



50,356 (AADT)

The property is located in the heart of the Pigeon Forge tourist district, a major tourist destination that attracts over 15 million annual visitors. The majority of visitors live within 500 miles of the area.

Multi-Use Retail Tourist Destination

2850 & 2870 Parkway, Pigeon Forge, TN 37863

FOR SALE

\$15,000,000

- Lot Size 11.61 Acres
- 153,638 total sq ft
- Over 1,110 ft of Parkway Frontage
- Access to traffic light



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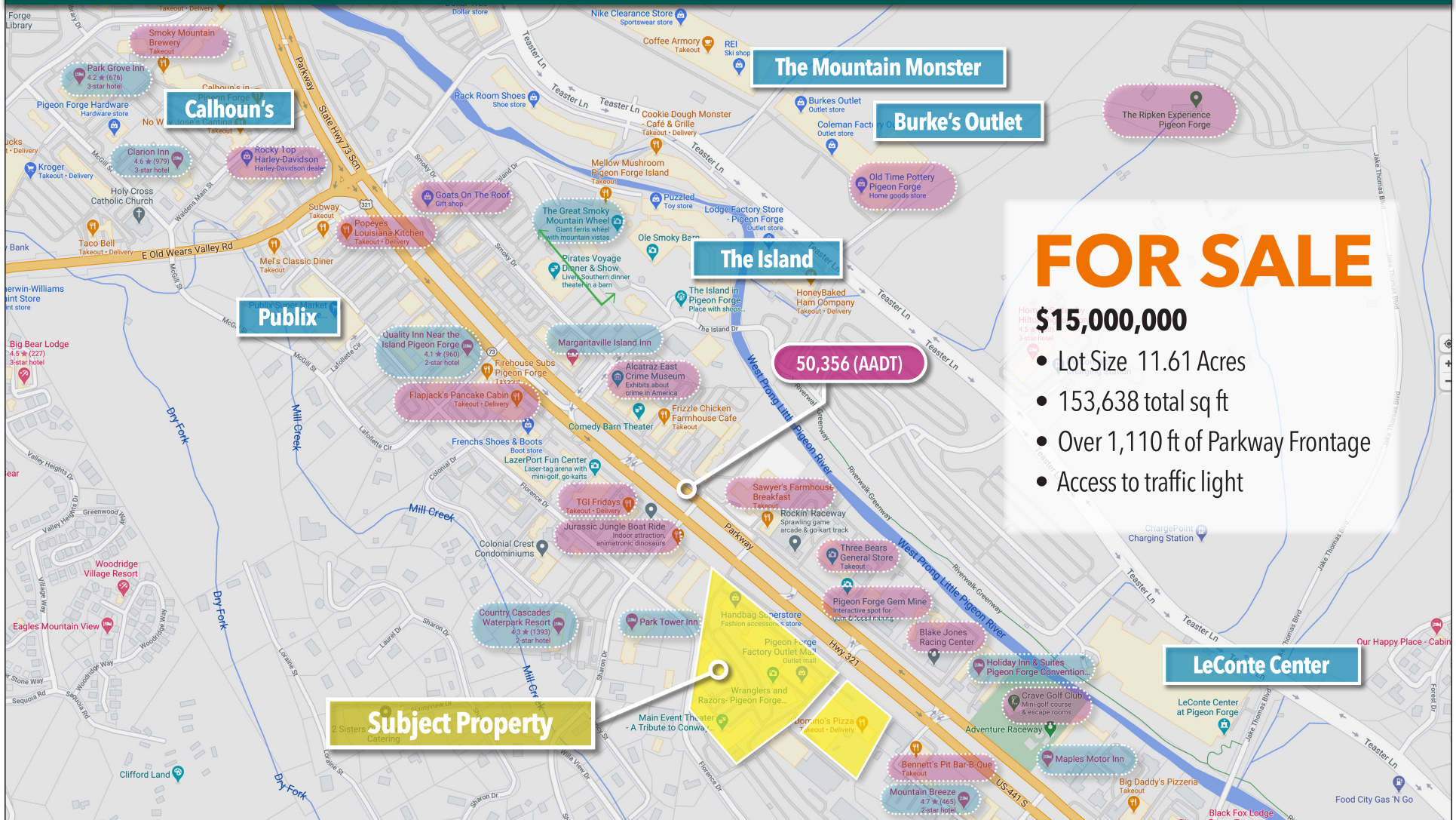
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LOWER AREA



LOWER AREA



UPPER AREA



UPPER AREA



OUTPARCELS





The subject property is located in the heart of Pigeon Forge and close to all area attractions including Dollywood, The Ripken Experience, The Island at Pigeon Forge.

- **Dollywood** is country singer Dolly Parton's Appalachian-themed park. Dollywood hosts more than 3 million visitors annually.
- **The Ripken Experience** is a \$22.5 million baseball facility. The Ripken Experience was responsible for \$33.8 million in visitor spending during its 2018 season.
- **The Island at Pigeon Forge** is a 23-acre entertainment destination with two Margaritaville lodging properties on-site as well as over 80 shops, restaurants and attractions.

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SOUTHEAST VIEW

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Subject Property

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Sevier County, Tennessee is a primary tourist destination for the Eastern U. S., attracting over 15 million annual visitors and is located 20 miles southeast of Knoxville, Tennessee. The region is home of some of the South's most well-known attractions, theaters, shops, restaurants and accommodations.

Sevier County is within a day's drive of 75% of the US population and within a five-hour drive of 13 of the South's major cities – Cincinnati, Louisville, Lexington, Charleston, Columbia, Asheville, Atlanta, Birmingham, Montgomery, Nashville, Chattanooga, Knoxville and the Tri-Cities.

The tourism industry now employs 45.5% of Sevier County's local workforce and captures 30.7% of total industry earnings in Sevier County. The impact tourism has had on Sevier County has been dramatic, making tourism the major driver of economic development.



NORTHWEST VIEW

The Island

The Mountain Monster

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The property is located in the heart of the Pigeon Forge tourist district, a major tourist destination that attracts over 15 million annual visitors. The majority of visitors live within 500 miles of the area.

- #1 Tourist Destination in East Tennessee
- 15 Million Visitors in 2019
- \$4+ Billion in 2019 Total Sales

- Over 160 Hotels
- Over 17,000 Room Nights
- Over 9,000 Nightly Cabin Rentals

SIGREUSA.COM

PLAY MOVIE



Multi-Use Retail Tourist Destination



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