MATTHEWS™

THE SHOPS AT SEVIERVILLE II

737 Dolly Parton Parkway | Sevierville, TN 37862

Strip Center Investment Opportunity

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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EXECUTIVE OVERVIEW

The Shops At Sevierville
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EXECUTIVE SUMMARY

$2,510,348	**7.75%**	**$182.04**	**$194,552**	**±13,790 SF**
List Price	Cap Rate	Price Per SF	NOI	GLA

EXECUTIVE SUMMARY

Investment Highlights

- **100% Leased | NNN Structure –** Fully leased asset featuring NNN leases with minimal landlord responsibilities; all operating expenses (taxes, insurance & CAM) are reimbursed by the tenant.
- **Prime Outparcel to Food City –** Strategically positioned as an outparcel to a top-performing grocery anchor, driving consistent foot traffic and long-term location viability.
- **High Traffic Exposure –** Located along Dolly Parton Parkway with over 40,000 vehicles per day, offering excellent visibility and accessibility.
- **Top-Tier Retail Synergy –** The adjacent Food City ranks in the 100th percentile statewide and nationally, while nearby AutoZone ranks in the 95th percentile in Tennessee and 96th percentile nationally (per Alpha Maps), highlighting the strength of the immediate retail corridor.
- **Dominant Retail Corridor in Sevierville –** Positioned within a prime commercial corridor serving the surrounding trade area, benefiting from strong local and tourist-driven traffic.
- **Inflation-Resistant Investment –** The NNN structure helps hedge against rising costs, preserving NOI and investor returns over time.
- **Generational Hold Opportunity –** Nearly three decades of remaining ground lease term offer a rare opportunity for long-term, passive income with minimal near-term risk.

ASSET OVERVIEW

The Shops At Sevierville
737 Dolly Parton Pkwy Sevierville, TN 37862

ASSET OVERVIEW

Property Type	Retail Strip Center (Leasehold Interest)
Gross Leasable Real Area	±13,790
Year Built / Year Renovated	2005
Total Tenants	5
Current Occupancy	100%
WALT	4.2 Years
Ground Lease Term	19 years
Ground Lease Options	Two, 5-year options
Ground Lease Increases	10% Every 5 Years
Ground Lease Rent	$72,935 / Year

