



710 DOLLY PARTON PARKWAY, SEVIERVILLE, TN

KNOXVILLE MSA

- STRONG REGIONAL BANK WITH 42 LOCATIONS IN TN, AL & FL
- SIGNALIZED CORNER (42,000+ VPD) NEAR HIGH-PERFORMING RETAILERS
- MINUTES TO ICONIC TOURIST DESTINATION, DOLLYWOOD (3M+ VISITS)

PREPARED BY

ADAM BIRNBREY
Lead Broker

Partner
Managing Director
Investment Sales
404.934.5558
adam.birnbrey@tscg.com

JUSTIN LATONE

Senior Vice President
Investment Sales
404.788.0679
justin.latone@tscg.com

NEAL PRINGLE, CCIM

Partner
Senior Managing Director
Investment Sales
678.230.7188
neal.pringle@tscg.com

HILARY SMITH

Marketing Coordinator
Investment Sales
hilary.smith@tscg.com



© 2026 TSCG All Rights Reserved

CONTENTS

- 3** INVESTMENT HIGHLIGHTS
- 4** INVESTMENT SUMMARY
- 5** AERIALS
- 9** SITE PLAN
- 10** TENANT PROFILE
- 11** LOCATION MAP
- 12** CITY OVERVIEW
- 13** RETAIL MAP
- 15** DEMOGRAPHICS
- 17** DISCLAIMER
- 18** CONTACT

REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

ABS NNN LEASE | REGIONAL BANK BRANCH WITH 42+ LOCATIONS

- 15-year initial lease term with 7 years of term remaining
- Absolute NNN lease structure | Zero landlord responsibilities
- SmartFinancial, Inc. (NYSE: SMBK) is headquartered in Knoxville, TN and is the official bank of Dollywood
- The base rent will increase in 2028 and per each option (four, 5-year options)
- SmartBank currently has 42 bank branches across TN, AL and FL
- The deposits at this location rank in the company's top 45% with over \$102M

SIGNALIZED CORNER | US-441 FRONTAGE | 42,160 VPD | KNOXVILLE MSA

- SmartBank is well-positioned at a signalized intersection along US-441 with 42,000+ VPD
- US-441 is a major artery connecting Knoxville, Sevierville, Pigeon Forge, Gatlinburg, the Great Smoky Mountains National Park (11M+ annual visitors) and Western North Carolina
- Sevierville is centrally located 5 miles north of Pigeon Forge, 9 miles south of Interstate 40, 14 miles north of the Great Smoky Mountains National Park and 20 miles east of Knoxville
- Busy daytime population adjacent to Food City (top 9%), Downtown Sevierville, Gatlinburg Pigeon Forge Airport, Covenant Health LeConte Medical Center, Sevierville High School, Sevierville Elementary School and Sevierville Intermediate School

TOP-PERFORMING TENANTS & DESTINATION HUBS | #1 WALMART IN US

- Sevierville is a powerhouse retail destination hub home to Tanger Outlets, Walmart, Publix, Kroger, Home Depot, BJ's Wholesale Club, Target, Hobby Lobby, Dick's Sporting Goods, HomeGoods, Lowe's, Ross, TJ Maxx and Ulta Beauty
- Walmart, two miles south of the Property, is the #1 ranked Walmart in the nation with 5M visits
- Major quick-service corridor | McDonald's, Dunkin and KFC along Dolly Parton Pkwy rank in the top 5% nationally
- Robust consumer spending at multiple shopping destinations:
 - Walmart – 5M visits (Top 1%)
 - Smoky Mountain Gateway – 3.8M visits (top 9%)
 - Tanger Outlets Sevierville – 3.3M visits (top 7%)
 - River Landing – 2.7M visits (top 16%)

TOURISM-DRIVEN DEMAND | REGIONAL GATEWAY ACCESS

- The property sits along the primary arterial connecting the Tri-Cities corridor (Knoxville, Pigeon Forge, Gatlinburg), ensuring consistent daily traffic counts from both local residents and regional tourism
- Proximity to Tennessee's third-largest city, Knoxville provides a strong and expanding regional economic base
- Sevier County draws more than 14M visitors annually, generating nearly \$4B in tourism spending and supporting thousands of jobs statewide, all of which drives sustained commercial activity and consistent demand for banking and financial services along this corridor
- Dollywood (5 miles) is the largest and most iconic attraction in the region | the park attracts more than 3 million visitors annually and is a top theme park in the US

INVESTMENT SUMMARY



PRICE
\$1,740,000
CAP RATE
5.00%



BUILDING SIZE
2,520 SF*



LAND AREA
0.68 AC



STRUCTURE
ABS NN

*SF is based on value from the Sevier County property assessment records.

