



OFFERING MEMORANDUM

PARKWAY AND GLADES INTERSECTION

1359 EAST PARKWAY

GATLINBURG, TN 37738

LISTED BY

LOGAN SMITH

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MGRISE
COMMERCIAL
GROUP

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SECTION I

PROPERTY
INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

MIN CONTIGUOUS SQFT:	1,000	MAX CONTIGUOUS SQFT:	5,000
LEASE TYPE:	NNN	LEASE TERM:	NEGOTIABLE
SPACE SUBTYPE:	STOREFRONT	LEASING TYPE:	DIRECT
USABLE SQFT:	5,000	RENT:	\$20 - \$24/SF/YR
ZONING:	C	CAM (PER SQFT/YR):	\$2
ANCHOR:	YES	ADT COUNT:	15,900

PROPERTY DESCRIPTION

MG Rise Realty is pleased to exclusively present 1359 East Parkway - Prime Gatlinburg Retail/Commercial Opportunity. A standout leasing opportunity in the thriving Gatlinburg market. This 5,000 SF space—positioned at the high-traffic intersection of Glades Road and East Parkway—is currently being built out to allow for subdivision into smaller shop spaces, creating a seamless transition for future tenants. The property is located within a bustling retail center anchored by the popular Three Jimmy’s Restaurant, Family Dollar, Subway, and a laundromat—ensuring consistent, repeat foot traffic from both the area’s 13+ million annual visitors and its loyal local customer base. The center also shares a direct access point to the adjacent McDonald’s, further driving steady site activity. The space is designed for tenant convenience, with men’s and women’s restrooms, a private office, and an electrical room with hookups for specialized business needs. A generous parking area and multiple access points add to the location’s appeal. Surrounded by Key Community & Visitor Destinations - 1359 East Parkway enjoys exceptional proximity to prominent local landmarks and attractions. Just minutes away are Gatlinburg-Pittman High School and the nearby sports and ball stadium, providing steady event-driven traffic throughout the year. The property also sits close to Gatlinburg’s main hospitality corridor, with numerous hotels, lodges, and resorts drawing overnight guests within walking and short driving distance. Its location on the edge of the Main Strip in downtown Gatlinburg ensures tenants benefit from the area’s constant stream of visitors, blending high tourist exposure with consistent local engagement.

