

Shops at
THE RIVER
1536 Winfield Dunn Parkway
Sevierville, TN



HIGH-TRAFFIC RETAIL & FLEX SUITES FOR LEASE

64,225 Cars Per Day on Winfield Dunn Parkway

PROPERTY INFORMATION

- **Unit 3:** 1,198 SQ FT **Unit 4:** 1,024 SQ FT **Contiguous:** 2,222 SQ FT
- \$28 PSF base (Plus estimated NNN)
- **Prime tourist trade area:** 500,000+ annual visitors near Pigeon Forge corridor and Downtown Sevierville on the Great Smoky Mountains Parkway
- Direct frontage Hwy 66 Winfield Dunn Parkway Easy I-40 access
- **Frontage** advertising to **Highway 66**
- **Retail Neighbors:** Target, Cavender's Boot City, & Smoky Mountain Knife Works
- Ideal for retail, food, showroom, medical, fitness, office or flex use



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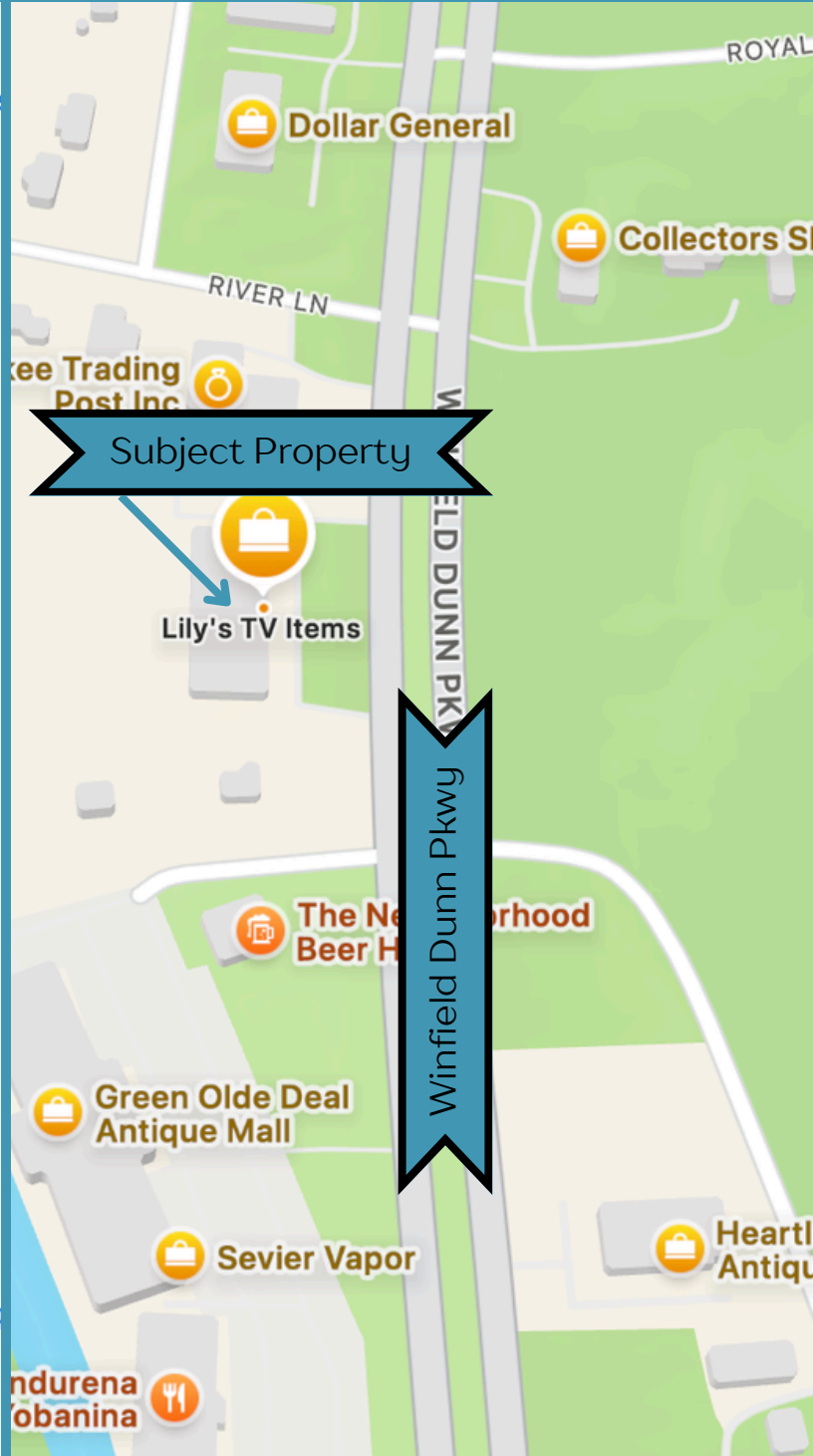
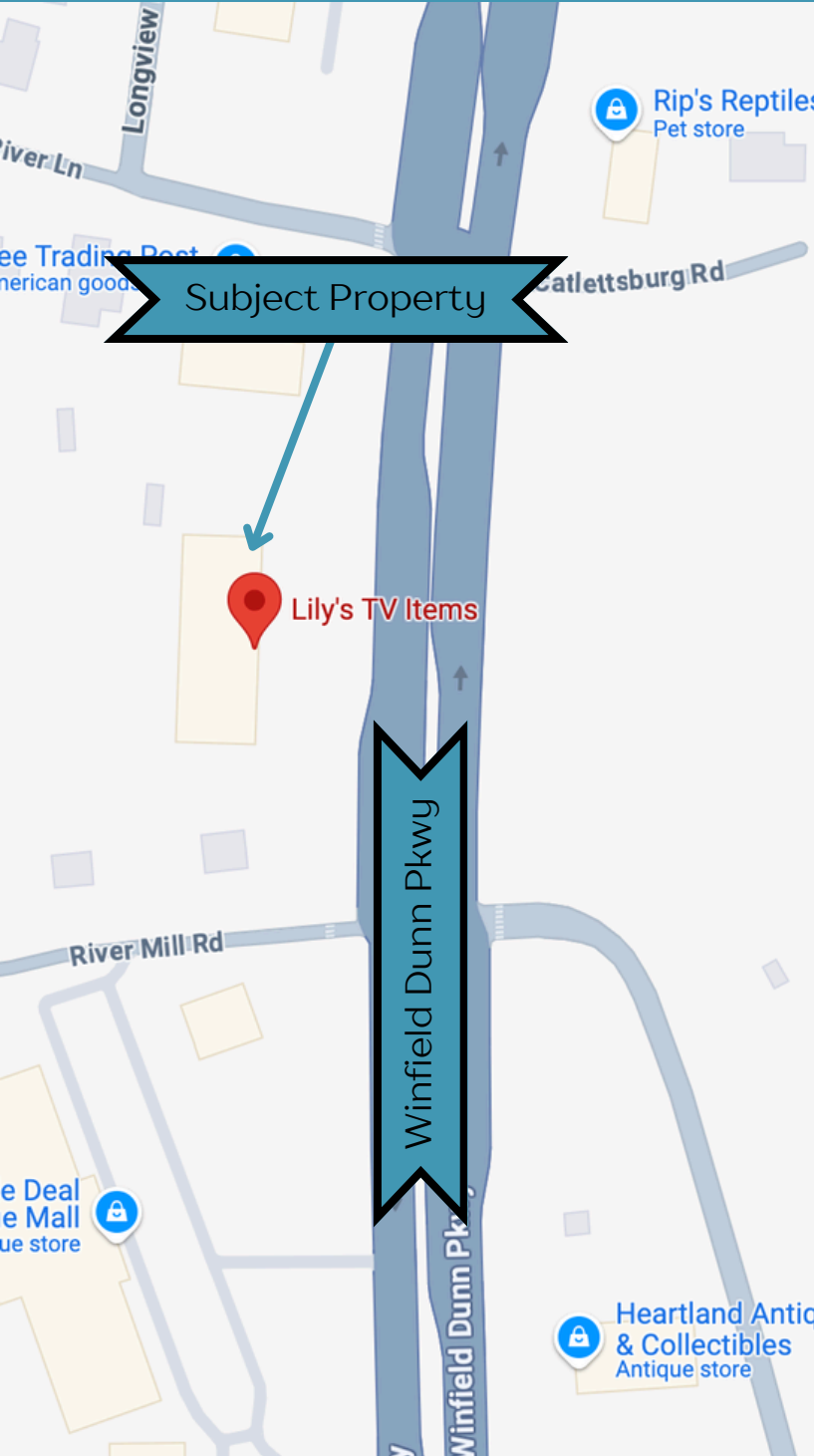