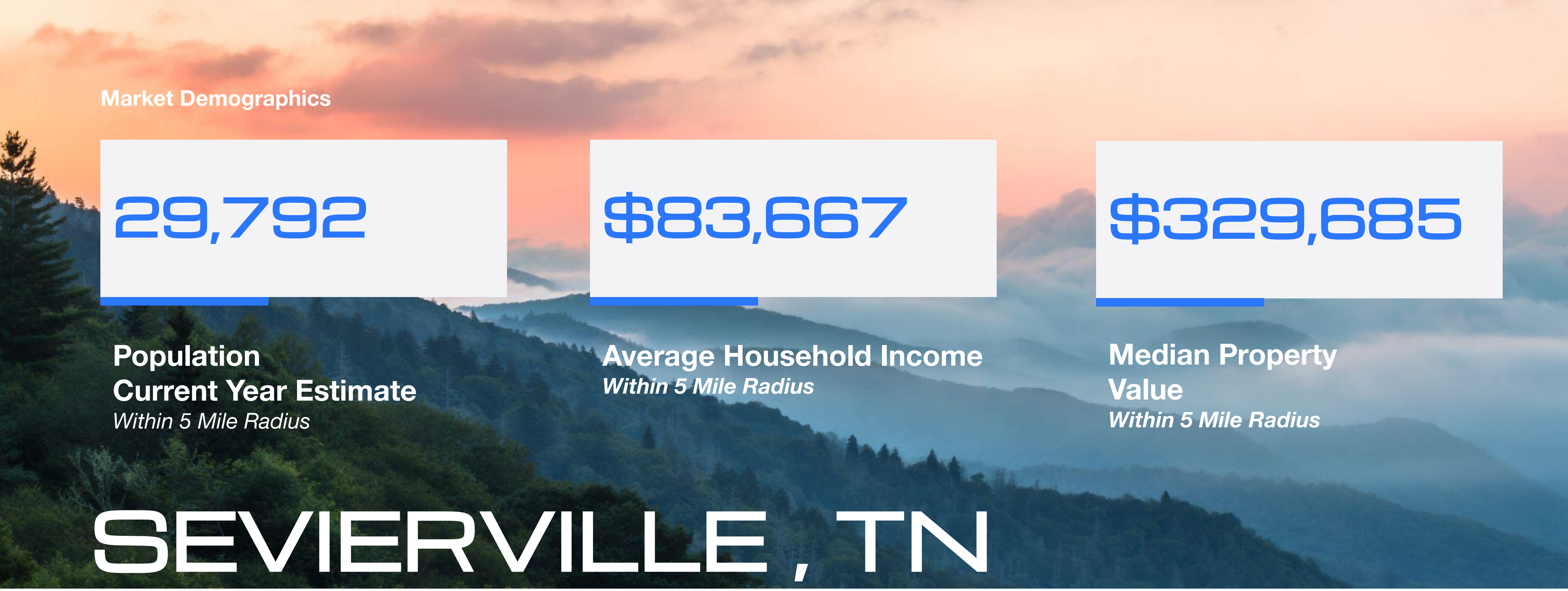

N
Sevier County High School
±925 Students
Ogle Furniture Outlet
ANTIQUES & ART GALLERY
Walmart
Neighborhood Market
Andy's Frozen Custard
Bojangles
Wendy's
McDonald's
KFC
TACO BELL
Citizens
FIREHOUSE SUBS
FOUNDED BY FIREMEN
FOOD CITY
Culver's
Prime Motors
Subject Property
Great Clips
PAPA JOHN'S
cricket wireless
UNITED STATES POSTAL SERVICE
Nail Spa
Western Union
Dolly Parton Pkwy ± 40,640 VPD


Dolly Parton Pkwy ± 40,640 VPD
Chicken Salad Chick
Jackson Hewitt Tax Service
cricket wireless
Papa John's Pizza
AutoZone
FedEx Ship Center
La Catrachada Grill
Tobacco Store
OneMain Financial

RENT ROLL

Tenant	Lease	Square	% of GLA	Contract Rental Rate	Rent $ PSF	Rent Increases		
	End	Feet		Year	Month	$ PSF/Yr.	$ PSF/Mo.	Structure
AutoZone (STNL)	Sept-36	6,786	49.2%	$134,916	$11,243	$19.88	$1.66	NNN
One Main Financial	May-28	1,218	8.8%	$20,097	$1,675	$16.50	$1.38	NNN
Tobacco Store	Feb-27	1,142	8.3%	$25,124	$2,094	$22.00	$1.83	NNN
FedEx/Kinko's	Sep-29	1,789	13.0%	$39,358	$3,280	$22.00	$1.83	NNN
La Catrachada Grill	Jun-30	2,855	20.7%	$47,992	$3,999	$16.81	$1.40	NNN
Occupied Totals		13,790	100.0%	$267,487	$22,291	$19.40	$1.62	
Vacant Total		0	0.0%	$0	$0	$0.00	$0.00	
Total (100%)		13,790	100.0%	$267,487	$22,291	$19.40	$1.62	

MARKET OVERVIEW



Market Demographics

29,792

Population Current Year Estimate
Within 5 Mile Radius

$83,667

Average Household Income
Within 5 Mile Radius

$329,685

Median Property Value
Within 5 Mile Radius

SEVIERVILLE, TN

Local Market Overview

Sevierville's local market is driven by a strong mix of tourism, small business activity, and steady residential growth. As a gateway to the Great Smoky Mountains and a close neighbor to major attractions in Pigeon Forge and Gatlinburg, the city benefits from consistent visitor traffic year-round. This tourism base supports a healthy retail, hospitality, and short-term rental market, while also fueling demand for services, dining, and entertainment.

The housing market in Sevierville remains active, with continued interest from both primary residents and investors. Demand is supported by job opportunities tied to tourism, healthcare, and local services, as well as by buyers seeking vacation homes or income-producing properties. While pricing has increased in recent years, the market still offers a range of options compared to larger metropolitan areas, helping attract retirees, remote workers, and relocating families.

Overall, Sevierville's market outlook is stable and growth-oriented. Ongoing infrastructure improvements, a business-friendly environment, and the area's natural appeal continue to position the city as an attractive place to live, work, and invest.