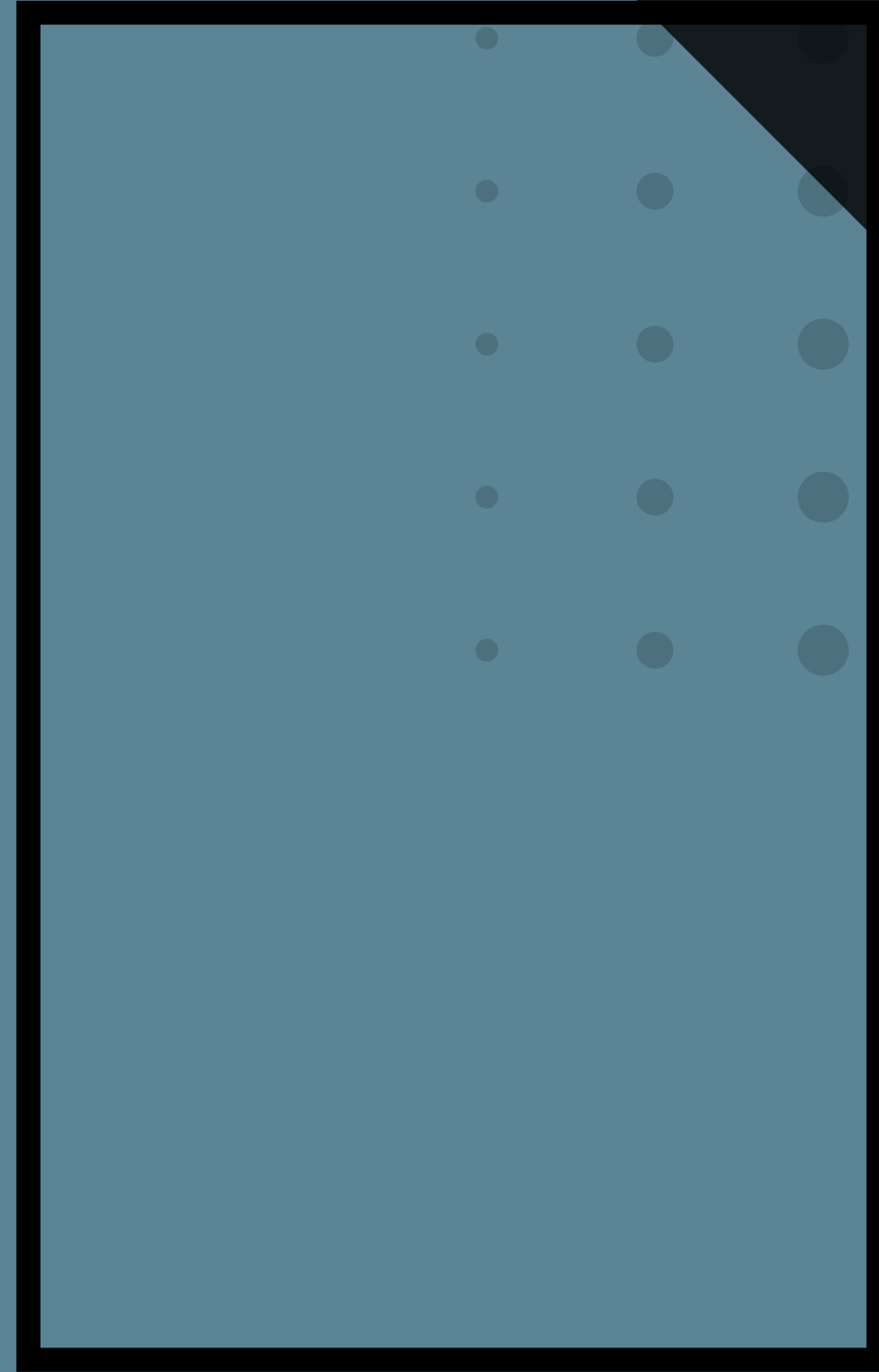
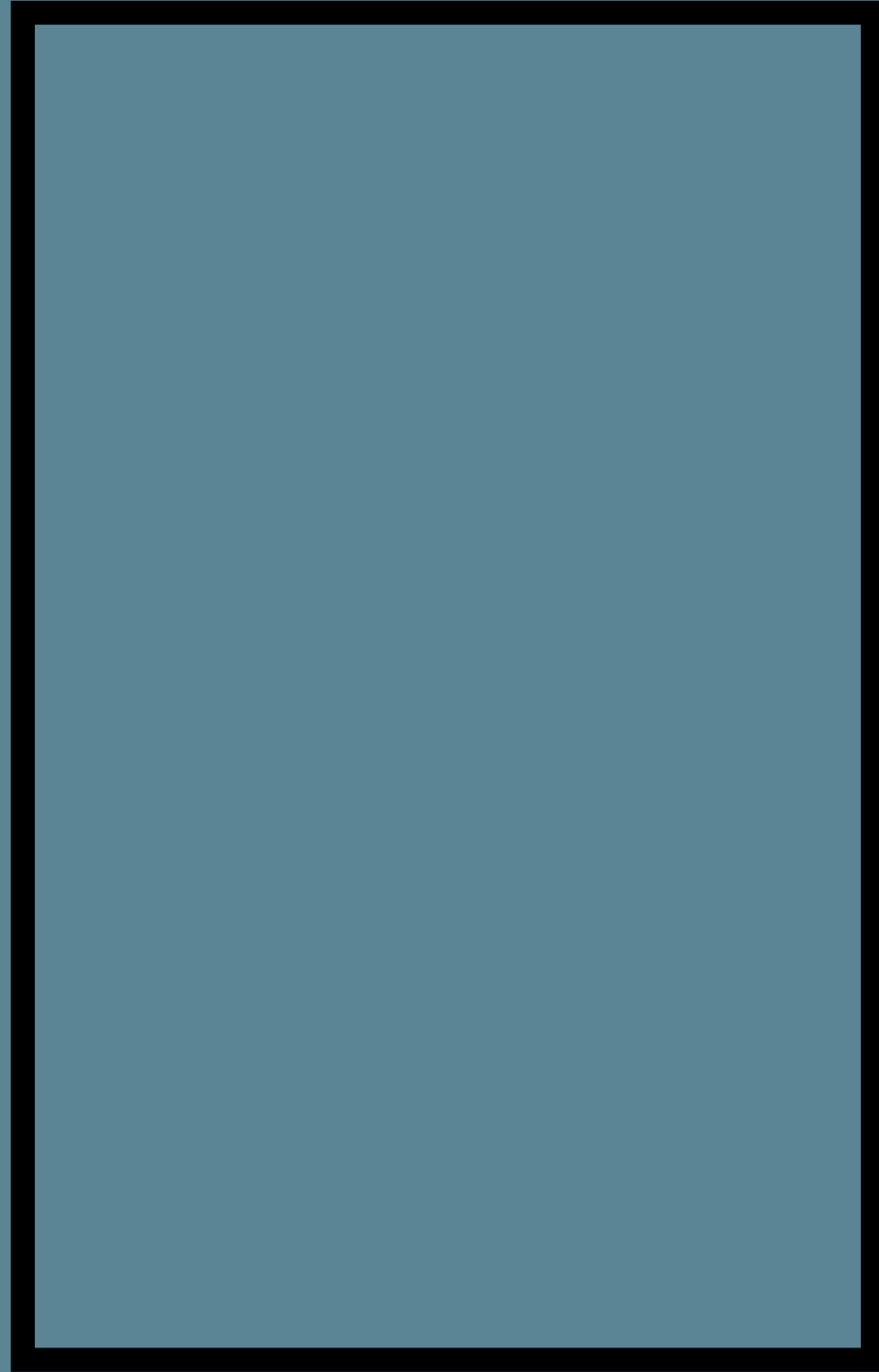
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLANS