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Regional Map



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HAYWOOD
PROPERTY GROUP LLC

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Trade Area Aerial



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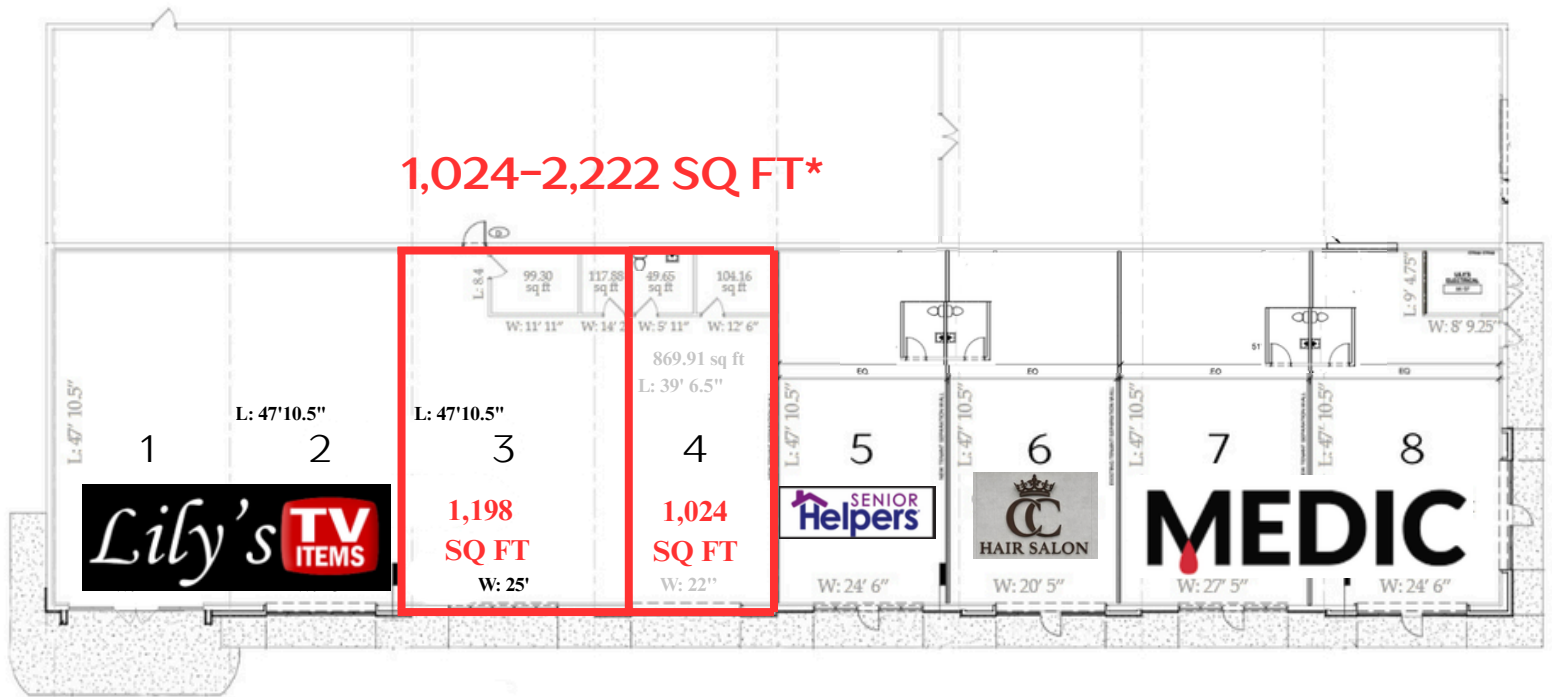
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Floor Plans



*Measurements to be verified.



