

# 13,406 SF Gatlinburg Retail Building

## 467 Parkway, Gatlinburg, TN 37738



Listing ID:	30411914
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Restaurant
Contiguous Space:	13,406 SF
Total Available:	13,406 SF
Lease Rate:	\$30 PSF (Annual)
Base Monthly Rent:	\$33,515
Lease Type:	NNN
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	126L A 011.00
Zoning:	C-1 COMMERCIAL
Gross Building Area:	13,406 SF
Property Visibility:	Excellent
Tenancy:	Single Tenant
Year Built:	1973



**Parkway Gatlinburg**  
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**For Lease**  
13,406 SF Retail



### Overview/Comments

Adjacent to the Newly Opened Blake Shelton Ole Red this 13,406 SF Two Story Retail Building located at Traffic Light 3 in the heart of Downtown Gatlinburg at the intersection of Parkway and East Parkway. Within walking distance to Margaritaville Resort, Ripley's Aquarium in the Smokies, Anakeesta, and several Public Parking Lots. 124 Feet of Frontage on the Parkway and 76 Feet of River Frontage in the Rear of the Building. Owner prefers to rent the entire building.