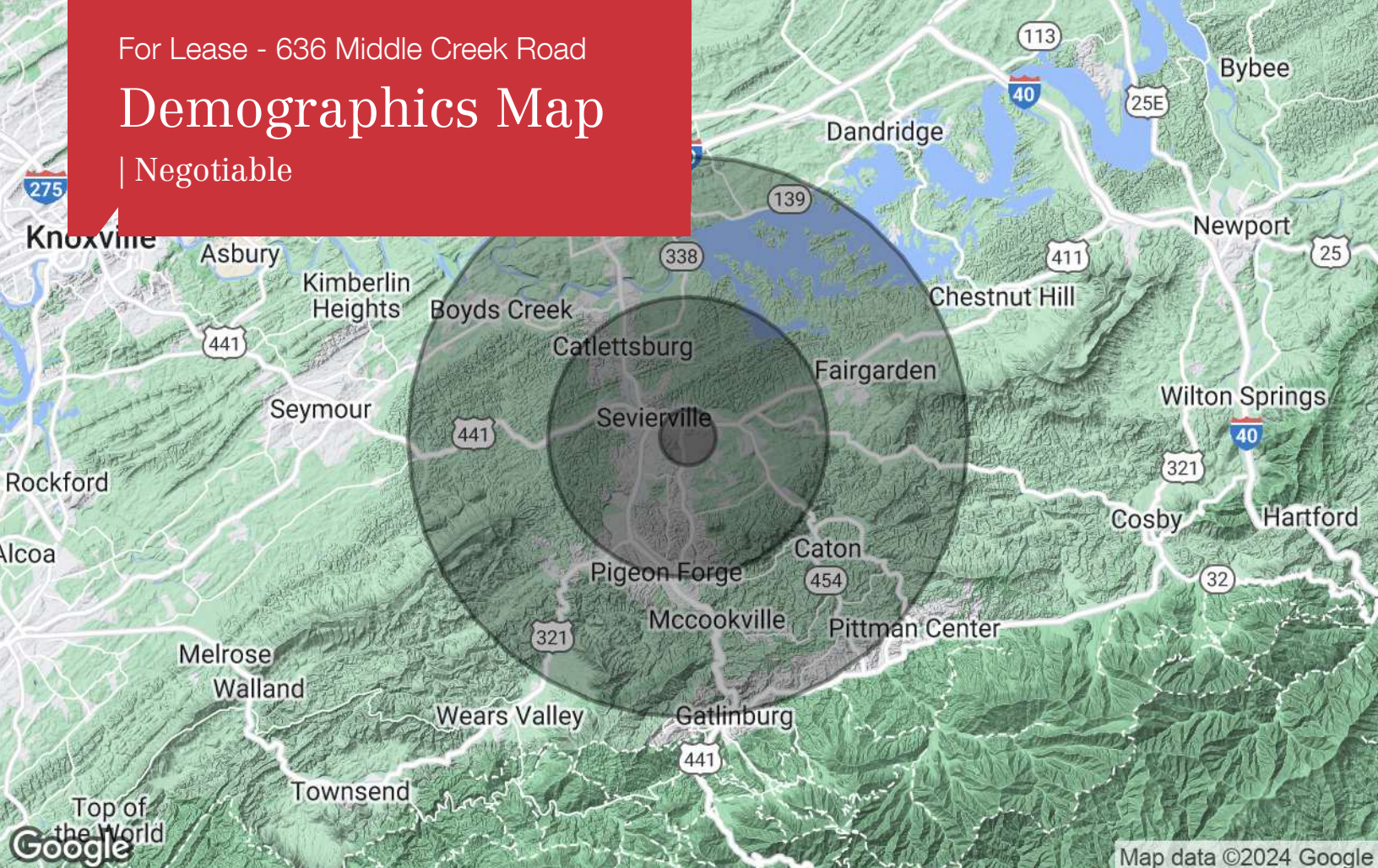
Location Maps



For Lease - 636 Middle Creek Road

Demographics Map

| Negotiable



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,924	28,605	68,064
MEDIAN AGE	37.3	37.5	40.1
MEDIAN AGE (MALE)	33.5	35.1	38.9
MEDIAN AGE (FEMALE)	42.3	41.2	41.9

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	890	12,907	29,565
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$54,045	\$49,962	\$53,335
AVERAGE HOUSE VALUE		\$200,691	\$213,333

Race

	1 Mile	5 Miles	10 Miles
% WHITE	93.7%	96.2%	97.1%
% BLACK	3.7%	1.6%	0.9%
% ASIAN	1.7%	1.2%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.2%
% OTHER	0.9%	0.7%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	6.4%	8.5%	5.4%

* Demographic data derived from 2020 ACS - US Census

Aerial Map



Google

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For Lease - 636 Middle Creek Road

Agent Profile & Contact Info

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David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

865.453.8111 tel
865.607.9536 cell
865.429.3333 fax
dgothard@koellamoore.com

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)
National Association of Realtors (NAR)
Tennessee Association of Realtors (TAR)

Education

United States Naval Academy, Annapolis, Maryland, 1975
(B.S., International Security Affairs)

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.