

Smokies Business Center

120 West Dumplin Valley Road, Kodak, TN 37764



Listing ID:	1430079
Status:	Active
Property Type:	Vacant Land For Lease
Possible Uses:	Hospitality, Retail
Gross Land Area:	2 Acres
Lease Rate:	\$90,000 Per Acre (Annual) \$2.07 PSF (Annual)
Base Monthly Rent:	\$15,000
Lease Type:	Ground Lease, Absolute NNN
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	110.00
Zoning:	COMMERCIAL
Road Type:	Paved, Highway Interchange
Property Visibility:	Excellent



Overview/Comments

This property is located on West Dumplin Valley Road, just off Interstate 40 Exit 407, gateway to

Gatlinburg, Pigeon Forge, and the Great Smoky Mountains National Park that accounts for over thirteen million visitors annually. Additional contiguous land is available to add to this site. With excellent visibility from Interstate 40, the property overlooks the Exit 407 ramp. It is across the interstate from the Bass Pro Shops and is near the new Dumplin Creek Development. Interstate 40 boasts traffic counts in excess of 40,000 vehicles per day.