REPRESENTATIVE PHOTO

710 DOLLY PARTON PARKWAY SEVIERVILLE, TN

PROPERTY DETAILS

TENANT	Smart Financial, Inc. dba SmartBank
YEAR BUILT	1984
LEASE STRUCTURE	Absolute NNN
LEASE TERM	15 Years
RENEWAL OPTIONS	Four, 5-Year Options
RENT INCREASES	10% Increases Every 5 Years
RCD	May 5, 2018
LXD	May 31, 2033

RENT SCHEDULE

INITIAL TERM	MONTHLY	ANNUAL
Year 1	\$5,250	\$63,000
Years 2-5	\$6,250	\$75,000
Years 6-10	\$7,250	\$87,000
Years 11-15	\$8,000	\$96,000
EXTENSIONS	MONTHLY	ANNUAL
Years 16 - 20	\$8,800*	\$105,600*
Years 21 - 25	\$9,680*	\$116,160*
Years 26 - 30	\$10,648*	\$127,776*
Years 31 - 35	\$11,712*	\$140,553*

*Option period rents estimated based on 10% bump applied to the prior year's Annual Rent at each Renewal Term commencement, compounding across options.

WORLD-CLASS ENTERTAINMENT

SMOKIES TOURISM CORRIDOR

Sevierville sits at the center of one of the most visited entertainment and tourism destinations in the United States. The property's location along Dolly Parton Parkway places it within minutes of a concentrated cluster of theme parks, attractions, and family entertainment venues that collectively draw tens of millions of visitors to Sevier County each year. Tourism spending in the county approached \$4 billion in 2024, sustaining year-round demand for retail, banking, and commercial services along this corridor.

Dollywood (~5 Miles)

The anchor attraction of the Smokies corridor and the most recognized theme park in the Southeast, Dollywood welcomed more than 3.1 million guests in 2024. Owned and operated by Herschend Family Entertainment, the park consistently ranks among the top theme parks in the United States and serves as the primary driver of regional tourism demand. SmartBank holds the distinction of being the official bank of Dollywood.

Great Smoky Mountains National Park (~14 Miles)

The most visited national park in the United States, Great Smoky Mountains National Park recorded more than 12.2 million visits in 2024. The park serves as the primary gateway draw for the broader Smokies corridor, channeling millions of visitors annually through Sevierville and directly along the US-441 trade area.

Wilderness in the Smokies / Soaky Mountain Waterpark (~3.5 Miles)

One of the region's largest indoor and outdoor waterpark complexes, Wilderness in the Smokies anchors a significant year-round leisure destination within the immediate trade area. The adjacent Soaky Mountain Waterpark expands the entertainment footprint and supports strong seasonal visitation throughout the warmer months.

Ober Mountain (~ 10 Miles)

A four-season ski and entertainment destination located above Gatlinburg, Ober Mountain draws visitors year-round with skiing and snowboarding in winter and mountain coaster, aerial tram, and wildlife encounter experiences throughout the remainder of the year.

Pigeon Forge Entertainment District (~5-7 Miles)

The immediate corridor south of the property along US-441 into Pigeon Forge hosts a dense concentration of family entertainment venues including The Island in Pigeon Forge, WonderWorks, Titanic Museum Attraction, Alcatraz East Crime Museum, Lazer Port Fun Center, and Rockin' Raceway. This entertainment district generates sustained high-frequency traffic along Dolly Parton Parkway throughout all four seasons.



LOOKING WEST



Maryville
24 Miles



Knoxville
20 Miles



Sevierville City
Park



Sevierville Intermediate
& Elementary School
1,180+ Students



Downtown
Sevierville



JOHN C. RADER | DDS, PC
COSMETIC & FAMILY DENTISTRY

THE SIGN SHOP
GRAY HODGES
FENCO SUPPLY

State Farm

TRUIST



FOOD CITY
GAS 'N GO



OneMain
Financial



Future
Development



LOOKING EAST



Sevierville High School
925 Students



Gatlinburg Pigeon Forge Airport

3M+ VISITORS
5 MILES →

66 (57,867)



448 (31,872)



