



OFFICE BUILDING FOR LEASE

VIDEO

PROPERTY DESCRIPTION

Discover a sublease opportunity on the fifth floor of 100 E Main Street, Sevierville's premier office building. This turnkey space offers panoramic views and immediate occupancy with existing furnishings available. The entire fifth floor is currently vacant, offering flexibility for larger space requirements or multi-tenant configurations. Located in the heart of downtown, tenants enjoy convenient walkable access to local shops, dining, and services. Additional storage garage on ground level can be included.

Landlord has additional vacancy on 5th floor for expansion opportunity.

PROPERTY HIGHLIGHTS

- Quality Professional Office Building
- Downtown with Walkable Amenities
- Incredible Views

OFFERING SUMMARY

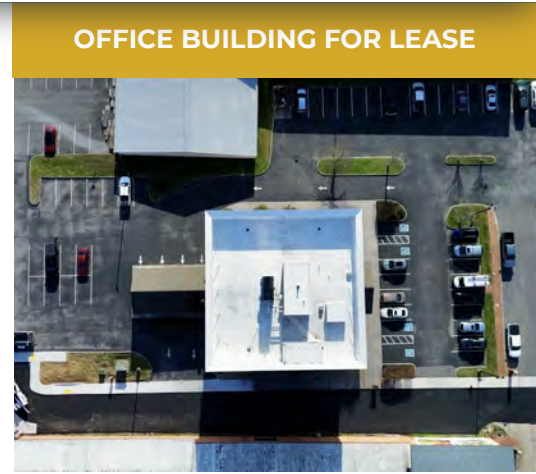
Lease Rate:	\$23 SF/yr (Full Service)
Available SF:	3,623 SF
Building Size:	27,446 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	790	5,984	11,682
Total Population	2,138	14,003	28,657
Average HH Income	\$62,873	\$70,832	\$74,756

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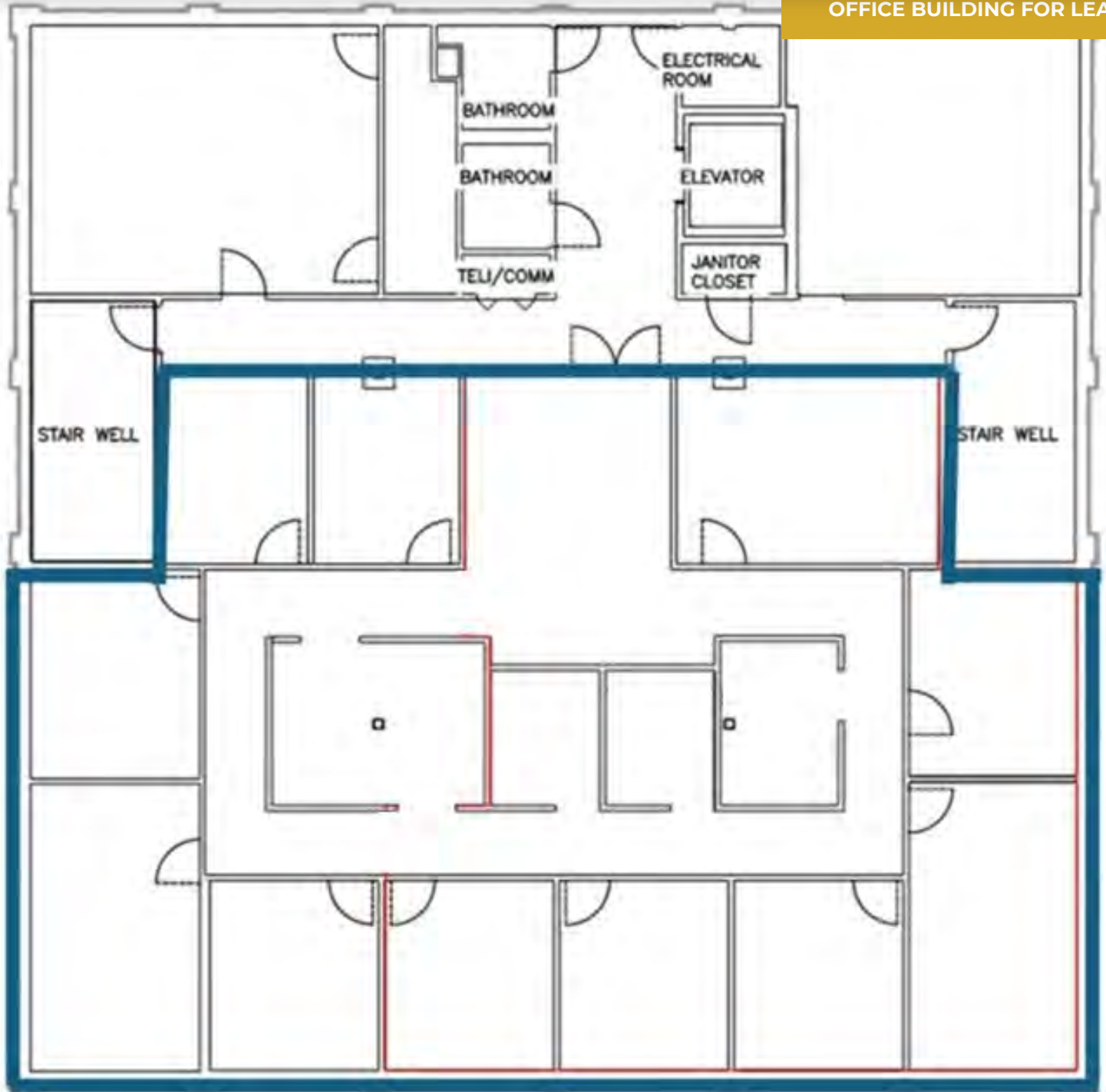


