

For Lease

Retail Property

9,014 SF | \$8.50 SF/yr



Retail Building For Sale and For Lease

3297 Cosby Highway
Cosby, Tennessee 37722

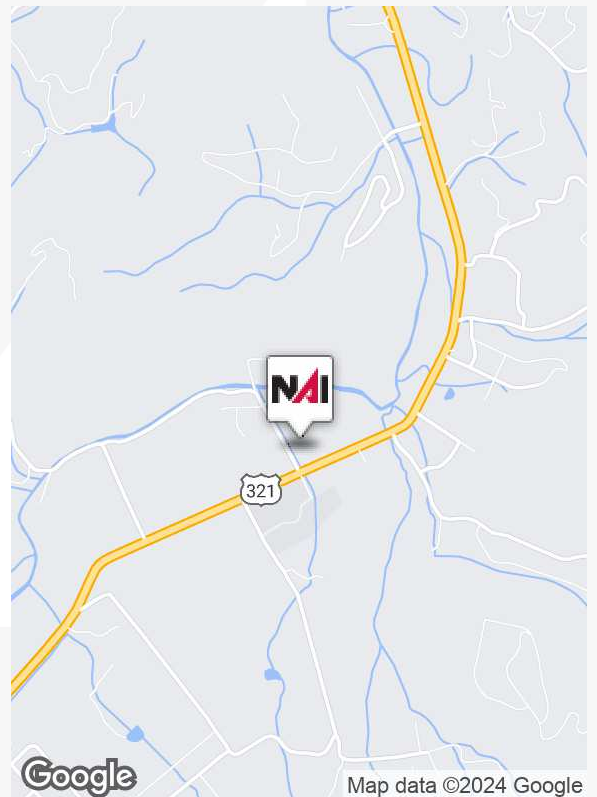
Property Highlights

- 9,014 square feet (outside dimensions). Buyer/Tenant should independently verify
- Net Net (NN) Lease - Lessor responsible for roof repairs & roof maintenance; Lessee all other operating costs
- Premises are divisible into two 4,507 sq.ft. rentable spaces, or as otherwise agreed to by Landlord
- Will be sold or leased in vacant condition

Property Description

Stand-alone retail building on 1.05 acre lot. Available for sale and for lease.

Net Net (NN) Lease. Lessor responsible for roof repairs & roof maintenance. Lessee responsible for property taxes, insurance costs and all other operating expenses. \$6,385.00 per month base rent (\$8.50 per SF per year).



For more information

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Executive Summary

AVAILABLE SF:	9,014 SF
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LEASE RATE:	\$8.50 SF/yr (NN)
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LOT SIZE:	1.05 Acres
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BUILDING SIZE:	9,014 SF
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YEAR BUILT:	2006
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ZONING:	Unzoned
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MARKET:	Knoxville-Morristown-Sevierville CSA
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SUB MARKET:	Cosby
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CROSS STREETS:	Cosby Highway & Padgett Mill Road
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Property Highlights

- 9,014 square feet (outside dimensions). Buyer/Tenant should independently verify
- Net Net (NN) Lease - Lessor responsible for roof repairs & roof maintenance; Lessee all other operating costs
- Rental Income until Dollar General lease expires 12/31/2023 - see Rent Roll
- Will be sold or leased vacant

For Lease - 3297 Cosby Highway

Rent Roll

9,014 SF | \$8.50 SF/yr

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1	DG	9,014 SF	100%	\$6.96	-	-	\$62,700	-	12/31/2023
TOTALS		9,014 SF	100%	\$6.96	\$0	\$0.00	\$62,700		
AVERAGES		9,014 SF	100%	\$6.96			\$62,700		

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Rent Roll

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Tenant Name	Suite	Suite Size (SF)	Lease End	Market Rent	Annual Rent	% Of GLA	Price Per SF/YR	Lease Start
DG	1	9,014	12/31/2023		\$62,700	100.0	\$6.96	
Totals/Averages		9,014		\$0	\$62,700		\$6.96	