Future Development



411 Dollywood Pkwy
(42,160 VPD)

LOOKING SOUTH

Dollywood
PARKS & RESORTS
3M+ VISITORS
5 MILES

THE ISLAND
WISDOM FORCE

LAZER PORT
LASER CENTER

ALCATRAZ EAST
THE GREAT ESCAPE

ROCKIN' RACEWAY

WonderWorks

TITANIC
WORLD'S LARGEST MUSEUM ATTRACTION

DIG 'N ZONE
Theme Park

TANGER OUTLET MALL SEVIERVILLE

THE NORTH FACE

COACH OUTLET

lululemon

Vera Bradley **TECOVAS**

NIKE

UNDER ARMOUR

adidas

66 (57,867)

448 (31,872)

FIREHOUSE SUBS

FOOD CITY

PAPA JOHN'S
Better Ingredients. Better Pizza.

Ruro Zone

Great Clips

UNITED STATES POSTAL SERVICE

H HOLSTON'S

TRUIST

Sevierville Intermediate & Elementary School
1,180+ Students



Future Development

SmartBank

Tennessee State Bank

411 Dollywood Pkwy (42,160 VPD)

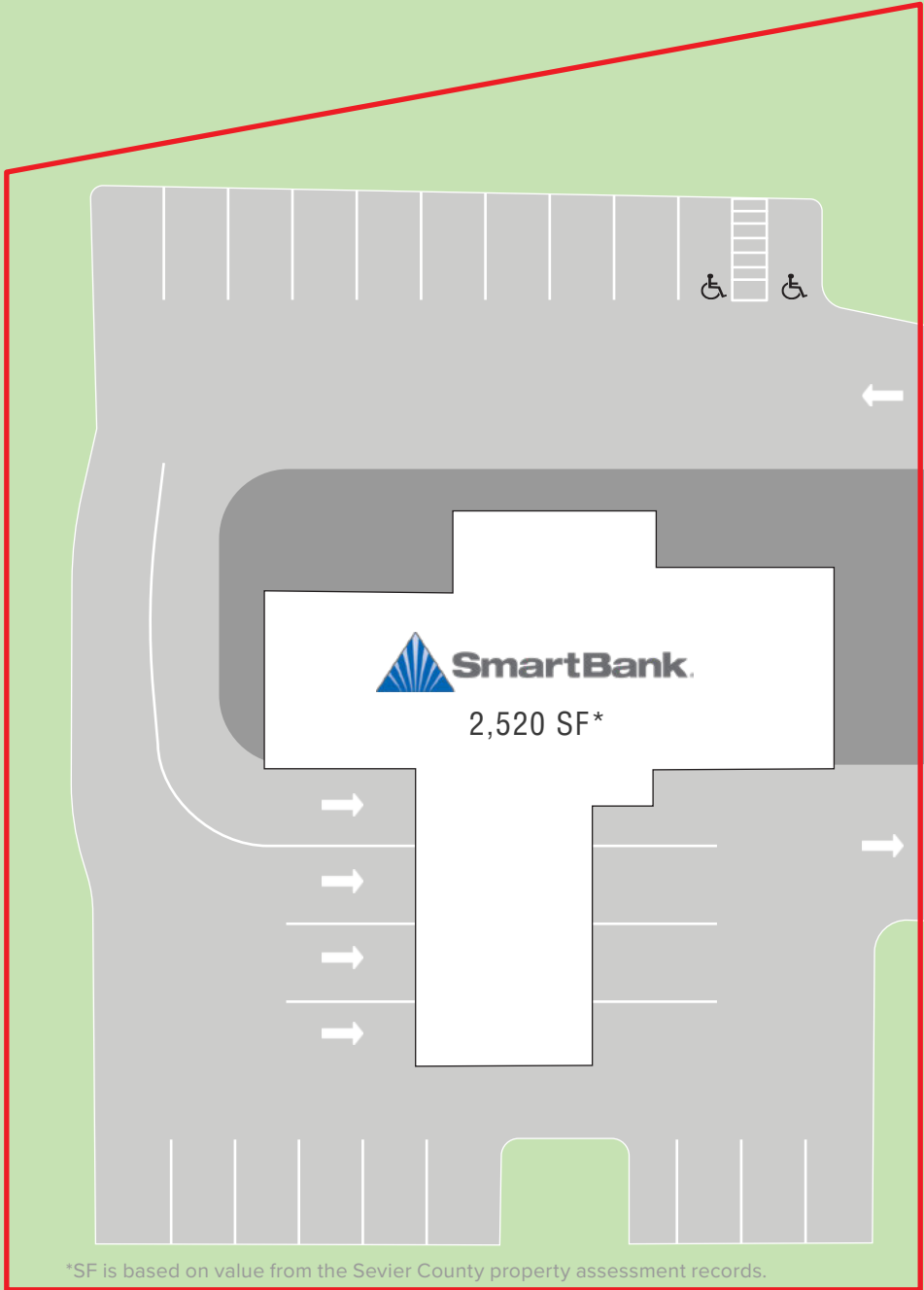


Sevierville Community Center

DOLLY PARTON PKWY (42,160 VPD)



N HENDERSON AVE



*SF is based on value from the Sevier County property assessment records.

