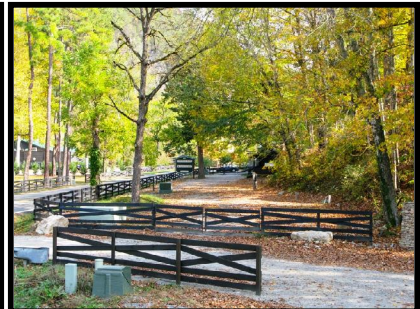


**PRIME LOCATION:** This strategic property has 6 lots (3.42 acres approx). The building is 2,768 square feet +/- . The rustic building is sited on four lots ( 2.118 acres.) There are 54 parking spaces in a lined paved parking lot. A brand new industrial strength HVAC system was installed in 2010. The four lots have over 326 feet of frontage on highway 165 (Cherokee Skyway). There are 1.3 million vehicles that pass the property each year. (Tennessee Dept of Transportation count 2009). Smoky Mountain Harley Davidson the lessee for the property with a 3 year lease.



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