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Additional Photos

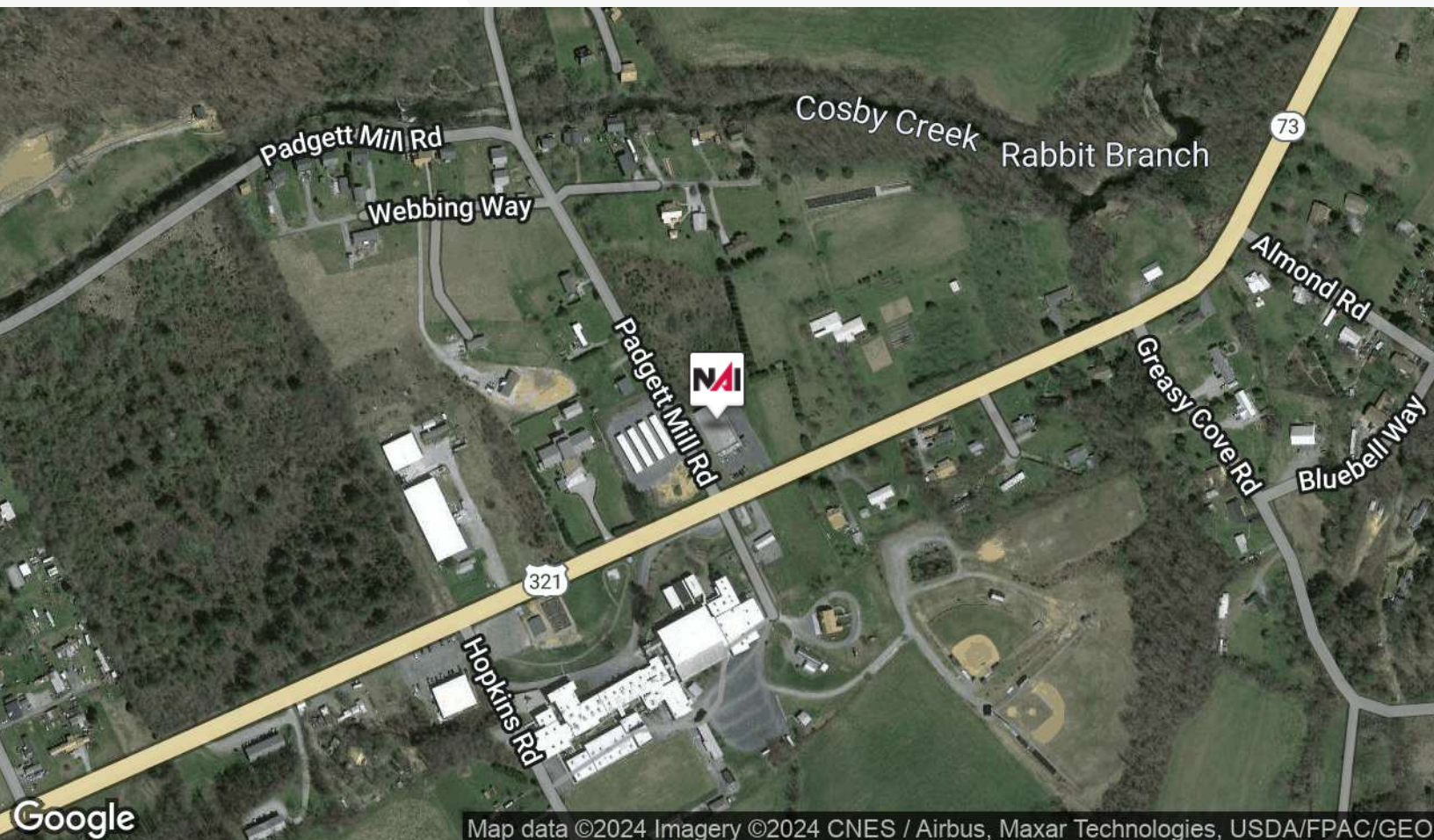
