

330 & 332 Wears Valley Rd

330 and 332 Wears Valley Rd, Pigeon Forge, TN 37863



Listing ID:	30414402
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Street Retail
Gross Land Area:	0.82 Acres
Sale Price:	\$1,300,000
Unit Price:	\$261.04 PSF
Sale Terms:	Undisclosed, Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	083IC003,02
Zoning:	C-1 GENERAL COMMERCIAL
Property Use Type:	Net Leased Investment (NNN)
Building/Unit Size (RSF):	4,980 SF
Property Visibility:	Excellent
Tenancy:	Single Tenant



Two Retail Buildings

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For Sale
Retail



Overview/Comments

See attached marketing flyer. 2 buildings for sale less than 1/2 mile from the Parkway in Pigeon Forge, TN. Both buildings leased through the end of 2019. Located on Wears Valley Rd, the property is uniquely positioned to capture the busy Sevier County tourist market traffic as well as the local traffic (located across the street from Kroger, Pigeon Forge High School and nearby Publix, Community Center and City Park). ADT on Wears Valley Rd near 30K, making it one of the busiest roads in the area off of the Parkway.

The gateway to The Great Smoky Mtns. National Park, the area attracts over 12 million visitors a year. Pigeon Forge is one of the most popular family destinations in the country and is within a one day drive for two-thirds of the population of the United States. Pigeon Forge is home to Dollywood, multiple theaters, amusements, shopping (including Tanger Outlets) and restaurants. The area has over 60,000 hotel rooms and overnite rentals.