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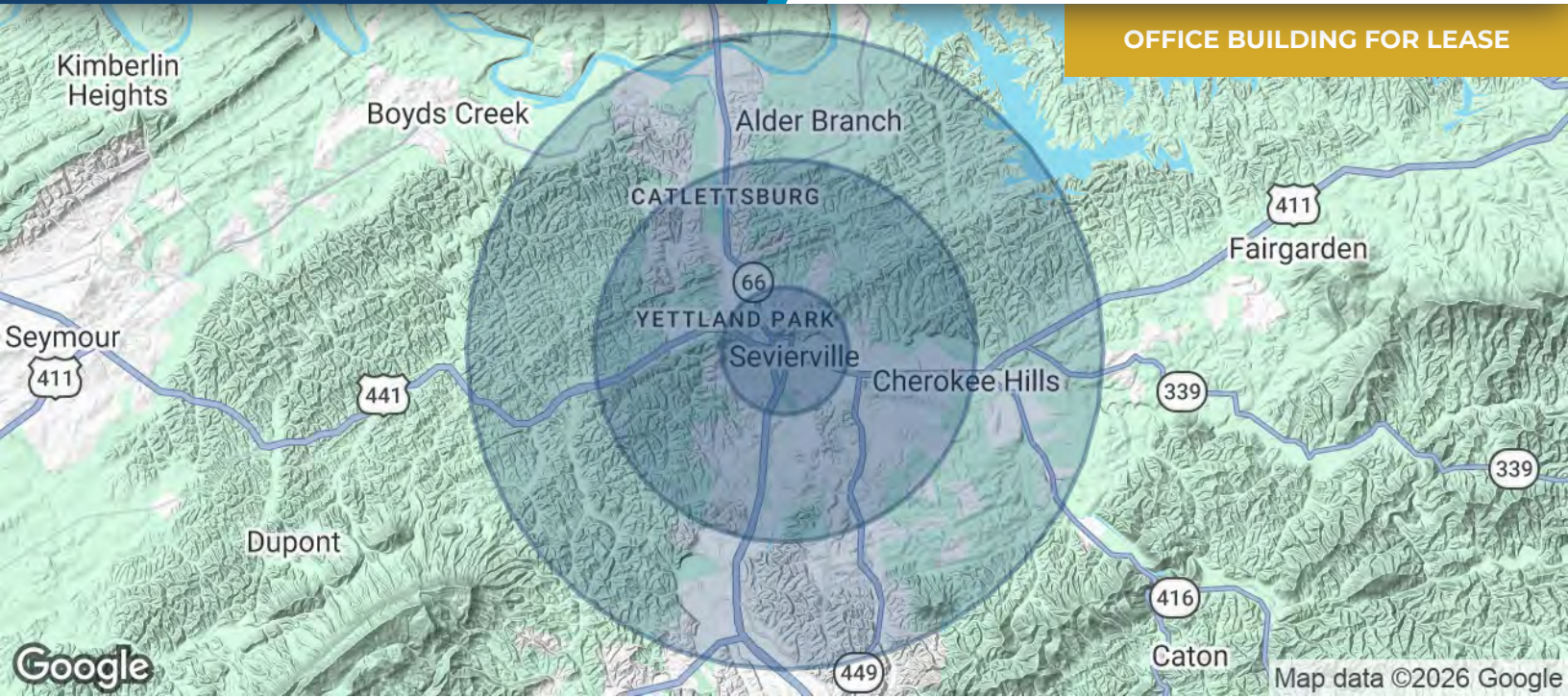


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,138	14,003	28,657
Average Age	34.1	39.0	40.4
Average Age (Male)	35.4	39.0	39.5
Average Age (Female)	34.6	42.3	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	790	5,984	11,682
# of Persons per HH	2.7	2.3	2.5
Average HH Income	\$62,873	\$70,832	\$74,756
Average House Value	\$219,227	\$252,391	\$261,787

2023 American Community Survey (ACS)

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