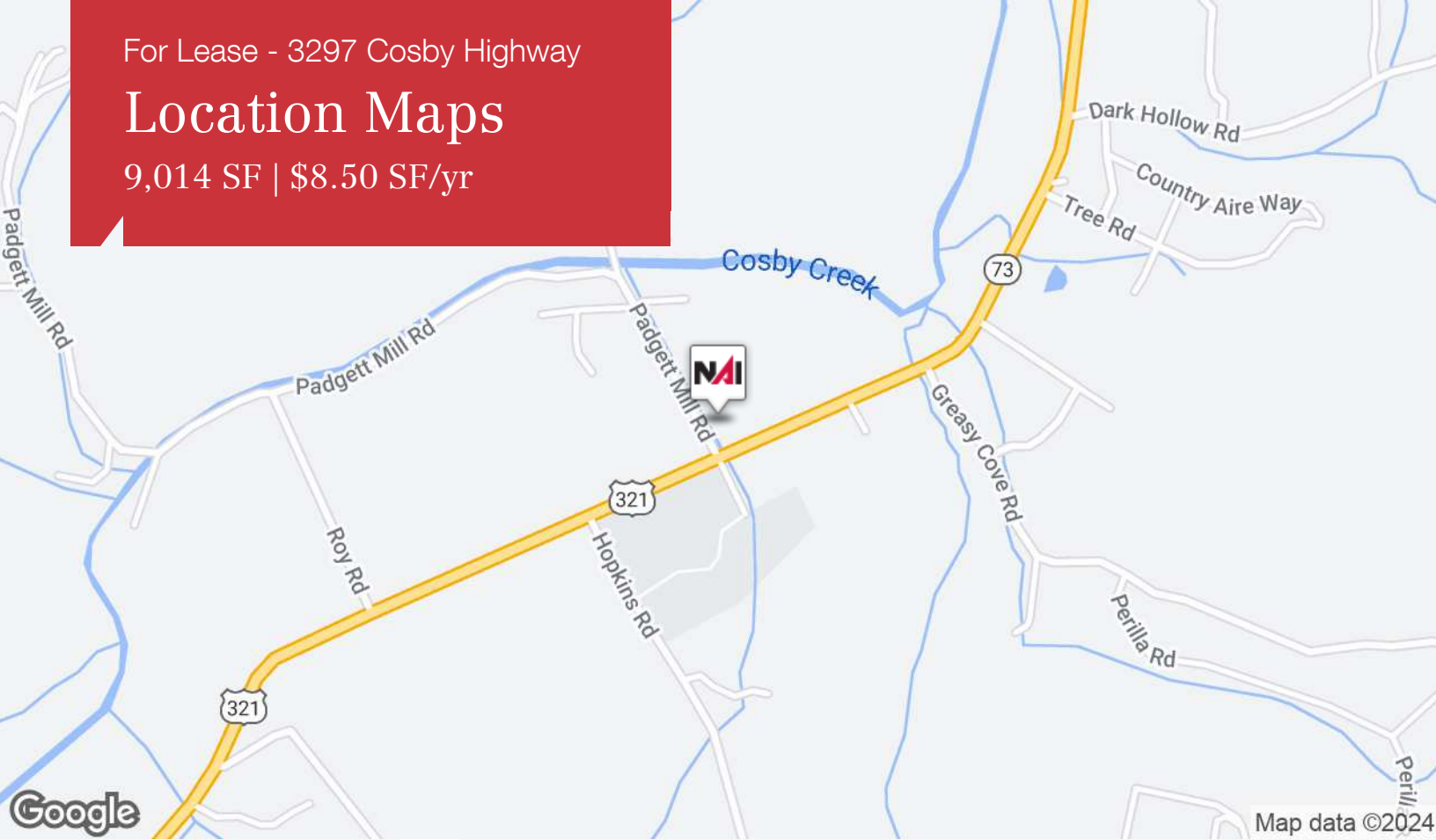
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Location Maps