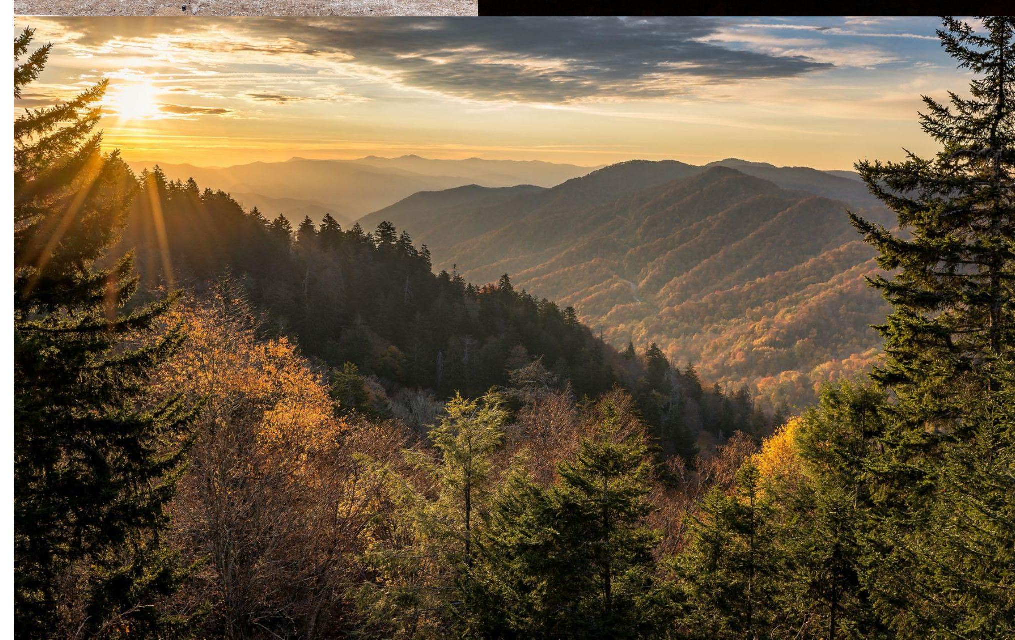
Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,512	17,491	28,740
Current Year Estimate	3,676	18,086	29,830
2020 Census	3,737	18,934	31,055
Growth Current Year-Five-Year	-4.45%	-3.29%	-3.65%
Growth 2020-Current Year	-1.63%	-4.47%	-3.94%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,314	7,076	11,475
Current Year Estimate	1,395	7,370	11,966
2020 Census	1,512	7,838	12,595
Growth Current Year-Five-Year	-5.81%	-3.99%	-4.10%
Growth 2020-Current Year	-7.75%	-5.98%	-5.00%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$72,332	$83,437	$83,664

SEVIERVILLE, TN

Economy & Nearby Attractions

Sevierville, Tennessee has an economy that is strongly driven by tourism, making it one of the most important economic centers in eastern Tennessee. Located in Sevier County, the area generates nearly **$3.9 billion in annual tourism revenue**, supporting thousands of jobs in hotels, restaurants, retail, and entertainment. A large portion of local businesses depend on visitors, and tourism helps keep local taxes lower for residents. Because of its location near major attractions, Sevierville continues to grow as a gateway city for visitors coming to the Smoky Mountains.

One of the biggest attractions near Sevierville is the **Great Smoky Mountains National Park**, the most visited national park in the United States. It brings in approximately **12–14 million visitors each year**, drawing people for hiking, wildlife viewing, and scenic mountain landscapes. Another major attraction is **Dollywood** in nearby Pigeon Forge, which attracts about **3 to 4 million visitors annually**. These two destinations are key drivers of the region's tourism economy and bring millions of people through Sevierville every year.