SECTION 2

LOCATION INFORMATION



REGIONAL MAP



RETAILER MAP



SEVIER COUNTY LOCAL ECONOMY

SEVIER COUNTY: A THRIVING HUB OF TOURISM, GROWTH, AND OPPORTUNITY

SEVIER COUNTY CONTINUES TO STAND AS ONE OF EAST TENNESSEE'S MOST VIBRANT ECONOMIC ENGINES, POWERED BY THE TRI-CITY SYNERGY OF GATLINBURG, PIGEON FORGE, AND SEVIERVILLE. ANCHORED BY ITS PROXIMITY TO THE GREAT SMOKY MOUNTAINS NATIONAL PARK—THE MOST VISITED NATIONAL PARK IN THE UNITED STATES WITH OVER 12 MILLION ANNUAL VISITORS—THE REGION OFFERS A DIVERSE BLEND OF NATURAL BEAUTY, ENTERTAINMENT, AND COMMERCIAL VITALITY.

GATLINBURG DELIVERS A WALKABLE MOUNTAIN-TOWN CHARM, RICH WITH BOUTIQUE RETAIL, DINING, AND SCENIC ATTRACTIONS. PIGEON FORGE IS HOME TO DOLLYWOOD, OUTLET SHOPPING, AND FAMILY-FRIENDLY ENTERTAINMENT, WHILE SEVIERVILLE BLENDS TOURISM WITH A GROWING BASE OF RETAIL, HOSPITALITY, AND LIGHT MANUFACTURING. THIS ROBUST TOURISM FOUNDATION FUELS A WIDE SPECTRUM OF BUSINESSES—FROM HOTELS AND RESTAURANTS TO SERVICE PROVIDERS AND EXPERIENTIAL VENUES—DRIVING EMPLOYMENT, TAX REVENUE, AND LONG-TERM ECONOMIC SUSTAINABILITY.

