

# **SHOPS AT BROOKSIDE**

3609 Outdoor Sportsman Pl, Kodak, TN (Sevierville)

## **FOR SALE**



**Brande Benson**

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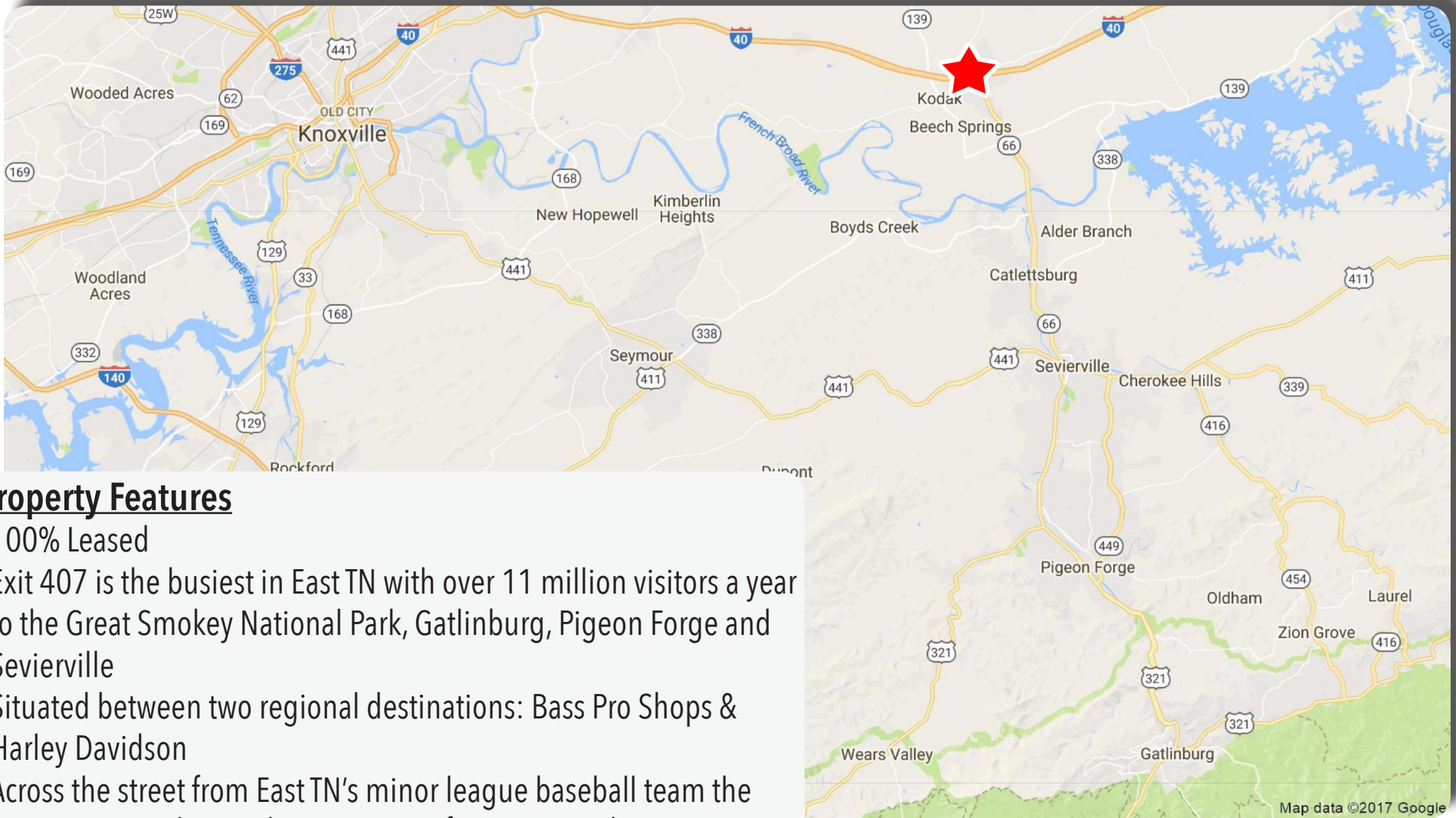
813 S Northshore, Suite 201  
Knoxville, TN 37919

