

# 48,660 SF Antique Mall

## 1442 Winfield Dunn Parkway, Sevierville, TN 37862



Listing ID: 30863440  
Status: Active  
Property Type: Retail-Commercial For Sale  
Retail-Commercial Type: Free-Standing Building  
Size: 48,660 SF  
Sale Price: \$8,500,000  
Unit Price: \$174.68 PSF  
Sale Terms: Cash to Seller



- 55,826 Average Daily Traffic Count
- Located on the "In-Bound" Side of Hwy 66
- Convenient to City of Sevierville Retail District

**48,660 SF Antique Mall**  
1442 Winfield Dunn Parkway Sevierville, TN 37862

**For Sale**  
Business and Real Estate

### Overview/Comments

48,660 SF ?Antique Mall? (situated on 3.2 acres) fronting the Little Pigeon River. 100% Leased with over 200 Vendors.

Sevier County is comprised of Sevierville, Pigeon Forge and Gatlinburg. The county's economic base is tourism, with approximately 14 million annual visitors. Total revenues are over \$3 Billion Dollars.

Sevierville Serves as the County Seat and the Main Entry Point along Winfield Dunn Parkway/ Highway 66 from Interstate 40/ Exit 407.

Sevierville Convention Center is located off of Winfield Dunn Parkway and offers 108,245 SF of Meeting Space for Conventions. Wilderness at the Smokies adjacent to the Convention Center is home to the Wild Waterdome, Tennessee's Largest Indoor Water Park. Wilderness has opened a \$90MM (50) acre Soaky Mountain Water Park opened Summer 2021.

The Great Smoky Mountains National Park is the Number One most visited National Park in the country with over 14 million visitors in 2022 and over 3.5 million entering through the Gatlinburg Entrance.

Please do not approach employees or disturb business.

### More Information Online

<https://www.etnrcr.com/listing/30863440>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Sevierville City/ Sevier County	Property Use Type:	Investment, Business
Tax ID/APN:	078027 01000	Building/Unit Size (RSF):	48,660 SF
Retail-Commercial Type:	Free-Standing Building, Other	Land Area:	3.20 Acres
Zoning:	AC ARTERIAL COMMERCIAL (C-4)	Sale Terms:	Cash to Seller

### Area & Location

Retail Clientele:	General, Business, Traveler, Tourist	Largest Nearby Street:	Winfield Dunn Parkway/ Hwy 66
Property Located Between:	Interstate 40 and Downtown Sevierville	Traffic/Vehicle Count:	55,826
Property Visibility:	Excellent	Highway Access:	Winfield Dunn Parkway/ Hwy 66

### Building Related

Tenancy:	Multiple Tenants	Year Built:	1994
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	3	Freight Elevators:	0
Property Condition:	Good		

### Location

Address:	1442 Winfield Dunn Parkway, Sevierville, TN 37862
County:	Sevier
MSA:	Sevierville



**Property Images**



**SEVIER COUNTY**  
 Sevier County is located about 20 miles southeast of Knoxville, TN. There are three cities and one town, and a population of approximately 100,000. The county's economic base is tourism, with approximately 14 million annual visitors. Total revenues are over \$3 Billion Dollars.

**SEVIERVILLE**  
 Sevierville Serves as the County Seat and the Main Entry Point along Winfield Dunn Parkway/ Highway 66 from Interstate 40/ Exit 407. The Sevierville Convention Center is located off of Winfield Dunn Parkway and offers 108,245 SF of Meeting Space for Conventions. Wilderness at the Smokies adjacent to the Convention Center is home to the Wild Waterdome, Tennessee's Largest Indoor Water Park. Wilderness has opened a \$90MM (50) acre Soaky Mountain Water Park opened Summer 2021. Target has announced development South of the Subject Property.

**GREAT SMOKY MOUNTAINS NATIONAL PARK**  
 The Great Smoky Mountains National Park is the Number One most visited National Park in the country with over 14 million visitors in 2022 and over 3.5 million entering through the Gatlinburg Entrance.

**48,660 SF Antique Mall** **For Sale**  
 1442 Winfield Dunn Parkway Sevierville, TN 37862 **Business and Real Estate**

SeviervilleAntiqueMall-3



**48,660 SF Antique Mall** **For Sale**  
 1442 Winfield Dunn Parkway Sevierville, TN 37862 **Business and Real Estate**

SeviervilleAntiqueMall-7



**48,660 SF Antique Mall** **For Sale**  
 1442 Winfield Dunn Parkway Sevierville, TN 37862 **Business and Real Estate**

SeviervilleAntiqueMall-5



Untitled-1a



Untitled-2



Untitled-4



Untitled-3



**48,660 SF Antique Mall**  
1442 Winfield Dunn Parkway Sevierville, TN 37862  
**For Sale**  
Business and Real Estate

SeviervilleAntiqueMall-6

## Property Contacts



### Ed Thompson

SIG Real Estate  
865-599-3320 [M]  
865-777-0000 [O]  
edthompson@sigreusa.com



### Keith Widmer

SIG Real Estate  
865-777-0000 [O]  
keithwidmer@sigreusa.com

### Nick Widmer

SIG Real Estate  
865-567-4237 [O]  
nickwidmer@sigreusa.com