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Pricing

Shops at The River

1536 Winfield Dunn Pkwy, Sevierville, TN 37876

Lease Options

SHOPS AT THE RIVER 1536 Winfield Dunn Parkway					
Unit(s)	Monthly Base	Square Footage	Annual PPSF	Monthly NNN	Monthly Rent + NNN
Unit 3	\$2,795.33	1,198	\$28.00	\$349.41	\$3,144.74
Unit 4	\$2,389.33	1,024	\$28.00	\$298.66	\$2,687.99
Units 3 & 4	\$5,184.66	2,222	\$28.00	\$648.07	\$5,832.73

*NNN estimated at \$3.50/SF (includes taxes, insurance, CAM).

Actual NNN will be reconciled annually.

*Measurements to be verified.



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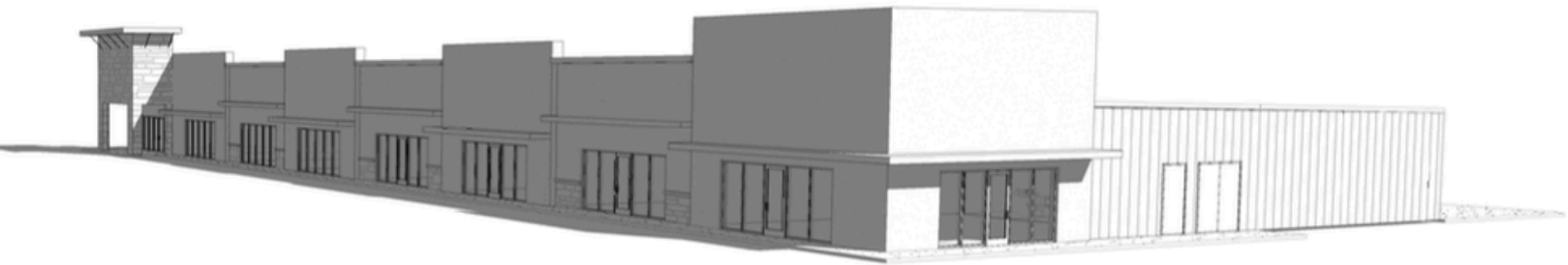
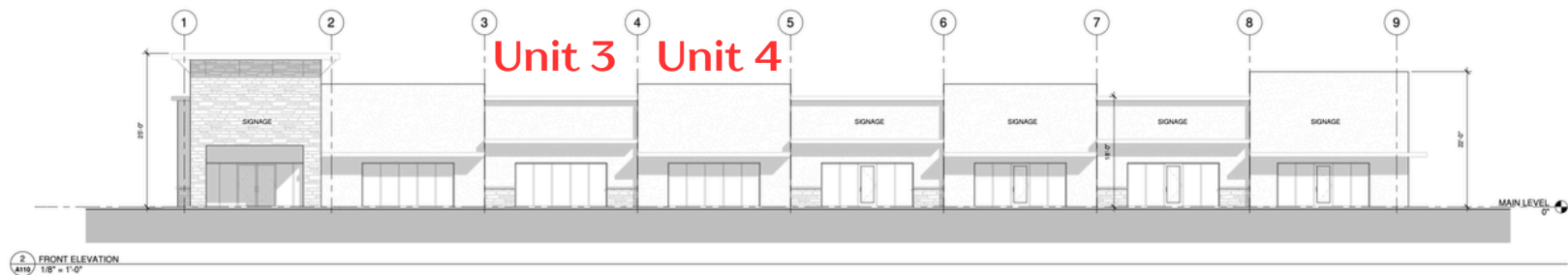