TENANT PROFILE



COMPANY NAME SmartFinancial, Inc.
PROPERTY TYPE Bank
LOCATIONS 42 Branches across TN, AL, and FL
HEADQUARTERS Knoxville, TN
WEBSITE smartbank.com
YEAR FOUNDED 2007
STOCK TICKER NYSE: SMBK
2025 REVENUE \$192.7 million

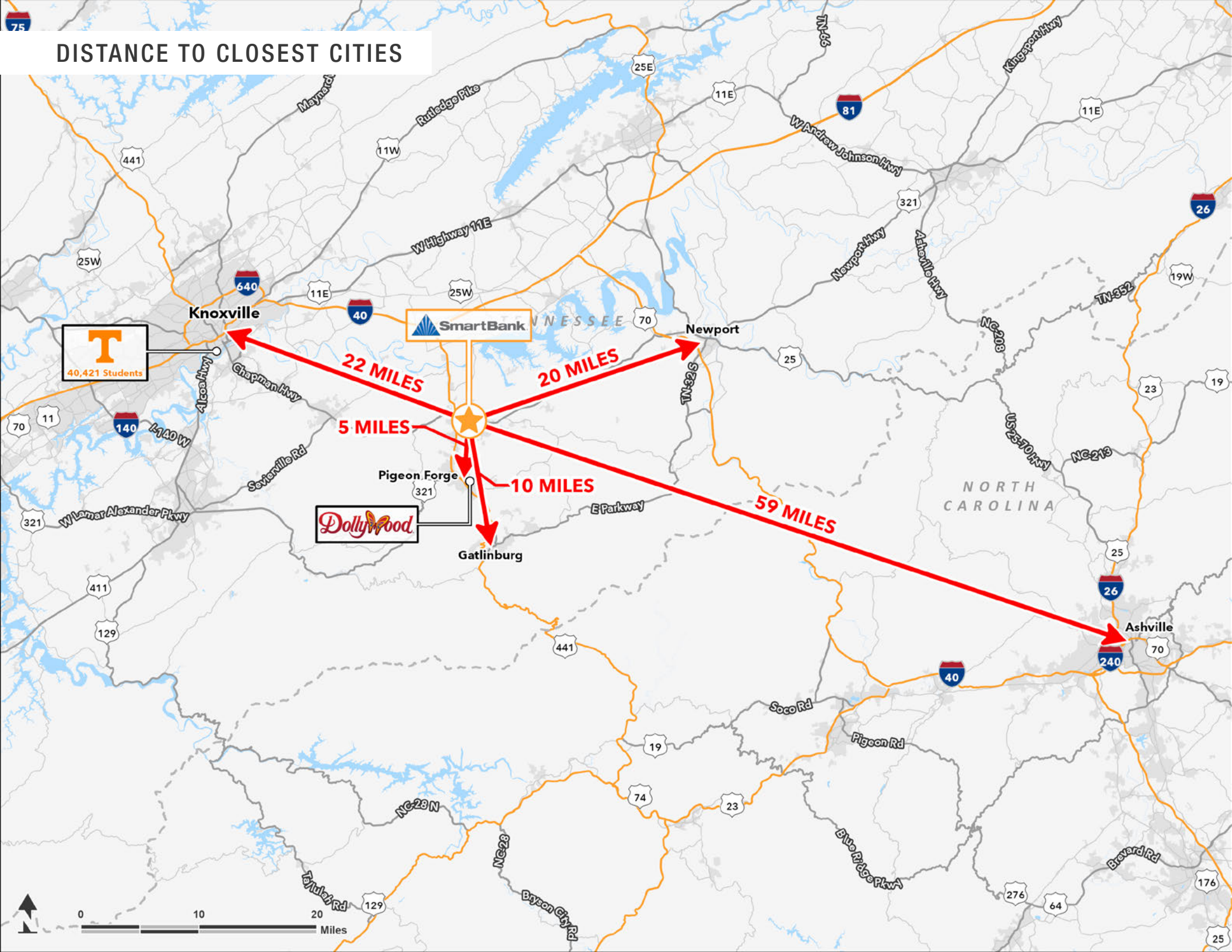
Founded in 2007, SmartBank is a full-service commercial bank providing banking, investment, insurance, and mortgage financial services, with 42 branches spanning Tennessee, Alabama, and Florida. Operating as a subsidiary of SmartFinancial, Inc. (NYSE: SMBK), the bank serves both individual and corporate customers across the Southeast, offering a comprehensive suite of products including commercial and residential real estate lending, wealth management, and mortgage origination. In 2025, SmartFinancial reported revenue of \$192.7 million, a 15.84% increase over the prior year, reflecting strong organic growth and disciplined balance sheet management. The company achieved five consecutive quarters of positive operating leverage and was recertified as a Great Place to Work by over 92% of SmartBank associates, underscoring its stability as a long-term net lease tenant.