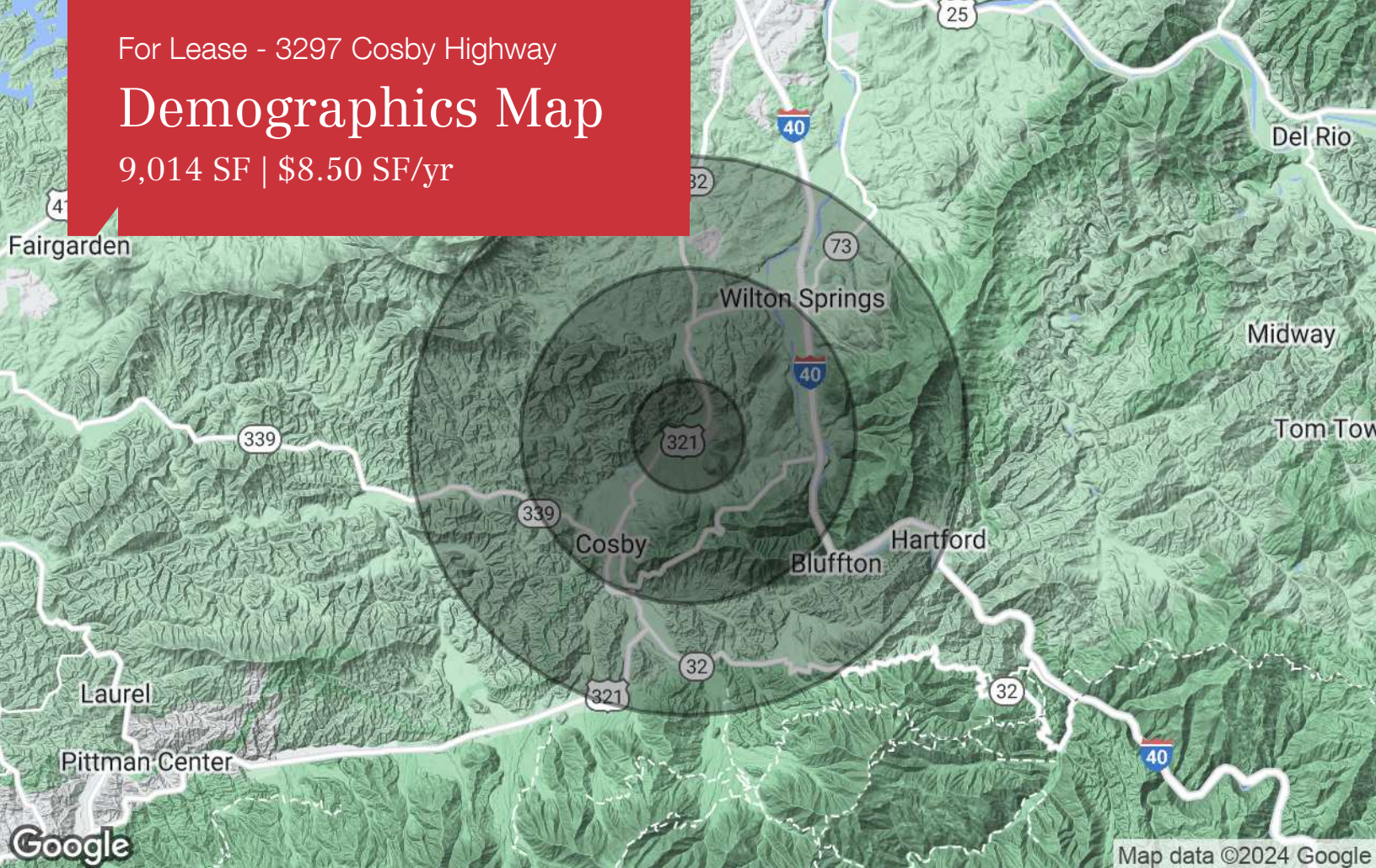
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Demographics Map

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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	367	3,259	7,773
MEDIAN AGE	49.7	49.5	50.2
MEDIAN AGE (MALE)	48.6	49.5	51.5
MEDIAN AGE (FEMALE)	57.3	55.8	53.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	195	1,708	4,086
# OF PERSONS PER HH	1.9	1.9	1.9
AVERAGE HH INCOME	\$42,495	\$42,638	\$40,462
AVERAGE HOUSE VALUE	\$151,356	\$147,005	\$138,149

Race

	1 Mile	3 Miles	5 Miles
% WHITE	99.7%	99.7%	99.3%
% BLACK	0.3%	0.2%	0.1%
% ASIAN	0.0%	0.0%	0.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.4%
% OTHER	0.0%	0.0%	0.0%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.4%	6.5%	4.4%

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio 1

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DAVID GOTHARD, CCIM

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PROFESSIONAL BACKGROUND

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.

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