865-588-8663

[www.bsmproperties.com](http://www.bsmproperties.com)

**Baker Storey McDonald Properties**  
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.



### Property Features

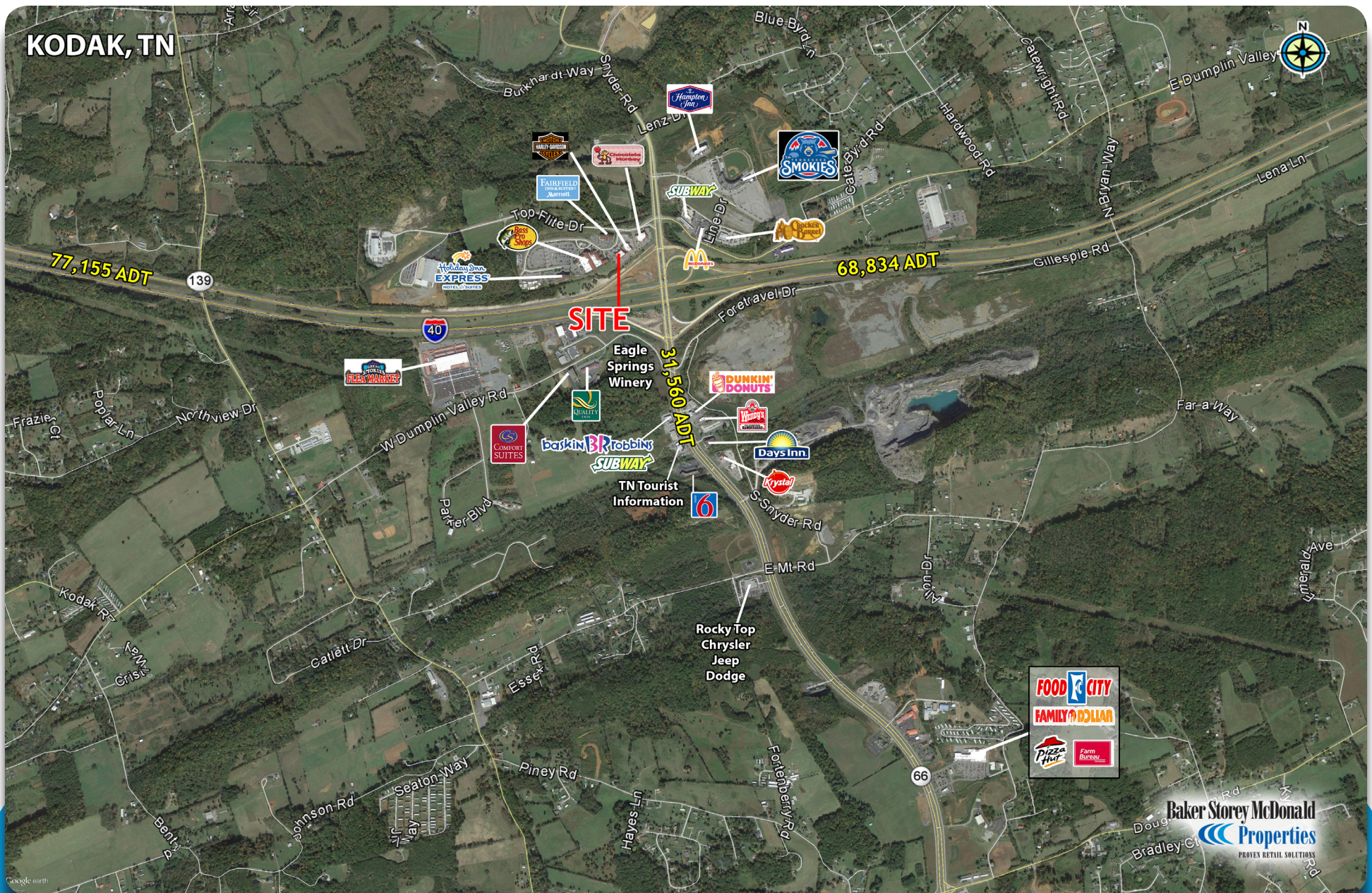
- ▶ 100% Leased
- ▶ Exit 407 is the busiest in East TN with over 11 million visitors a year to the Great Smokey National Park, Gatlinburg, Pigeon Forge and Sevierville
- ▶ Situated between two regional destinations: Bass Pro Shops & Harley Davidson
- ▶ Across the street from East TN's minor league baseball team the Tennessee Smokies with an average of 4,451 attendees per game
- ▶ Sevier County is a \$3B economy including amusements, retail, eateries, and lodging