Sources

- Seeking Alpha. SmartFinancial, Inc. (SMBK). <https://seekingalpha.com/symbol/SMBK>
- Stock Analysis. SmartFinancial (SMBK) stock price & overview. <https://stockanalysis.com/stocks/smbk/>
- Stock Titan. Latest SMBK news. <https://www.stocktitan.net/news/SMBK/>
- Yelp. (2024). SmartBank – Chattanooga. <https://www.yelp.com/biz/smartbank-chattanooga-chattanooga-2>



DISTANCE TO CLOSEST CITIES



CITY OVERVIEW

SEVIERVILLE, TENNESSEE serves as the commercial gateway to one of the most visited tourism corridors in the United States. Positioned at the foot of the Great Smoky Mountains, Sevierville anchors a regional economy driven by hospitality and tourism, a growing industrial base, and strong public sector employment. The city's strategic location along Dolly Parton Parkway (US-441), the primary north-south artery connecting the Smokies region, makes it a natural hub for retail, banking, and commercial services serving both residents and millions of annual visitors.

REGIONAL CONNECTIVITY

- **I-40 / Exit 407 (Direct Access)** - Primary interstate entry point via SR-66 (Winfield Dunn Parkway); one of Tennessee's most heavily traveled non-interstate exits, connecting Sevierville to regional and national traffic bound for the Smokies corridor
- **Knoxville, TN (~20 Miles)** - Tennessee's third-largest city and home to the University of Tennessee and McGhee Tyson Airport, placing Sevierville within an established metropolitan trade area with direct access to a regional labor pool, consumer base, and commercial air service
- **Nashville, TN (~180 Miles)** - Tennessee's capital and largest city is accessible via a direct I-40 route, extending Sevierville's regional draw and supporting broader commerce along the corridor
- **Asheville Regional Airport (~60 Miles)** - Secondary air access point serving visitors from the Carolinas and broader Mid-Atlantic region, reinforcing Sevierville's accessibility from multiple directions

Sources:

- U.S. Census Bureau. (2025, May). Annual estimates of the resident population: April 1, 2020 to July 1, 2024 (Population Division). <https://www.census.gov/quickfacts/fact/table/seviervillecitytennessee>
- Sevier County Economic Development Council. Top employers by industry. <https://scedc.com/top-employers-by-industry/>
- East Tennessee Economic Development Agency. Sevier County regional profile. <https://www.eteda.org/regional-profile/regional-profile/sevier-county/>
- Sevier County Government & Tourism Economics. Tourism in Sevier County generated \$3,929,693,370 in visitor spending in 2024. https://www.seviercountyttn.gov/news_detail_T2_R165.php
- National Park Service. (2024). 325.5 million visits to national parks in 2023; 13 million visits at Great Smoky Mountains National Park. U.S. Department of the Interior. <https://www.nps.gov/grsm/learn/news/325-5-million-visits-to-national-parks-in-2023-13-million-visits-at-great-smoky-mountains-national-park.htm>
- DataUSA. (2024). Sevierville, TN. Deloitte & Datawheel. <https://datausa.io/profile/geo/sevierville-tn>
- Wikipedia. (2026). Interstate 40 in Tennessee. Wikimedia Foundation. https://en.wikipedia.org/wiki/Interstate_40_in_Tennessee

ECONOMIC DRIVERS AND KEY EMPLOYERS

Tourism is the dominant economic driver for Sevierville and Sevier County, generating nearly \$3.9 billion in direct visitor spending in 2024, a 2.03% increase over the prior year. Sevier County ranks third among all 95 Tennessee counties in total visitor spending.

