

OLIVER SMITH REALTY & AUCTION CO., INC.

www.oliversmithrealty.com

3676 Parkway, Pigeon Forge, Tennessee 37863



FOR LEASE - 1,800 Sq. Ft. Restaurant Suite Move-In Ready Condition

Property Information

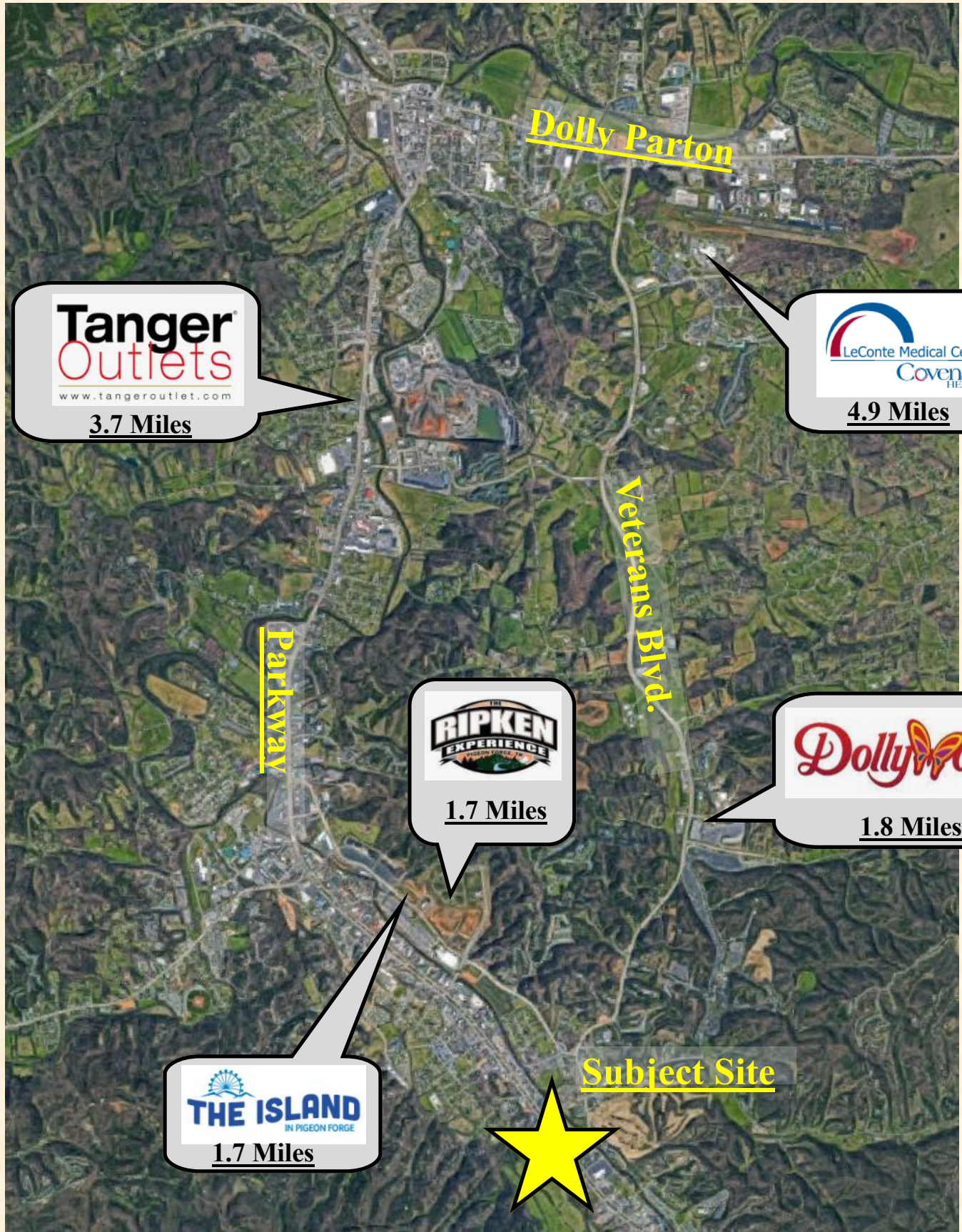
- For Lease: **1,800 Sq. Ft. Restaurant Space on End Cap with garage doors**
- Asking Rent: **\$6,900 / Month** (\$40 / foot NNN. NNN's = \$6.00 / foot)
- Co-Tenants: Marble Slab and NAO Japanese Grill.
- Grease Trap, Restaurant HVAC, Hood System, and Restrooms in place.
- Located directly on the Parkway in Pigeon Forge at the intersection of Dollywood Lane & Parkway.
- **Traffic Counts:** 45,568 VPD (Off-Season) - 77,570 VPD (In-Season).
- Over 30 hotels within 1 mile distance of the site.
- 2.5 million visitors to Dollywood per year - almost all will drive past this site while en-route to Dollywood.
- Over 12 million visitors per year to Pigeon Forge & The Great Smokey Mountain National Park.