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KODAK, TN



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## **Overview**

Baker Storey McDonald Properties has been retained as advisor and exclusive agent to sell 100% of the interest in the Shops at Brookside.

This center is a good mix of regional and local quality tenants including: The Chop House, The Beef Jerky Outlet, Apex Medical, and GrapExpectations. Situated off exit 407 Sevierville/Pigeon Forge/Gatlinburg, this center is ideally located to attract local, regional and tourists.

## **Investment Highlights**

- 19,487 SF Shopping Center
- \$4,722,644 Sale Price
- 8.5% Cap Rate
- 100% Leased

Property	Shops at Brookside
Property Address	3609 Outdoor Sportsman Pl, Kodak, TN
Gross Leasable Area	19,487 SF
Year Built	2007
Number of Stories	Two
Parking	102 Spaces
Parking Ratio	5.35 per 1,000 SF
The Property consists of one tax parcel	
APN	008 022.03
Acres	1.52

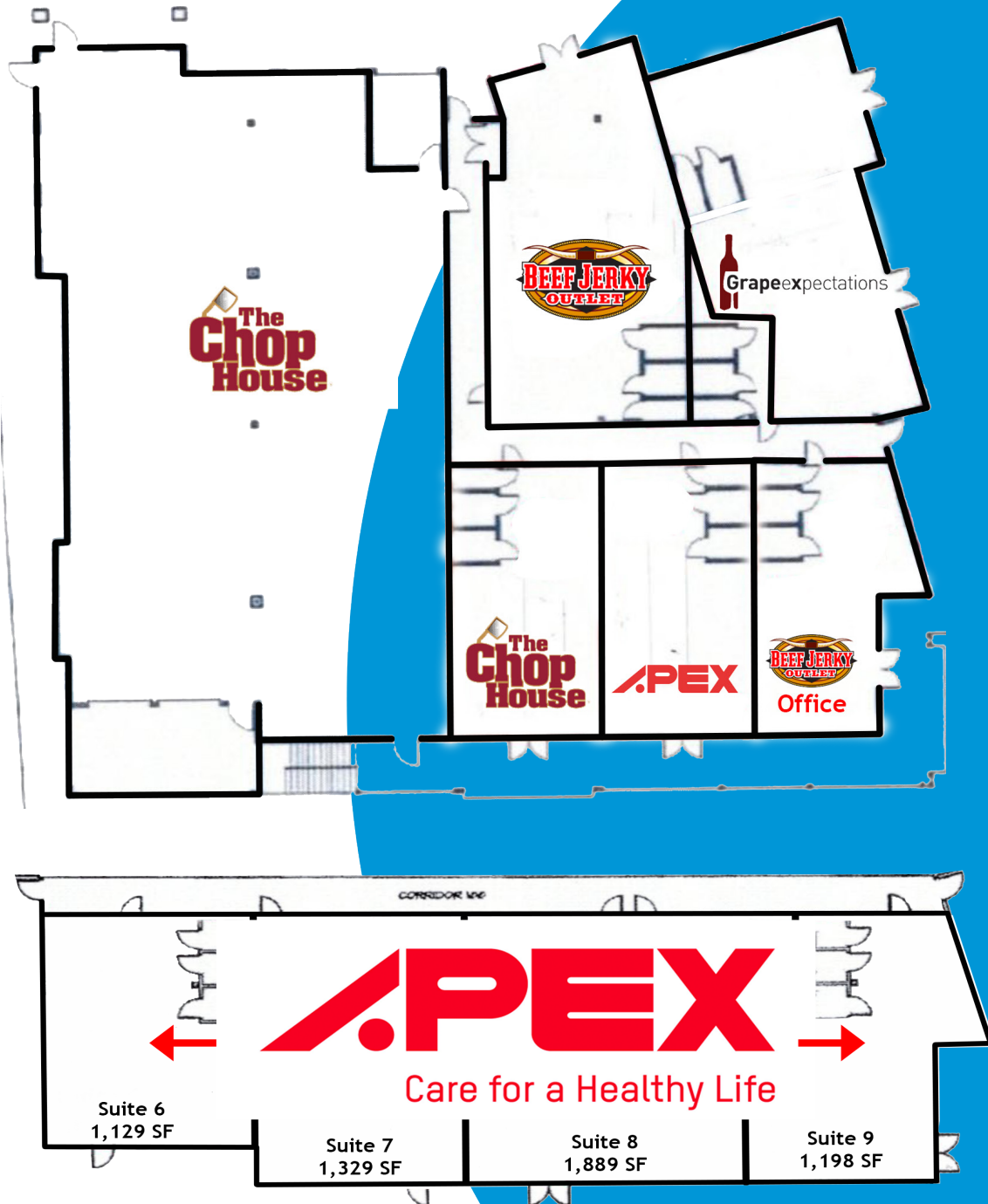
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Lower Floor Plan