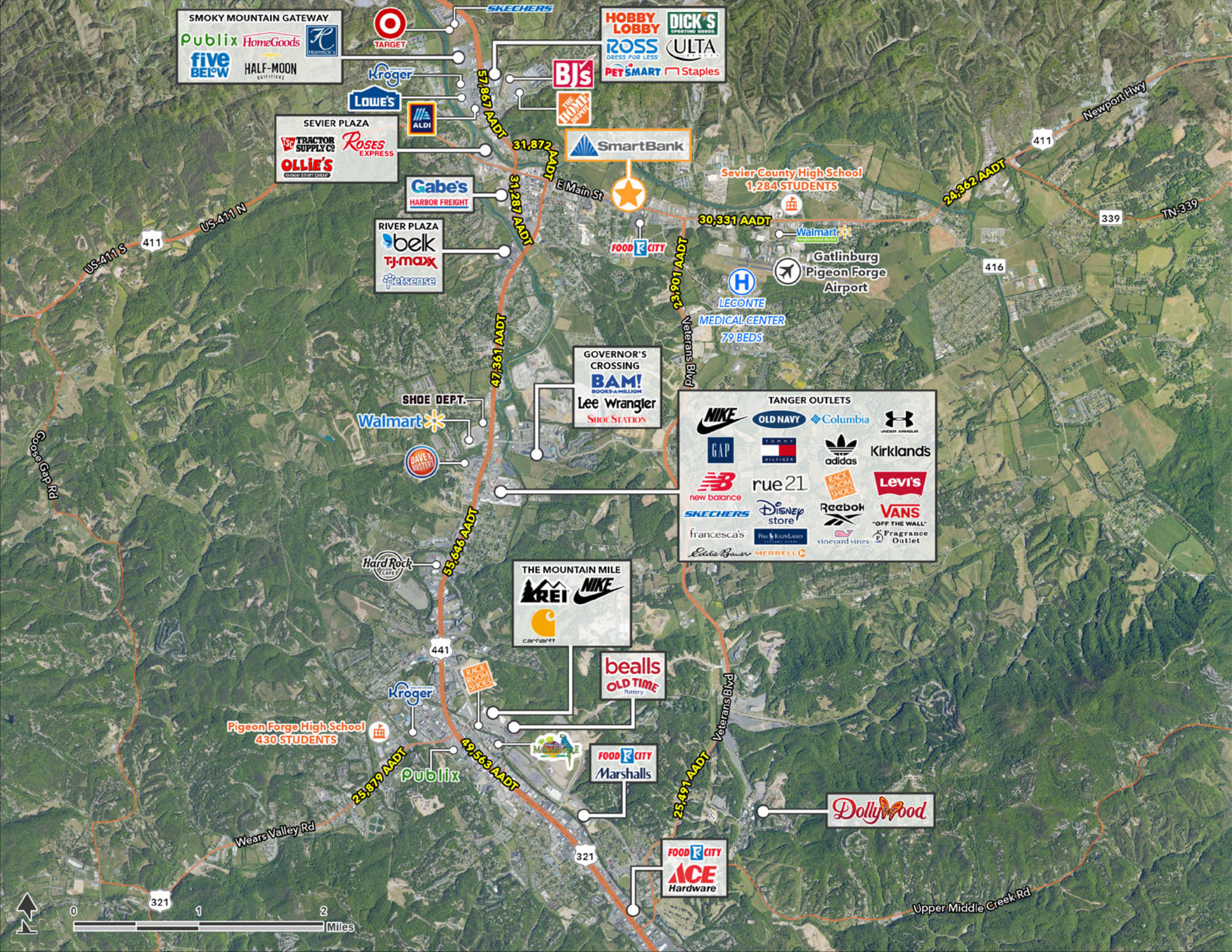
Sevier County's employer base spans tourism, manufacturing, healthcare, and public services, anchored by a mix of nationally recognized operators and locally established institutions.

