



**COLDWELL
BANKER
COMMERCIAL**
WALLACE

FOR LEASE

CBCWORLDWIDE.COM

632 WEARS VALLEY RD

Pigeon Forge, TN 37863

AVAILABLE SPACE

Fully Leased

LEASE RATE

N/A

AREA

From Pigeon Forge Pkwy, turn onto Wears Valley Rd/US 321 S (Traffic Light #3) and go approximately one mile. Gas Station is across the street from Wear Farm City Park.



OFFICE

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813 S Northshore Dr - Suite 202, Knoxville, TN 37919
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OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Year Built:	1993
Building Size:	4,815 SF
Zoning:	C-6

PROPERTY OVERVIEW

1,632 SF Retail space beside Jimmy's Market & Shell Gas Station in Pigeon Forge with approximately 150' of Wears Valley Rd frontage. Wear Farm City Park across street offers great opportunity for foot traffic and is approximately one mile from main Parkway in Pigeon Forge!!

High visibility and next to thriving business. On-site businesses include, Jimmy's Market and Shell Gas Station, Mexican Restaurant. Lined Parking in front and to side of business.

High traffic count. Business type/model must fit and be non-competing with existing businesses. Owner reserves right to approve or disapprove any business.

PROPERTY HIGHLIGHTS

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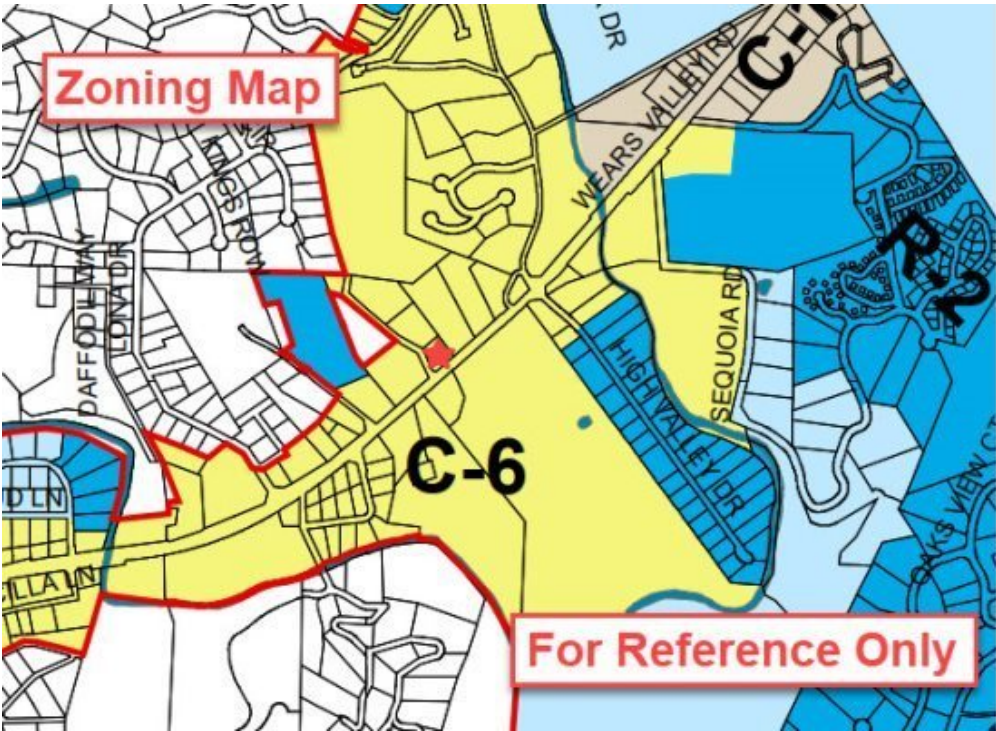
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