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📌 **Chop House:** Since 1992, the Chop House has been a regional casual dining restaurant with 12 locations in 4 states. They strive to give a great dining experience with fresh ingredients. In 2016, they were voted the "Best Overall Experience" and "Best Steak" by the Knoxville News Sentinel. This location pulls regional diners at its interstate location.

📌 **Apex Medical:** Founded by a group of four doctors, this location is set to open early 2017. With locations in Knoxville and Morristown, this office is focused on family practice with the possibility of expanding into urgent care. With their in house laboratory, they expect to deliver quality, convenient service to Sevier County.

📌 **GrapExpectations:** This wine and cheese store opened 2017. Started by a previous hotelier, GrapExpectations will bring their expansive knowledge of wine and cheeses to the locals and tourists alike.

📌 **The Beef Jerky Outlet:** Entrepreneur Magazine ranked them #72 out of 500 top franchises in 2017. Founded in 2010 and with over 86 locations across the country, The Beef Jerky Outlet continues to expand rapidly. 35 new stores were opened in 2016. They offer over 100 varieties of beef jerky.



**West Elevation Phase I**



**South Elevation Phase 2**



**West Across Front Elevation**



**View Between Phases I & II**



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## Market Overview

From Gatlinburg, the popular mountain resort with an internationally recognized arts and craft colony, to Pigeon Forge, with over 40 major attractions including Dollywood and Dixie Stampede to the relaxed family atmosphere of Sevierville, Sevier County, TN, the gateway to the Great Smoky Mountains National Park, is one of the fastest growing counties in the state. Situated on Interstate 40, which stretches between North Carolina and California, and just minutes from Interstate 81, which extends from East Tennessee to the Canadian border, Sevier County, is ideally located for both industry and tourism. More than 70 percent of the U.S market is within a day's drive of one of the most visited areas in the country.