- **Dollywood** - 2,800+ employees
- **Sevier County School System** - 2,500+ employees
- **Charles Blalock & Co. / A&W Ready Mix** - 900+ employees
- **Wilderness in the Smokies / Soaky Mountain** - 900+ employees
- **County of Sevier** - 850+ employees
- **World Choice Investments** - 800+ employees
- **Tanger Outlet Mall** - 800+ employees
- **LeConte Medical Center** - 500+ employees

LOCAL ATTRACTIONS AND QUALITY OF PLACE

Sevierville and the surrounding Smokies corridor offer an exceptional quality-of-place environment that supports sustained tourism demand and residential growth. Key attractions and destinations include:

- **Great Smoky Mountains National Park (~14 Miles)** - most visited national park in the U.S., with over 12.2M visits recorded in 2024
- **Dollywood (~5.5 Miles)** - world-class theme park and one of America's most recognized family entertainment destinations, welcomed over 3.1 M guests in 2024
- **Tanger Outlet Mall (~3 Miles)** - a major regional retail draw anchoring the US-441 commercial corridor
- **Wilderness in the Smokies / Soaky Mountain (~3.5 Miles)** - one of the region's largest waterparks, and Ober Mountain, a four-season ski and entertainment attraction



SMOKY MOUNTAIN GATEWAY

Publix HomeGoods

five BELOW HALF-MOON

Target

Kroger

HOBBY LOBBY DICK'S SPORTING GOODS

ROSS DRESS FOR LESS ULTA

PET SMART Staples

SEVIER PLAZA

TRACTOR SUPPLY CO. ROSES EXPRESS

OLLIE'S

Gabe's

HARBOR FREIGHT

RIVER PLAZA

belk TJ-maxx

Petsense

SmartBank

Sevier County High School
1,284 STUDENTS

FOOD CITY

Walmart

Gatlinburg Pigeon Forge Airport

LEGONTE MEDICAL CENTER
79 BEDS

GOVERNOR'S CROSSING

BAM! BOOKS-A-MILLION

Lee Wrangler SHOE STATION

SHOE DEPT.