MAJOR DEVELOPMENTS FUELING REGIONAL GROWTH

SEVIER COUNTY IS UNDERGOING A WAVE OF TRANSFORMATIVE DEVELOPMENT PROJECTS THAT ARE RESHAPING ITS ECONOMIC LANDSCAPE:

- GATEWAY TO ADVENTURE AT EXIT 407 - A 200-ACRE ENTERTAINMENT AND RESORT DISTRICT FEATURING RETAIL, DINING, AND HOSPITALITY, ANCHORED BY THE NATION'S SECOND-LARGEST BUC-EE'S, WHICH DREW OVER 9 MILLION VISITORS LAST YEAR.
- CRAYOLA EXPERIENCE & NERF ACTION-XPERIENCE - TWO MAJOR ATTRACTIONS OPENING IN 2024, TOTALING OVER 55,000 SF OF INTERACTIVE ENTERTAINMENT SPACE.
- DOLLY PARTON EXPERIENCE - A NEW IMMERSIVE MUSEUM AT DOLLYWOOD LAUNCHING IN SPRING 2024, CELEBRATING THE LEGACY OF EAST TENNESSEE'S MOST ICONIC FIGURE.
- 270-ACRE SPORTS COMPLEX - UNDERWAY IN SEVIERVILLE, THIS MULTI-PHASE DEVELOPMENT WILL INCLUDE BASEBALL FIELDS, MULTI-PURPOSE VENUES, AND INDOOR FACILITIES, EXPECTED TO BECOME A REGIONAL MAGNET FOR TOURNAMENTS AND EVENTS.
- THE WAYBACK BOUTIQUE HOTEL & PALOMA RESTAURANT - A PALM SPRINGS-INSPIRED HOSPITALITY CONCEPT THAT OPENED IN 2023, ADDING UPSCALE LODGING AND DINING TO DOWNTOWN SEVIERVILLE.
- MULTI-FAMILY & MIXED-USE PROJECTS - OVER A DOZEN COMMERCIAL AND RESIDENTIAL DEVELOPMENTS ARE IN PROGRESS, INCLUDING CAMPGROUNDS, VACATION RENTALS, AND MODERN CABIN COMMUNITIES, REFLECTING THE AREA'S EVOLVING LIFESTYLE APPEAL.

POPULATION & WORKFORCE EXPANSION

AS TOURISM CONTINUES TO SURGE, SEVIER COUNTY HAS SEEN STEADY POPULATION AND EMPLOYMENT GROWTH. THE DEMAND FOR SKILLED LABOR IN HOSPITALITY, RETAIL, CONSTRUCTION, AND HEALTHCARE HAS ATTRACTED NEW RESIDENTS SEEKING BOTH OPPORTUNITY AND QUALITY OF LIFE. THIS INFLEX SUPPORTS LOCAL BUSINESSES AND BOOSTS CONSUMER SPENDING, REINFORCING THE REGION'S ECONOMIC RESILIENCE. TO MEET RISING DEMAND, THE COUNTY IS INVESTING HEAVILY IN INFRASTRUCTURE, HOUSING, AND PUBLIC SERVICES, INCLUDING ZONING INNOVATIONS LIKE THE RESIDENTIAL INFRASTRUCTURE DEVELOPMENT ACT (RIDA), WHICH ALLOWS NEW DEVELOPMENTS TO SELF-FUND PUBLIC IMPROVEMENTS THROUGH INCREMENTAL TAX REVENUE





EMPLOYMENT & ECONOMY

SEVIER COUNTY MAJOR EMPLOYERS:

DOLLYWOOD:	4,500
SEVIER COUNTY SCHOOLS:	3,000
TANGER OUTLET MALL:	2,500
CHARLES BLALOCK & SONS, INC:	840
WILDERNESS IN THE SMOKIES:	718
SEVIER COUNTY GOVERNMENT:	650

