205 Historic Nature Trail

Gatlinburg, Tennessee
37738

For more information

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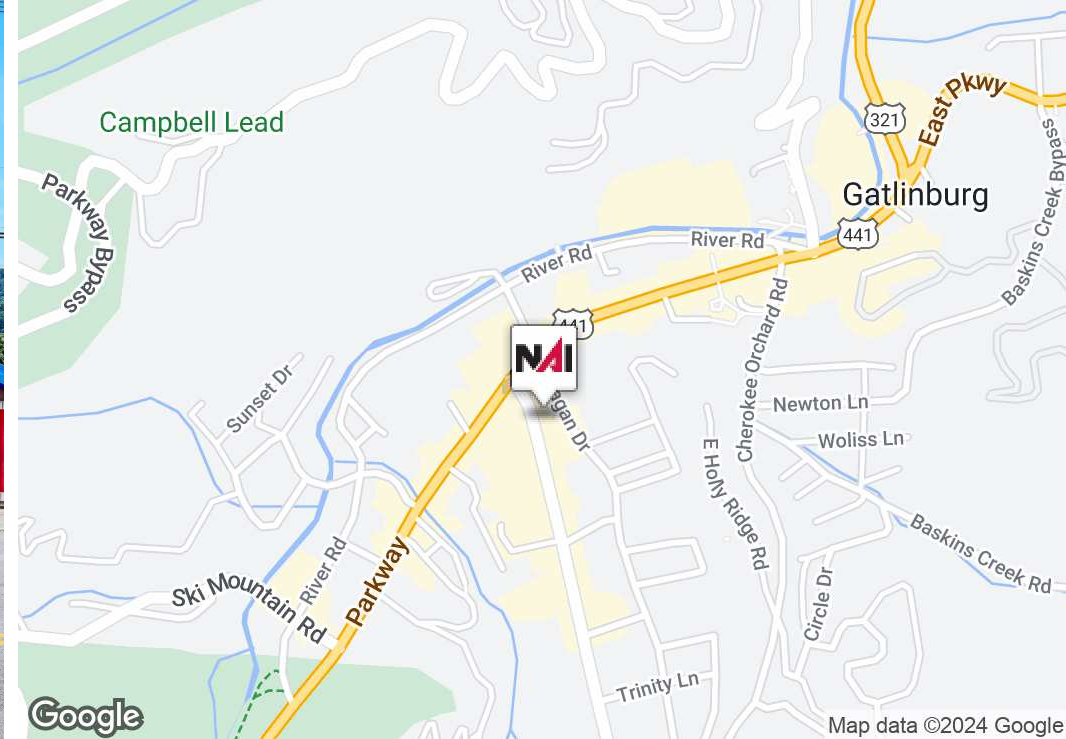O: 865 531 6400
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Property Highlights

- Great Visibility and Access from the Busiest Intersection in Gatlinburg

- 280 feet from the Intersection of Parkway and Historic Nature Trail

- Restaurant, Retail, Amusement, Hotel and Parking Facilities within a short walk

- Directly Across the Street from the Gatlinburg Convention Center

OFFERING SUMMARY	
Available SF	7,000 SF
Lease Rate	$108,000 Annually
Building Size	7,000 SF

Map data ©2024 Google

AVAILABLE SF:	7,000 SF
LEASE RATE:	$108,000 Annually (NNN)
BUILDING SIZE:	7,000 SF
YEAR BUILT:	1990
ZONING:	C1
MARKET:	Gatlinburg

Property Overview

This site is a very rare opportunity. The ~7,000 SF building fronts Historic Nature Trail and is located just steps to the Parkway in Downtown Gatlinburg. This is the largest single retail space available in Downtown Gatlinburg.

Downtown Gatlinburg is a an extremely hard market to find available space, furthermore when space does come available it is commonly much smaller or in oddly shaped layouts. This space is large enough and priced to allow for a national retailer or higher end user to locate in this highly desirable and rare opportunity.