Walmart

DAVE & BOSTER'S

TANGER OUTLETS

NIKE OLD NAVY Columbia UNDER ARMOUR

GAP TOMMY HILF adidas Kirklands

new balance rue21 RACK ROOM SHOES Levi's

SKECHERS DISNEY store Reebok VANS "OFF THE WALL" Fragrance Outlet

francesca's PUA & KAY LARSEN vineyard vines

Eddie Bauer MERRELL

THE MOUNTAIN MILE

KREI NIKE

carhartt

Hard Rock CAFE

bealls

OLD TIME Pottery

Pigeon Forge High School
430 STUDENTS

Kroger

RACK ROOM STORE

Market Mile

FOOD CITY Marshalls

Publix


Dollywood

FOOD CITY ACE Hardware





TARGET CHASE
 AMERICA'S BEST CONTACTS & EYGLASSES
SKECHERS
 Bath & Body Works

































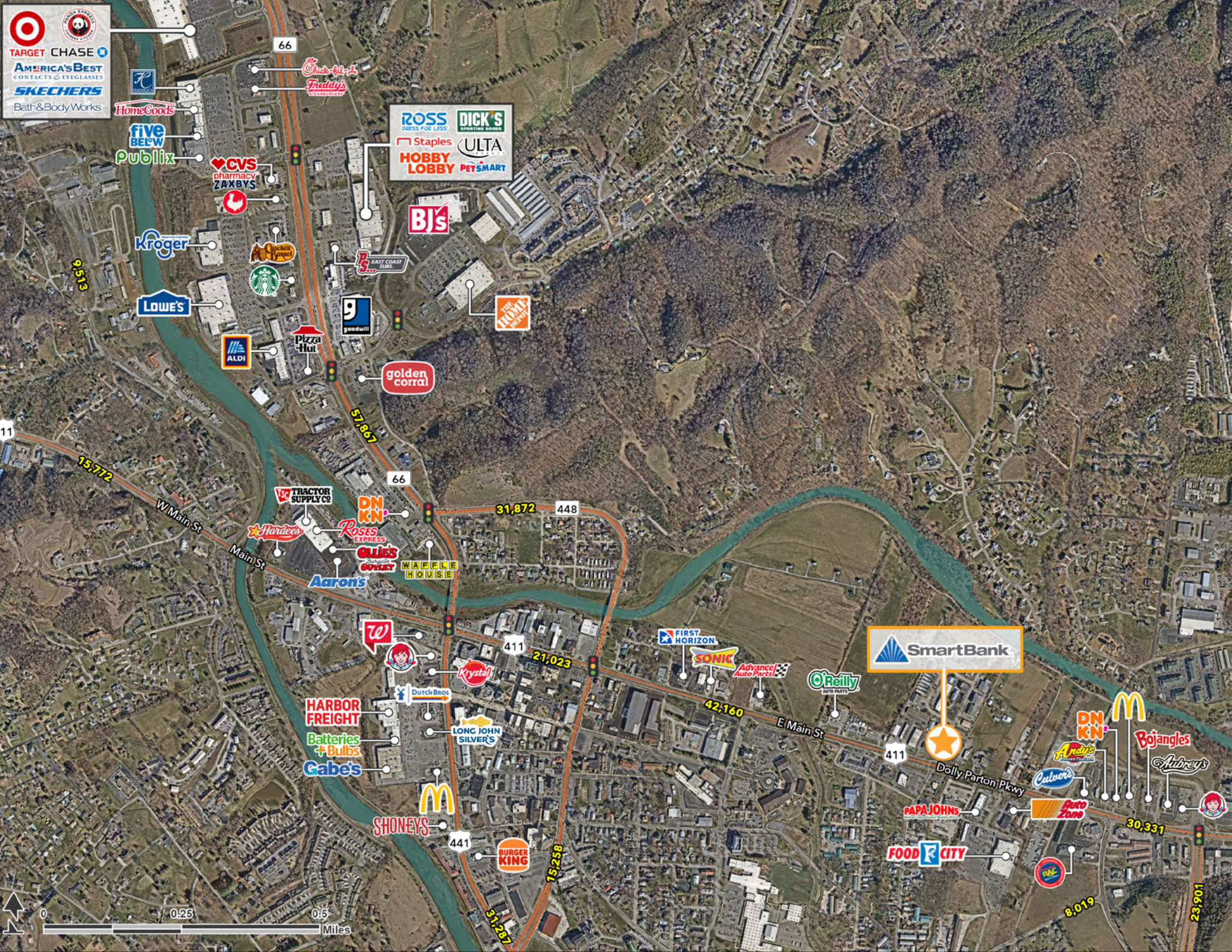









 0 0.25 0.5 Miles



WITHIN 15 MILES



146,013

2025 Total Population



137,882

2025 Total Daytime Population



\$355,865

2025 Median Home Value



\$88,890

2025 Average Household Income

	5 MILES	10 MILES	15 MILES
2025 Total Population	33,391	82,264	146,013
2030 Total Population	34,552	85,489	151,047
2010 Total Population	27,602	68,602	126,836
2025 Median Age	41.1	44.0	44.8
2025 Total Households	13,442	32,620	57,959
2030 Total Households	13,800	33,640	59,779
2025 Median Home Value	\$386,845	\$364,354	\$355,865
2025 Average Household Income	\$78,277	\$84,849	\$88,890
2025 Total Daytime Population	45,394	83,084	137,882
2025 Daytime Population: Workers	28,383	42,253	63,892
2025 Daytime Population: Residents	17,011	40,831	73,990

Source: Esri, Esri-Data Axle, U.S. Census
© 2026 Esri

WITHIN 20 MINS



53,876

2025 Total Population



64,285

2025 Total Daytime Population



\$368,891

2025 Median Home Value



\$79,655

2025 Average Household Income

	10 MIN	15 MIN	20 MIN
2025 Total Population	20,046	35,983	53,876
2030 Total Population	20,807	37,301	55,973
2010 Total Population	16,311	29,490	45,326
2025 Median Age	39.9	41.4	42.9
2025 Total Households	8,139	14,430	21,348
2030 Total Households	8,384	14,843	21,998
2025 Median Home Value	\$424,351	\$386,810	\$368,891
2025 Average Household Income	\$78,849	\$78,325	\$79,655
2025 Total Daytime Population	26,956	50,004	64,285
2025 Daytime Population: Workers	16,897	31,859	37,558
2025 Daytime Population: Residents	10,059	18,145	26,727

Source: Esri, Esri-Data Axle, U.S. Census
© 2026 Esri



DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of the **SmartBank located at 710 Dolly Parton Parkway, Sevierville, Tennessee (the “Property”)**. All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective investors upon written request. Owner and TSCG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.

© 2026 TSCG All Rights Reserved.



CONTACT US

ADAM BIRNBREY
Lead Broker

Partner
Managing Director
Investment Sales
404.934.5558
adam.birnbrey@tscg.com

JUSTIN LATONE
Senior Vice President
Investment Sales
404.788.0679
justin.latone@tscg.com

NEAL PRINGLE, CCIM
Partner
Senior Managing Director
Investment Sales
678.230.7188
neal.pringle@tscg.com



© 2026 TSCG All Rights Reserved