ETEDA.ORG

SEVIER COUNTY'S WORKFORCE IS DEEPLY ROOTED IN ITS THRIVING TOURISM ECONOMY, WITH THOUSANDS OF JOBS TIED TO HOSPITALITY, ENTERTAINMENT, AND RETAIL. MAJOR EMPLOYERS SUCH AS DOLLYWOOD (4,500+ EMPLOYEES), WILDERNESS AT THE SMOKIES, DIAMOND RESORTS, AND ANAKEESTA DRIVE SEASONAL HIRING SURGES, SUPPORTING ROLES FROM HOTEL STAFF AND RESTAURANT TEAMS TO PERFORMERS, RETAIL ASSOCIATES, AND GUEST SERVICES PROFESSIONALS. THE COUNTY'S PEAK TOURISM SEASONS—SPRING, SUMMER, AND FALL—CREATE DYNAMIC EMPLOYMENT CYCLES, WITH LOCAL BUSINESSES RAMPING UP STAFFING TO MEET VISITOR DEMAND.

RETAIL GIANTS LIKE TANGER OUTLETS, BASS PRO SHOPS, AND CITIZENS NATIONAL BANK ALSO CONTRIBUTE TO YEAR-ROUND EMPLOYMENT, WHILE FOOD SERVICE BRANDS SUCH AS CRACKER BARREL, APPLEBEE'S, SUBWAY, AND DUNKIN' DONUTS MAINTAIN STEADY STAFFING ACROSS MULTIPLE LOCATIONS IN GATLINBURG, PIGEON FORGE, AND SEVIERVILLE.

BEYOND TOURISM, SEVIER COUNTY IS EXPERIENCING NOTABLE EXPANSION IN HEALTHCARE, EDUCATION, MANUFACTURING, AND CONSTRUCTION. INSTITUTIONS LIKE SEVIER COUNTY SCHOOLS (3,000+ EMPLOYEES), COVENANT HEALTH, AND DOMINION SENIOR LIVING ANCHOR THE HEALTHCARE AND EDUCATION SECTORS, WHILE FIRMS SUCH AS CHARLES BLALOCK & SONS, CITADEL CONSTRUCTION, AND DIVERSIFIED ENCLOSURES & SCREEN LEAD THE CHARGE IN INFRASTRUCTURE AND DEVELOPMENT PROJECTS. THIS DIVERSIFICATION IS CREATING A MORE RESILIENT AND OPPORTUNITY-RICH LABOR MARKET. FROM BROOKDALE SEVIERVILLE IN SENIOR CARE TO DOLLYWOOD'S NEW IMMERSIVE ATTRACTIONS, AND FROM AVANTSTAY'S VACATION RENTAL OPERATIONS TO ETHRA'S WORKFORCE DEVELOPMENT PROGRAMS, SEVIER COUNTY OFFERS A WIDE SPECTRUM OF CAREER PATHS FOR BOTH SEASONAL WORKERS AND LONG-TERM RESIDENTS.