With three industrial parks, low tax rates, electricity provided by TVA, the nation's most reliable provider, a trained workforce with an excellent work ethic, low unionization and workers compensation rates creating a competitive business environment, Sevier County is home to companies such as Activated Metals and Chemicals, Inc., Blalock Lumber, Collier Foods, Lisega Inc., MMI, Swaggerty Sausage, TruTec and TRW Fuji Valve.

The Sevier County campus of Walters State Community College offers students access to a comprehensive curriculum including Culinary Arts, Hospitality Management and Professional Entertainment degrees.

The recently opened comprehensive healthcare facility LeConte Medical Center was named one of the nation's 100 Top Hospitals® by Thomson Reuters. The Gatlinburg Convention Center has over 188,000 s/f of meeting and exhibit space.

With more than 11 million visitors annually, Sevier County offers more recreation, entertainment, dining, and shopping opportunities than other communities many times its size. The 800 miles of scenic hiking trails, horseback riding, whitewater rafting, backcountry camping, and trout fishing in clear mountain streams in the Great Smoky Mountains National Park provides numerous opportunities for outdoor recreation.

Source is eteda.org

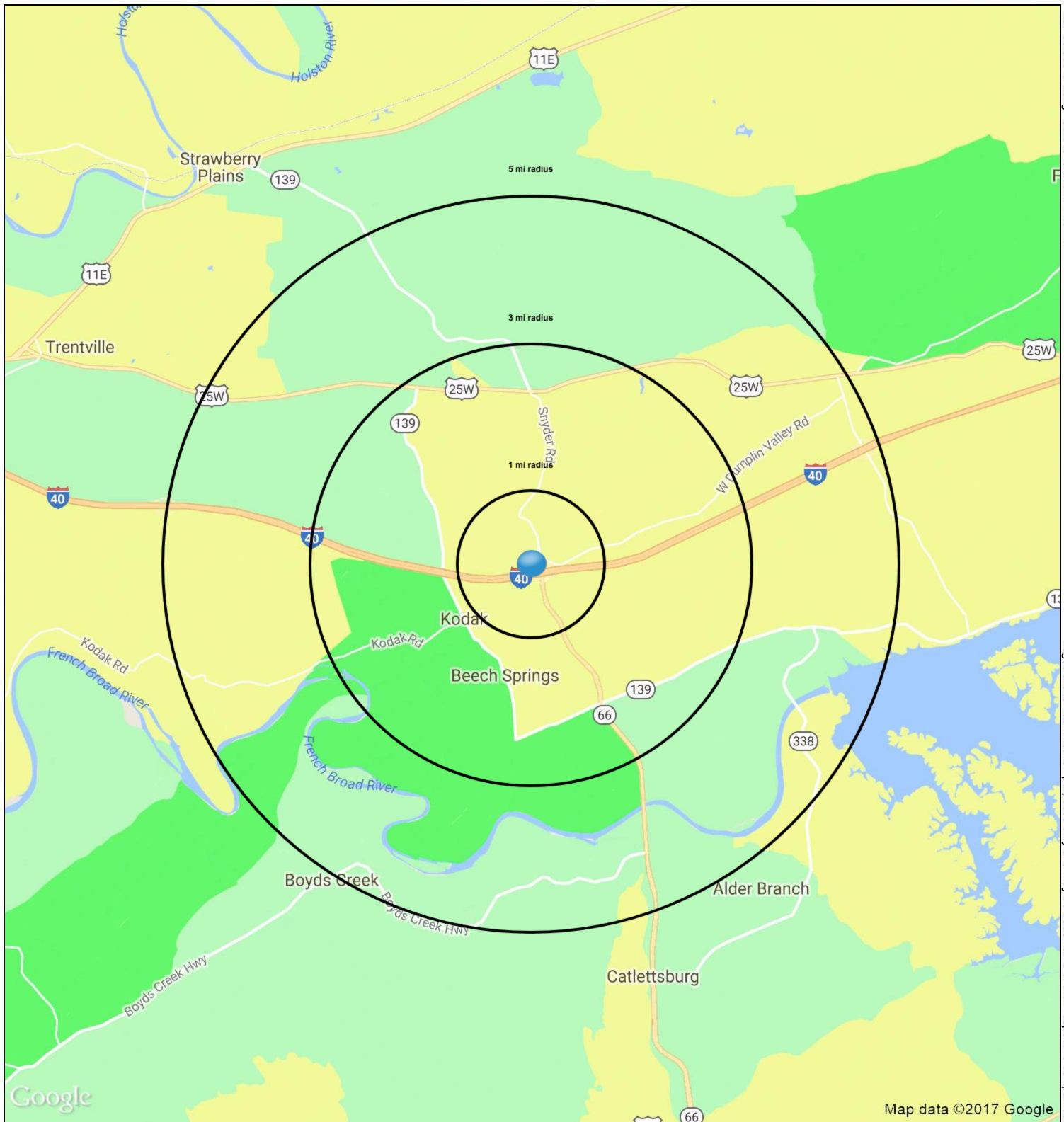
**SEE BROKER FOR FINANCIAL INFORMATION**

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Lat: 35.9512 Long: -83.61049 Zoom: 14.34 m

Logos are for identification purposes only and may be trademarks of their respective companies.

### Median HH Income

By Block Groups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

## 3609 Outdoor Sportsman PI

**Kodak, TN 37764-1477**

Current Year Estimated  
Median Household Income  
July 2017

**Baker Storey McDonald**  
**Properties**  
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# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.9852/-83.6105