Oliver A. Smith IV

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 584-2000

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Tennessee Mountain Lodge

RIVERSIDE
MOTOR LODGE


All Season Suites

FOOD CITY
Value. Everyday.™

**HOME
FEDERAL
BANK** 

IHOP

Parkway: 44k+ VPD

Dollywood Lane: 28k+ VPD

Wendy's
OLD FASHIONED
HAMBURGERS

Arby's

TOPJUMP
TRAMPOLINE & EXTREME ARENA

**LONG JOHN
SILVERS** **BR**
baskin
robbins™



**Best
Western**

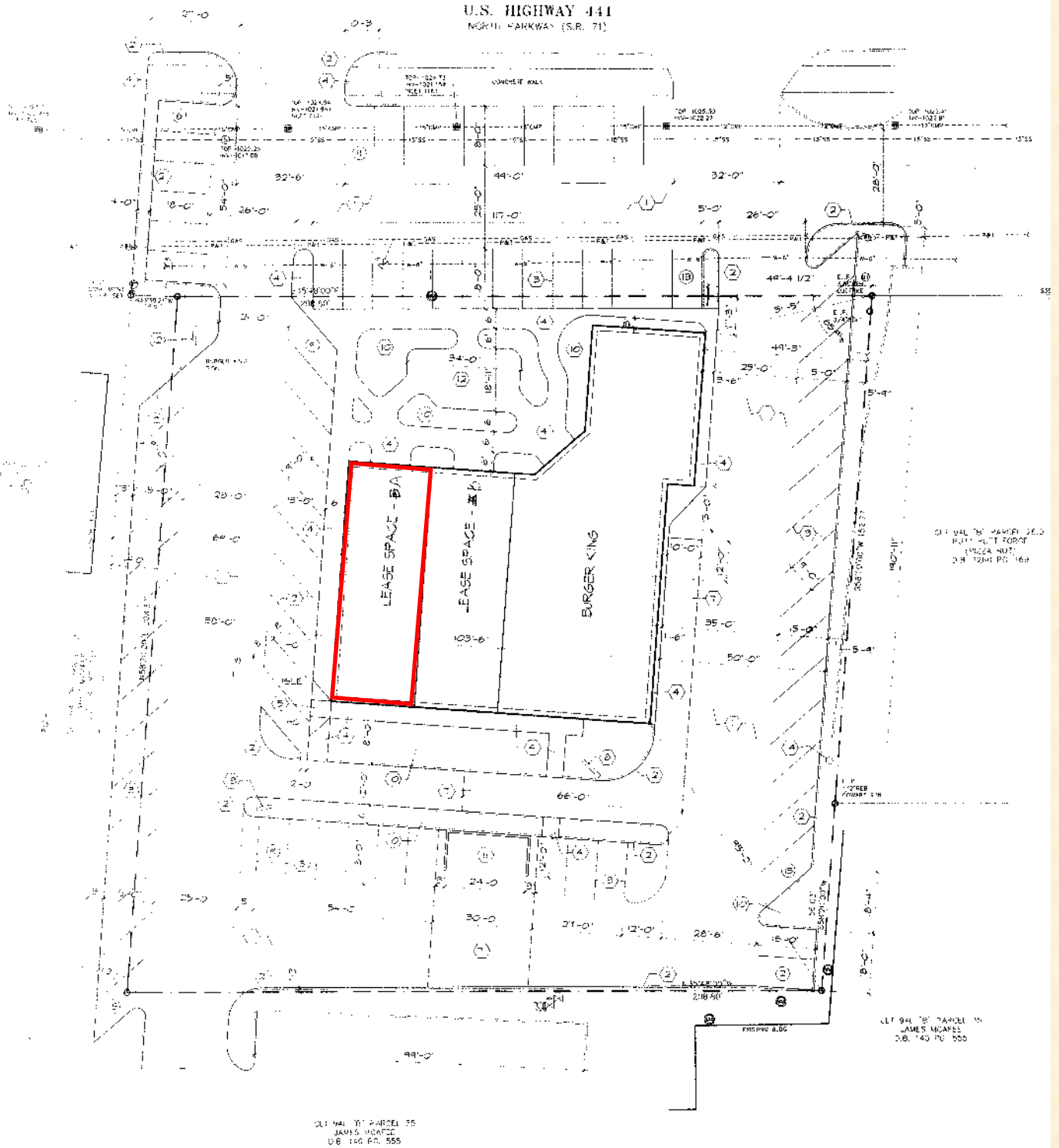
**Pizza
Hut**
NO ONE OUTPIZZAS THE HUT

Denny's

**Comfort
INN & SUITES**

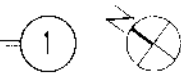
McALISTER'S
DELI

Site Plan



SITE PLAN - LAYOUT

1" = 20'-0"



Floor Plan

ELECTRICAL FEEDER DIAGRAM

SCALE: NONE

ELECTRICAL DROP CORD DETAIL

SCALE: NONE

ELECTRICAL EQUIPMENT SCHEDULE

MARK	DESCRIPTION	NO.	AMPERES	VOLTS	PHASES	CONDUIT / WIRE SIZE	TRAY/PIPE	TRAY/PIPE SIZE	CONNECTION	NOTES
(1)	ONE MAIN PANEL	1000	40.0	240	3	3/4" EMT	120/1	240/1	MAIN S-120	
(2)	RECEPT	2000	15.0	120	1	1/2" EMT	120/1	120/1	RECEPT	
(3)	SWITCH	100	15.0	120	1	1/2" EMT	120/1	120/1	SWITCH	
(4)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(5)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(6)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(7)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(8)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(9)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(10)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(11)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(12)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(13)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(14)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(15)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(16)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(17)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(18)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(19)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(20)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(21)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(22)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(23)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(24)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(25)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(26)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(27)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
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(29)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(30)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(31)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	
(32)	CEILING LIGHT	100	15.0	120	1	1/2" EMT	120/1	120/1	CEILING LIGHT	

FLOOR PLAN - ELECTRICAL

SCALE: 1/4" = 1'-0"

LISTING FIXTURE SCHEDULE

REMARKS	DESCRIPTION
A	SPACE CEILING MOUNTED LED HUNG 18" X 18" X 1.00" 100W RECESSED DOWN LIGHT. SEE ELEC. SCHEDULE FOR NOTES.

NOTES

1. REFER TO ALL OTHER ELECTRICAL SCHEDULES FOR NOTES.
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Upt for
Boss Hogg Barbeque

3670 Parkway
Pigeon Forge, Tennessee

Floor Plan - Electrical

1/18/20

OLIVER SMITH REALTY & AUCTION CO., INC.

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