AS THE COUNTY CONTINUES TO EXPAND, THE DEMAND FOR SKILLED LABOR AND HOUSING CONTINUES RISING

THE 407 GATEWAY TO ADVENTURE

THE GATEWAY TO ADVENTURE PROJECT AT EXIT 407 IN SEVIER COUNTY IS RAPIDLY EMERGING AS ONE OF THE SOUTHEAST'S MOST AMBITIOUS RESORT-CENTRIC DEVELOPMENTS. SPANNING 200 ACRES, THIS MASTER-PLANNED DESTINATION IS DESIGNED TO ANCHOR AND AMPLIFY THE REGION'S RETAIL, DINING, AND ENTERTAINMENT ECOSYSTEM. STRATEGICALLY POSITIONED AT THE GATEWAY TO THE SMOKIES, THE SITE ALREADY BOASTS THE NATION'S SECOND-LARGEST BUC-EE'S, WHICH DREW OVER 9.3 MILLION VISITORS LAST YEAR—SOLIDIFYING ITS ROLE AS A HIGH-TRAFFIC MAGNET FOR BOTH TOURISTS AND LOCALS. DEVELOPERS ENVISION A DYNAMIC MIX OF RESORTS, THEMED ATTRACTIONS, EXPERIENTIAL RETAIL, AND CULINARY DESTINATIONS, ALL CRAFTED TO COMPLEMENT THE SURROUNDING TOURISM CORRIDOR. THE PROJECT IS EXPECTED TO GENERATE UP TO 5,000 NEW JOBS, WITH PLANS TO OFFER COMPETITIVE COMPENSATION PACKAGES, ON-SITE EMPLOYEE HOUSING, AND OTHER WORKFORCE SUPPORT INITIATIVES TO ATTRACT AND RETAIN TOP TALENT. AS PART OF SEVIER COUNTY'S BROADER ECONOMIC EXPANSION, GATEWAY TO ADVENTURE IS POSITIONED TO BECOME A CORNERSTONE OF REGIONAL GROWTH, TOURISM INNOVATION, AND LONG-TERM COMMUNITY IMPACT.



GREAT SMOKY MOUNTAIN NATIONAL PARK

NESTLED BETWEEN TENNESSEE AND NORTH CAROLINA, THE GREAT SMOKY MOUNTAINS NATIONAL PARK ISN'T JUST THE MOST VISITED NATIONAL PARK IN AMERICA—IT'S A LIVING, BREATHING MASTERPIECE. WITH OVER 12 MILLION ANNUAL VISITORS, THIS 522,000-ACRE SANCTUARY OFFERS A RARE BLEND OF UNTAMED WILDERNESS, APPALACHIAN HERITAGE, AND JAW-DROPPING SCENIC BEAUTY. FROM THE MOMENT YOU ENTER, YOU'RE SURROUNDED BY MIST-DRAPE PEAKS, WILDFLOWER-COVERED TRAILS, AND THE QUIET HUM OF ANCIENT FORESTS. WITH 800+ MILES OF HIKING PATHS, INCLUDING STRETCHES OF THE LEGENDARY APPALACHIAN TRAIL, AND ICONIC DRIVES LIKE NEWFOUND GAP ROAD AND CADES COVE, EVERY TURN REVEALS A NEW STORY—WHETHER IT'S A BLACK BEAR CROSSING YOUR PATH OR A HISTORIC CABIN TUCKED INTO THE HILLS.

THE PARK IS HOME TO OVER 19,000 DOCUMENTED SPECIES, AND SCIENTISTS BELIEVE TENS OF THOUSANDS MORE REMAIN UNDISCOVERED. IT'S A BIODIVERSITY HOTSPOT, A PHOTOGRAPHER'S DREAM, AND A HAVEN FOR ADVENTURERS, CAMPERS, ANGLERS, AND HORSEBACK RIDERS ALIKE. AND THANKS TO VISIONARY CONSERVATION EFFORTS, IT REMAINS FREE TO ENTER, PRESERVING ITS LEGACY FOR GENERATIONS TO COME.

WHETHER YOU'RE CHASING FALL FOLIAGE, SPRING BLOOMS, OR SNOW-DUSTED SERENITY, THE SMOKIES OFFER A FOUR-SEASON ESCAPE THAT'S AS SOULFUL AS IT IS SPECTACULAR. IT'S NOT JUST A DESTINATION—IT'S A FEELING.

SPANNING 522,419 ACRES ACROSS TENNESSEE AND NORTH CAROLINA, THE GREAT SMOKY MOUNTAINS NATIONAL PARK IS THE MOST VISITED NATIONAL PARK IN THE U.S., WELCOMING OVER 12 MILLION VISITORS ANNUALLY. FREE TO ENTER AND STEEPED IN NATURAL AND CULTURAL HERITAGE, IT OFFERS UNMATCHED ACCESS TO OUTDOOR ADVENTURE, BIODIVERSITY, AND HISTORIC CHARM.