RS1

## 3609 Outdoor Sportsman Pl

Kodak, TN 37764-1477

1 mi radius 3 mi radius 5 mi radius

POPULATION	2017 Estimated Population	485	8,046	20,242
	2022 Projected Population	506	8,286	20,943
	2010 Census Population	472	7,622	19,229
	2000 Census Population	414	6,599	15,394
	Projected Annual Growth 2017 to 2022	0.9%	0.6%	0.7%
	Historical Annual Growth 2000 to 2017	1.0%	1.3%	1.9%
	2017 Median Age	38	41.1	41.2
HOUSEHOLDS	2017 Estimated Households	183	3,115	7,790
	2022 Projected Households	190	3,177	7,992
	2010 Census Households	176	2,917	7,308
	2000 Census Households	154	2,488	5,876
	Projected Annual Growth 2017 to 2022	0.7%	0.4%	0.5%
	Historical Annual Growth 2000 to 2017	1.1%	1.5%	1.9%
RACE AND ETHNICITY	2017 Estimated White	96.1%	96.0%	95.9%
	2017 Estimated Black or African American	0.7%	0.9%	1.1%
	2017 Estimated Asian or Pacific Islander	0.7%	0.6%	0.5%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2017 Estimated Other Races	2.3%	2.2%	2.2%
	2017 Estimated Hispanic	2.7%	2.6%	2.3%
INCOME	2017 Estimated Average Household Income	\$47,973	\$55,344	\$57,884
	2017 Estimated Median Household Income	\$36,556	\$46,750	\$48,710
	2017 Estimated Per Capita Income	\$18,127	\$21,435	\$22,280
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	6.2%	6.0%	6.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	24.6%	13.3%	11.1%
	2017 Estimated High School Graduate	34.1%	38.6%	39.8%
	2017 Estimated Some College	22.6%	23.4%	22.1%
	2017 Estimated Associates Degree Only	10.4%	8.2%	8.1%
	2017 Estimated Bachelors Degree Only	1.6%	6.2%	7.8%
	2017 Estimated Graduate Degree	0.5%	4.4%	5.0%
BUSINESS	2017 Estimated Total Businesses	107	245	448
	2017 Estimated Total Employees	1,314	2,597	4,021
	2017 Estimated Employee Population per Business	12.2	10.6	9.0
	2017 Estimated Residential Population per Business	4.5	32.9	45.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.