



- 100% Occupied Center
- 10,098 SF / .86 Acre Lot
- (7) Tenants / Potential Upside

## Retail Investment Property

1235 Dolly Parton Parkway Sevierville, TN 37862

Keith Widmer  
865-777-0000 Office  
[keithwidmer@sigreusa.com](mailto:keithwidmer@sigreusa.com)

Ed Thompson  
865-599-3320 Cell  
[edthompson@sigreusa.com](mailto:edthompson@sigreusa.com)

SIGREUSA.COM  
11470 Parkside Drive | Suite 300  
Knoxville, TN 37934

**For Sale**  
Retail/ Office

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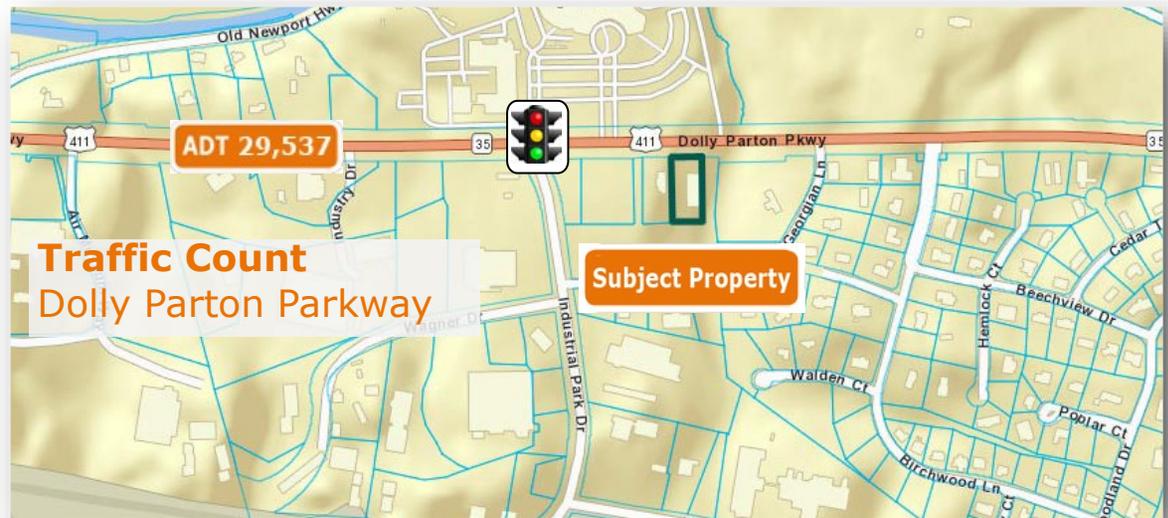
**Area Map**  
 Located East of  
 Downtown Sevierville.

Across from Sevier  
 County High School

**SEVIER COUNTY**

Sevier County is located about 20 miles southeast of Knoxville, TN. There are three cities and one town, and a population of approximately 100,000. The county's economic base is tourism, with approximately 12 million annual visitors. Total revenues are over \$3 Billion Dollars.

Dolly Parton Parkway (Hwy 411) serves as a main throughfare for both locals and tourists visiting the area.



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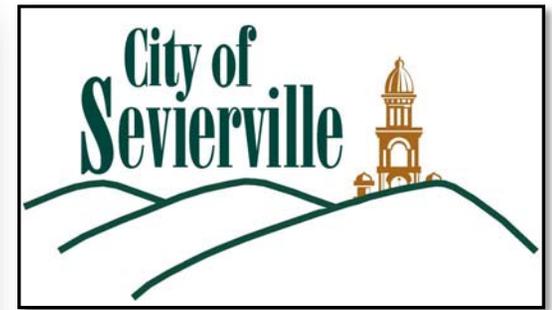
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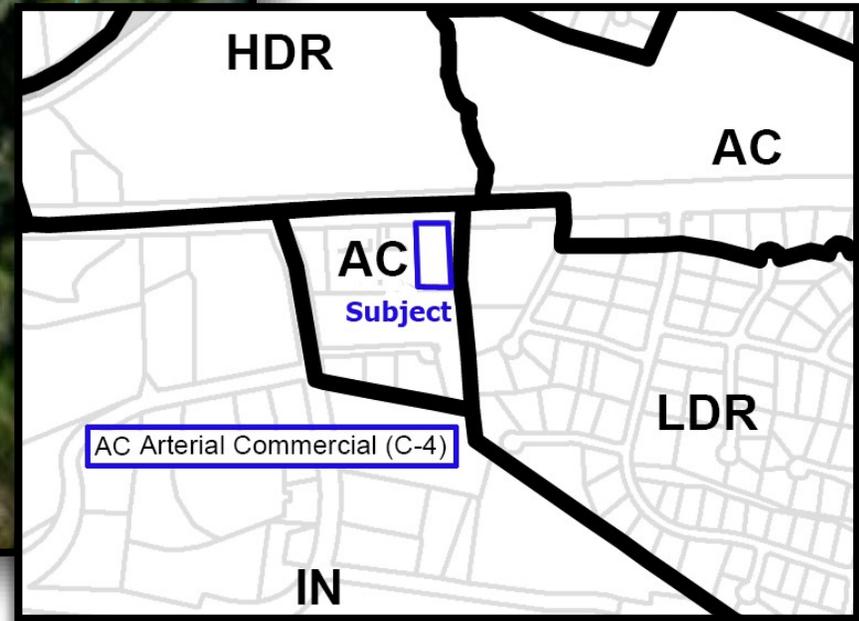
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**Zoning AC**  
Arterial Commercial (C-4)



**Parcel Map** (Highlighted in Yellow)

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Entrance  
Dolly Parton Parkway

**North Side**

(Fronting Dolly Parton Parkway)



**South Side**



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## Cash Flow Analysis

## Shoppes at Bear Landing

## Fiscal Year 2020

Income		%	SF	Actual
2020	Bear Landing	100.0	10,098	141,130
	Average Price Per SF	14.39		
			<b>10,098</b>	<b>141,130</b>
	<b>Less Operating Expenses</b>			<b>34,124</b>
<b>Net Operating Income</b>				<b>107,006</b>
	<b>CAP Rate</b>	<b>7.75%</b>		<b>1,380,000</b>
<b>Expenses</b>				
	Real Estate Taxes			9,972
	Utilities			2,873
	Repairs & Maintenance			10,366
	Insurance			3,500
	Misc Expense			356
	Management Fee (5%)			7,267
<b>Total Expenses</b>				<b>34,124</b>
<b>Expenses/ SF</b>				<b>3.38</b>

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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