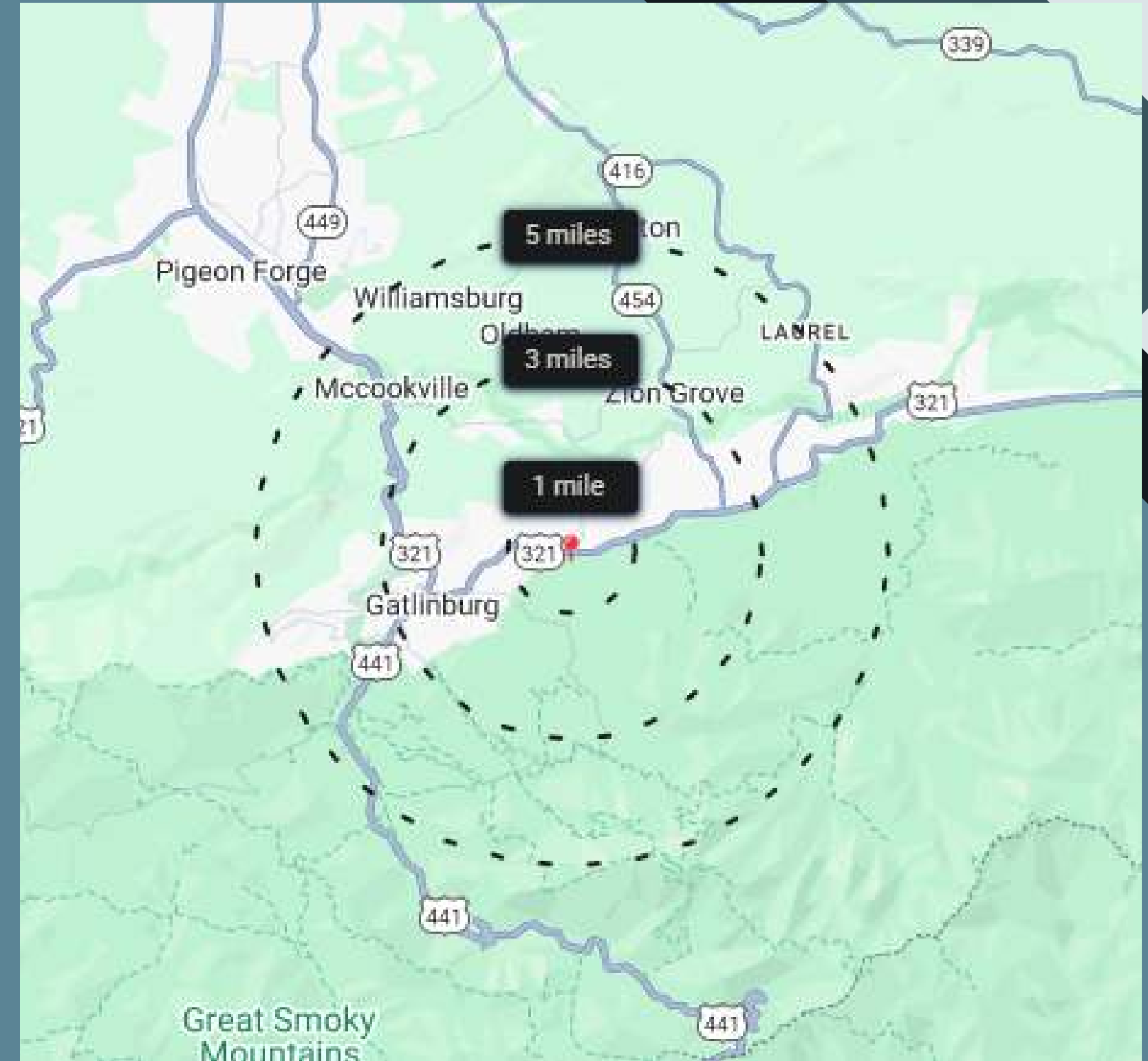
KEY HIGHLIGHTS:

- **HIKING PARADISE:** OVER 850 MILES OF TRAILS, INCLUDING 70+ MILES OF THE APPALACHIAN TRAIL, RANGING FROM EASY WALKS TO BACKCOUNTRY TREKS.
- **HISTORIC PRESERVATION:** FEATURES 90+ RESTORED STRUCTURES—CABINS, BARNs, CHURCHES—OFFERING A GLIMPSE INTO EARLY APPALACHIAN LIFE.
- **SCENIC DRIVES:** ICONIC ROUTES LIKE NEWFOUND GAP ROAD AND CADES COVE LOOP DELIVER PANORAMIC VIEWS, WILDLIFE SIGHTINGS, AND PHOTO-WORTHY LANDSCAPES.
- **FOUR-SEASON APPEAL:** SPRING WILDFLOWERS, LUSH SUMMER FORESTS, FIERY FALL FOLIAGE, AND SNOW-DUSTED WINTER PEAKS MAKE IT A YEAR-ROUND DRAW.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	5 MILE
TOTAL POPULATION	2,711	8,347	19,217
MEDIAN AGE	46.6	46.4	48.1
TOTAL EMPLOYEES	2,137	6,994	16,207

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOMEOWNERS	901	2,386	5,577
MEDIAN INCOME	\$59,219	\$64,434	\$59,847
RENTER TO HOMEOWNER RATIO	1:5	7:20	7:20





SECTION 3

ABOUT LOGAN



MEET THE AGENT

LOGAN SMITH IS A DEDICATED REAL ESTATE PROFESSIONAL SPECIALIZING IN MULTIFAMILY, RETAIL & COMMERCIAL LEASING ACROSS EAST TENNESSEE. WITH A DEEP UNDERSTANDING OF THE LOCAL MARKET AND A STRONG TRACK RECORD OF SUCCESS, LOGAN IS PASSIONATE ABOUT HELPING CLIENTS ACHIEVE THEIR REAL ESTATE AND INVESTMENT GOALS. KNOWN FOR HIS INTEGRITY, MARKET INSIGHT, AND RELENTLESS COMMITMENT TO CLIENT SATISFACTION, HE TAKES PRIDE IN BEING A STEADFAST ADVOCATE FOR THOSE HE REPRESENTS. WHETHER YOU'RE EXPANDING YOUR PORTFOLIO OR TAKING THE FIRST STEP INTO COMMERCIAL REAL ESTATE, LOGAN BRINGS CLARITY, CONFIDENCE, AND STRATEGIC EXPERTISE TO EVERY TRANSACTION.

HE IS NOT A SALESMAN,
HE IS A REPRESENTATIVE OF YOUR BEST INTERESTS.



LOGAN SMITH

REPRESENTING AGENT OF THIS PROPERTY

SMITTY@MGRISE.COM

423-251-9162



ABOUT MGRISE

MGRISE IS PROUD TO SERVE THE HEART OF THE SMOKY MOUNTAINS WITH INTEGRITY, PROFESSIONALISM, AND DEEP LOCAL ROOTS. BASED IN SEVIERVILLE, TENNESSEE. MGRISE SPECIALIZES IN CONNECTING CLIENTS WITH THE RIGHT OPPORTUNITIES IN RESIDENTIAL, COMMERCIAL, AND INVESTMENT PROPERTIES. WHETHER YOU'RE BUYING YOUR FIRST HOME, SELLING A VACATION RENTAL, OR EXPANDING A COMMERCIAL PORTFOLIO, OUR EXPERIENCED TEAM IS HERE TO GUIDE YOU EVERY STEP OF THE WAY. WITH A PASSION FOR PEOPLE AND A COMMITMENT TO RESULTS, MGRISE IS MORE THAN JUST A BROKERAGE — WE'RE YOUR TRUSTED PARTNERS IN BUILDING A FUTURE IN EAST TENNESSEE.



SUPER SUDS
COIN LAUNDRY

POV Adson Ultra Bowl

FAMILY DOLLAR

PRESENTED BY

LOGAN SMITH

SMITTY@MGRISE.COM

423-351-9162