Downtown Gatlinburg

Gatlinburg is a mountain resort city in Sevier County, Tennessee. It is located 39 miles southeast of Knoxville and had an estimated population of 3,913 in 2022. It is a popular vacation resort. It rests on the border of Great Smoky Mountains National Park along U.S. Route 441, which connects to Cherokee, North Carolina, on the national park's southeast side. Gatlinburg is known for its appeal to vacationing families. Ripley's Aquarium is the fourth most visited tourist attraction in the state, and the Ober Gatlinburg ski resort ranks ninth on that list. The Great Smoky Mountains National Park, which surrounds Gatlinburg on three sides, is the most visited tourist attraction in Tennessee, three times the second-place finisher's annual visitation. Gross Revenue in Gatlinburg in 2022 exceeded $1.13 billion. Those sales volumes were met with 3,913 people living within the city limits. That equates to a sale per capita of $288,780. When you contrast that with the $41,136 in per capita income earned by those residents, it becomes instantly apparent how much revenue is being generated by the tourism industry. The ever-increasing visitation to both the park and Gatlinburg continues to drive explosive revenue growth. As you can see from the chart, Gatlinburg's revenue has grown from $275 million in 1993 to $1.13 billion in 2022.

Gatlinburg Gross Revenue
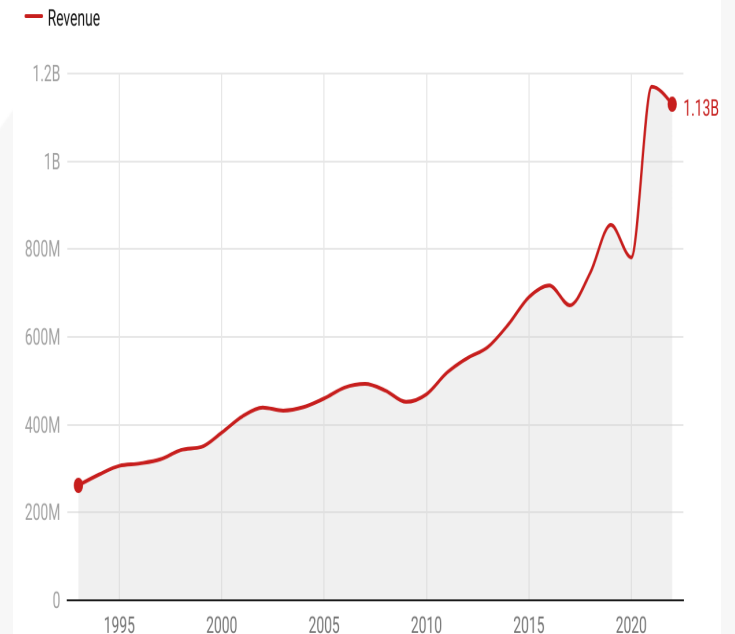
Growth of Gatlinburg Revenue 1993 - 2022

— Revenue

Chart: Trey Miller • Created with Datawrapper

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Great Smokey Mountains National Park

The Great Smoky Mountains National Park is a national park in the southeastern United States, with parts in Tennessee and North Carolina. The park straddles the ridgeline of the Great Smoky Mountains, part of the Blue Ridge Mountains, which are a division of the larger Appalachian Mountain chain. With 12.94 million visitors in 2022, the Great Smoky Mountains National Park is the most visited national park. As shown in the chart, the Great Smoky Mountains National Park is the most visited national park in the country by a considerable measure. The second most visited park in the country, Grand Canyon National Park, has approximately 1/3 of the Great Smoky Mountains National Park visitation. Since its official dedication in 1940, the park has seen a meteoric rise in annual visitation. Annual visitation has grown from around 1.0 million in 1940 to 12.94 million at the end of 2022. As shown in the corresponding chart, the growth in park visitation seems to be recession-resistant, as the growth rates continued to march ever upward even during times of national economic recession.

