



retail specialists

FOR LEASE



Smoky Mountain Gateway

750 Winfield Dunn Parkway, Sevierville, TN 37876

Property Highlights

- Space is currently fully leased
- Publix-anchored center, built in 2020
- Tenants include: Five Below, HomeGoods, Hamrick's, The Joint and others
- Surrounding retailers include Hobby Lobby, The Home Depot, Dick's Sporting Goods and more
- Sevier County is one of the leading tourist destinations in the U.S., attracting more than 15 million visitors per year
- Site is located 28 miles from Knoxville and just 7 miles from the 1-40 interstate exchange serving Sevierville, Pigeon Forge, Gatlinburg and The Great Smoky Mountain National Park



SQ FT & ACRES

Fully Leased



TRAFFIC

60,908 VPD



ACCESS

Interstate

Demographics	1 mile	3 mile	5 mile
Population	1,738	13,060	29,099
Household	723	5,232	11,570
Med HH Income	\$57,754	\$57,476	\$66,821

Beau Young

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Aerial



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Additional Photos



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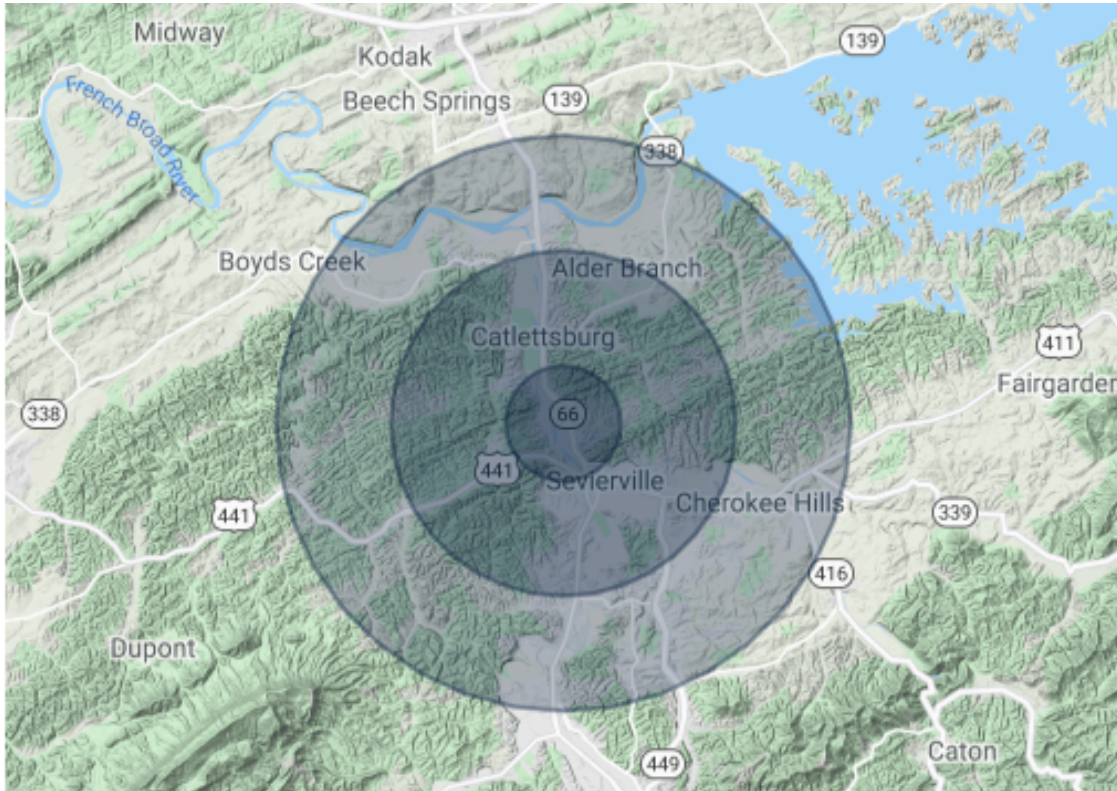
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Demographics



Population	1 mile	3 mile	5 mile
Total Population	1,738	13,060	29,099
Average Age	40.3	39.3	40.3
Average Age (Male)	38.8	37.1	38.1
Average Age (Female)	38.8	38.2	39.0

Households & Income	1 mile	3 mile	5 mile
Total Households	723	5,232	11,570
# of Persons Per HH	2.1	2.2	2.2
Average HH Income	\$57,754	\$57,476	\$66,821
Average House Value	\$337,082	\$264,881	\$268,517

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