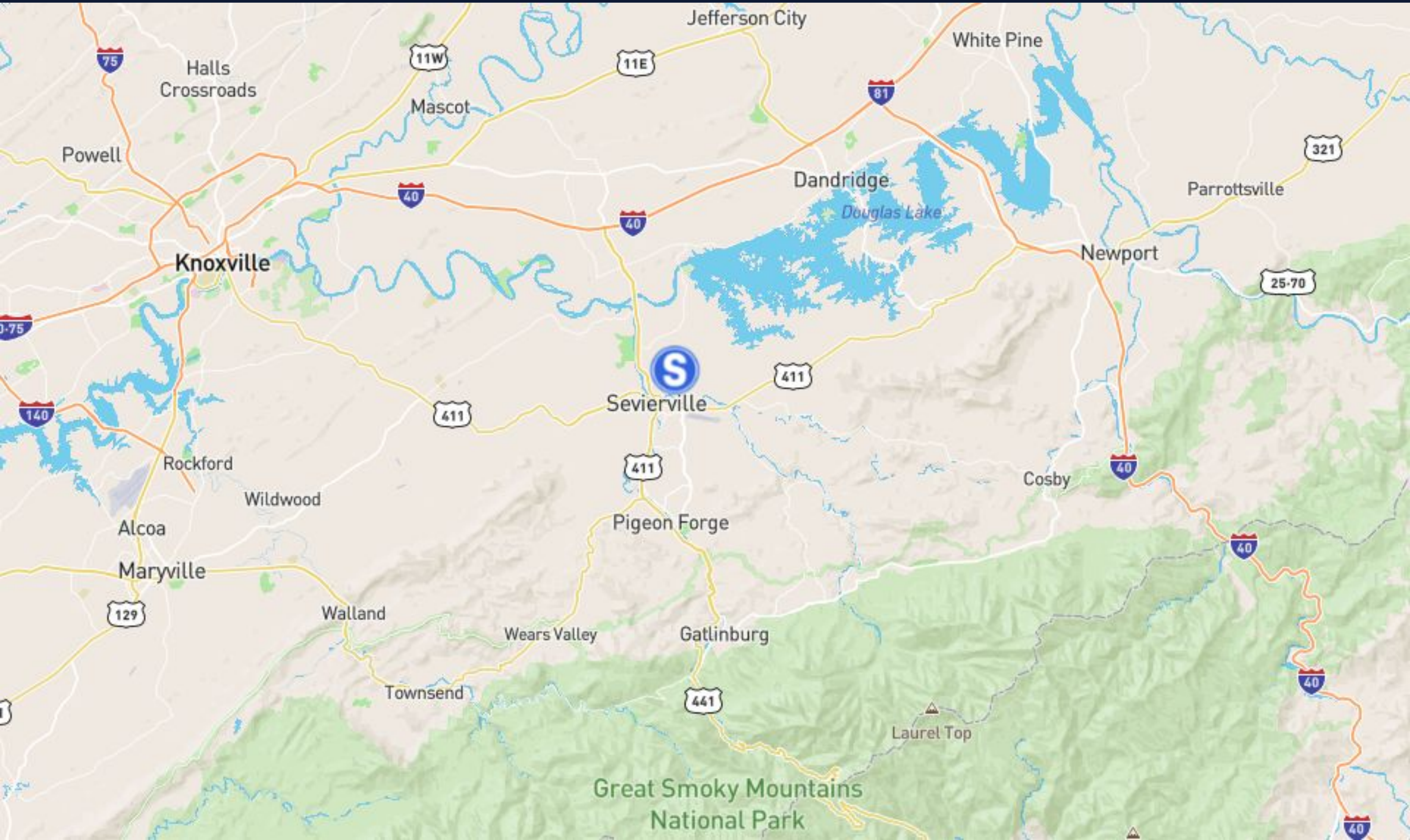


In addition to these major sites, **Douglas Lake** (also called Douglas Reservoir) is a popular nearby attraction known for boating, fishing, and vacation rentals, especially during the summer months. The broader Sevier County area, including Sevierville, Pigeon Forge, and Gatlinburg, welcomes **over 14 million visitors annually** when combining all attractions and activities. Together, these destinations create a year-round tourism industry that fuels economic growth, supports local businesses, and makes Sevierville a major tourist destination in Tennessee.

14+ MILLION
Visitors Per Year

$3.9 BILLION
Annual Tourism Revenue

REGIONAL MAP



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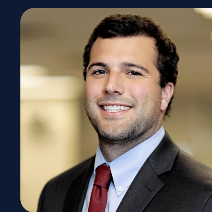

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