National Park Annual Visitation

Great Smoky Mountains National Park Visitors

■ Visitation

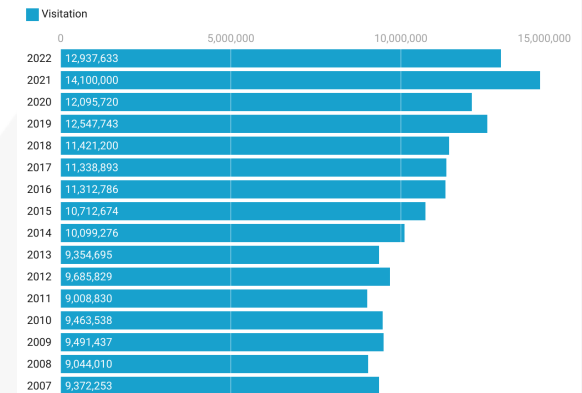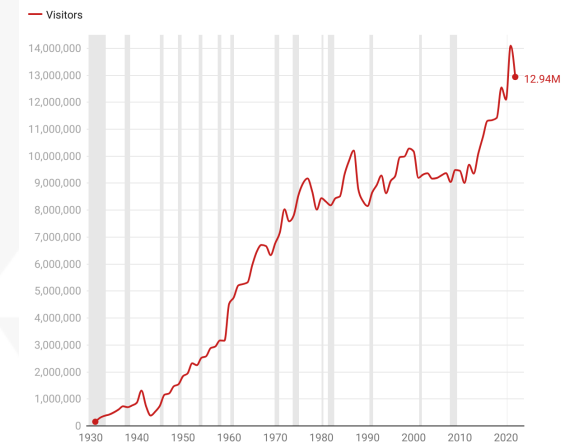| Year	Visitation
2022	12,937,633
2021	14,100,000
2020	12,095,720
2019	12,547,743
2018	11,421,200
2017	11,338,893
2016	11,312,786
2015	10,712,674
2014	10,099,276
2013	9,354,695
2012	9,685,829
2011	9,008,830
2010	9,463,538
2009	9,491,437
2008	9,044,010
2007	9,372,253

Chart: Trey Miller • Created with Datawrapper

Great Smoky Mountains National Park Visitation

Growth of Visitation 1931 - 2022

— Visitors

12.94M

Sevier County

Sevier County ranks third in Tennessee in terms of tourist revenue; it is fifteenth in terms of population. The economy of Sevier County and the gateway cities (Sevierville, Pigeon Forge, and Gatlinburg) of Great Smoky Mountains National Park are primarily dependent upon the tourism dollars associated with the park. The county has numerous entertainment attractions in addition to the national park, including Dollywood Amusement Park and Dolly's Splash County, which draw more than four million visitors a year. Other main attractions include Ober Gatlinburg and Ripley's Aquarium in the Smokies. The area is also home to numerous shopping outlets; The abundance of tourism has also led to the development of numerous hotels and motels. According to the most recent figures available, Sevierville, Pigeon Forge, and Gatlinburg contain over 28,000 rooms encompassing hotel/motel, condo/cottage, timeshares, camping/RV, and bed and breakfast facilities. Rental cabins are a significant draw for the Smoky Mountains, and there are reportedly more than 7,000 in Sevier County.

Bass Pro Shops

SOAKY MOUNTAIN WATERPARK

NASCAR SPEEDPARK SEVIERVILLE, TN

Tanger Outlets

Dollywood

Dolly Parton's SPLASH COUNTRY WATER ADVENTURE PARK

THE ISLAND IN PIGEON FORGE EAT SHOP PLAY STAY

Dolly Parton's Stampede DINNER ATTRACTION

Ripley's AQUARIUM OF THE SMOKIES

NAI

ANAKEESTA

Ober Gatlinburg

GREAT SMOKY MOUNTAINS NATIONAL PARK

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Retail Map

MARKETPLACE

S OLD RAND RD

HISTORIC NATURE TRAIL

441

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Retail Map

ANAKEESTA

RIPLEY'S AQUARIUMS

RIPLEY'S Believe It or Not!

SMITH & SON Corner Kitchen

Sugarlands Shine

BUBBA GUMP SHRIMP CO. RESTAURANT & MARKET

COURTYARD Marriott

Hampton by HILTON

MICROTEL BY WYNDHAM

EMBASSY SUITES by HILTON

Holiday Inn Club Vacations

HISTORIC NATURE TRAIL

PARKWAY

39,470 AADT

Ole Smoky Tennessee Moonshine

STARBUCKS COFFEE

GATLINBURG CONVENTION CENTER

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Population	1 Mile	5 Miles	10 Miles
Total Population	960	7,119	32,223
Median Age	41.1	47.4	46.4
Median Age (Male)	40.7	46.4	43.7
Median Age (Female)	45.2	47.8	48.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,224	9,156	27,435
# of Persons Per HH	0.8	0.8	1.2
Average HH Income	$12,715	$18,492	$30,909
Average House Value	$267,745	$246,378	$213,771

Race	1 Mile	5 Miles	10 Miles
% White	63.9%	88.2%	93.1%
% Black	1.7%	2.5%	1.3%
% Asian	11.8%	2.3%	1.1%
% Hawaiian	3.3%	0.5%	0.1%
% Indian	0.3%	0.1%	0.4%
% Other	11.1%	2.4%	1.1%

Ethnicity	1 Mile	5 Miles	10 Miles
% Hispanic	25.8%	8.6%	8.3%

Demographic data derived from 2020 ACS - US Census

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