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Elevations



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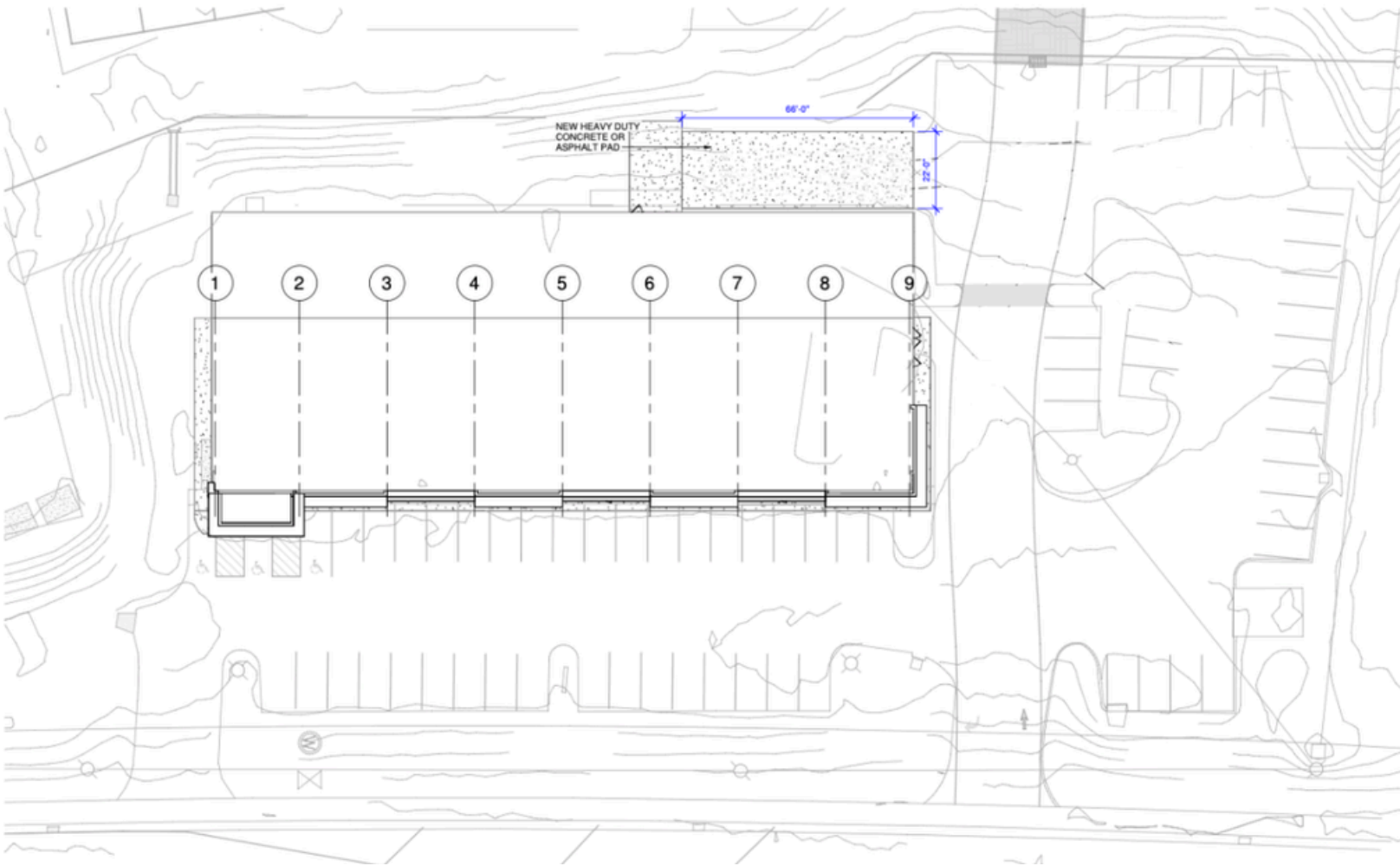


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Site Parking Layout



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Disclosure

Confidential and Preliminary Information

This packet is strictly confidential and for your personal use in deciding whether to pursue leasing. It is solely to generate preliminary interest and does not constitute an offer.

All information, financials, square footage, lease summaries, and projections are estimates only and subject to change. Do not rely on this packet. The Owner has not independently verified any data and makes no representations or warranties whatsoever regarding income, expenses, future performance, hazardous materials, compliance, physical condition, or tenant stability.

Prospective lessees must conduct their own full due diligence and verification.

The Owner may reject any offer or terminate discussions at any time with or without notice. No binding agreement exists until a lease is fully executed by all parties.

Photos are the Owner's property – unauthorized use is prohibited. You agree not to use this information in any way detrimental to the Owner.



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