

PIGEON FORGE

# Entertainment Venue

Formerly Dick Clark's American Bandstand  
 149 Cates Lane, Pigeon Forge, TN 37863

- Property Type: Retail | Commercial For Sale
- Special Purpose Type: Sports/Entertainment
- Size: 112,620 SF
- Agerage: 40 PLUS
- Sale Price: \$7,595,000
- Sale Terms: Cash to Seller

**Overview/Comments**

- The former Dick Clark's American Bandstand is located at the entrance to the Great Smoky Mountains National Park which is the most visited national park with an average of 10,000,000 visitors per year.
- Other surrounding attractions include amusement and water parks, hotels, restaurants, museums, theaters and interactive venues for all ages.
- The property includes a four story multi-use building plus a daylight basement for a total of approximately 112,620/SF situated on a 40+ acre tract that is zoned C-2, Tourist Commercial District.



**Contact: Keith Widmer**  
 865-777-0000 Office  
 keithwidmer@sigreusa.com

**SIGREUSA.COM**  
 11470 Parkside Drive | Suite 300  
 Knoxville, TN 37934

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FOR SALE

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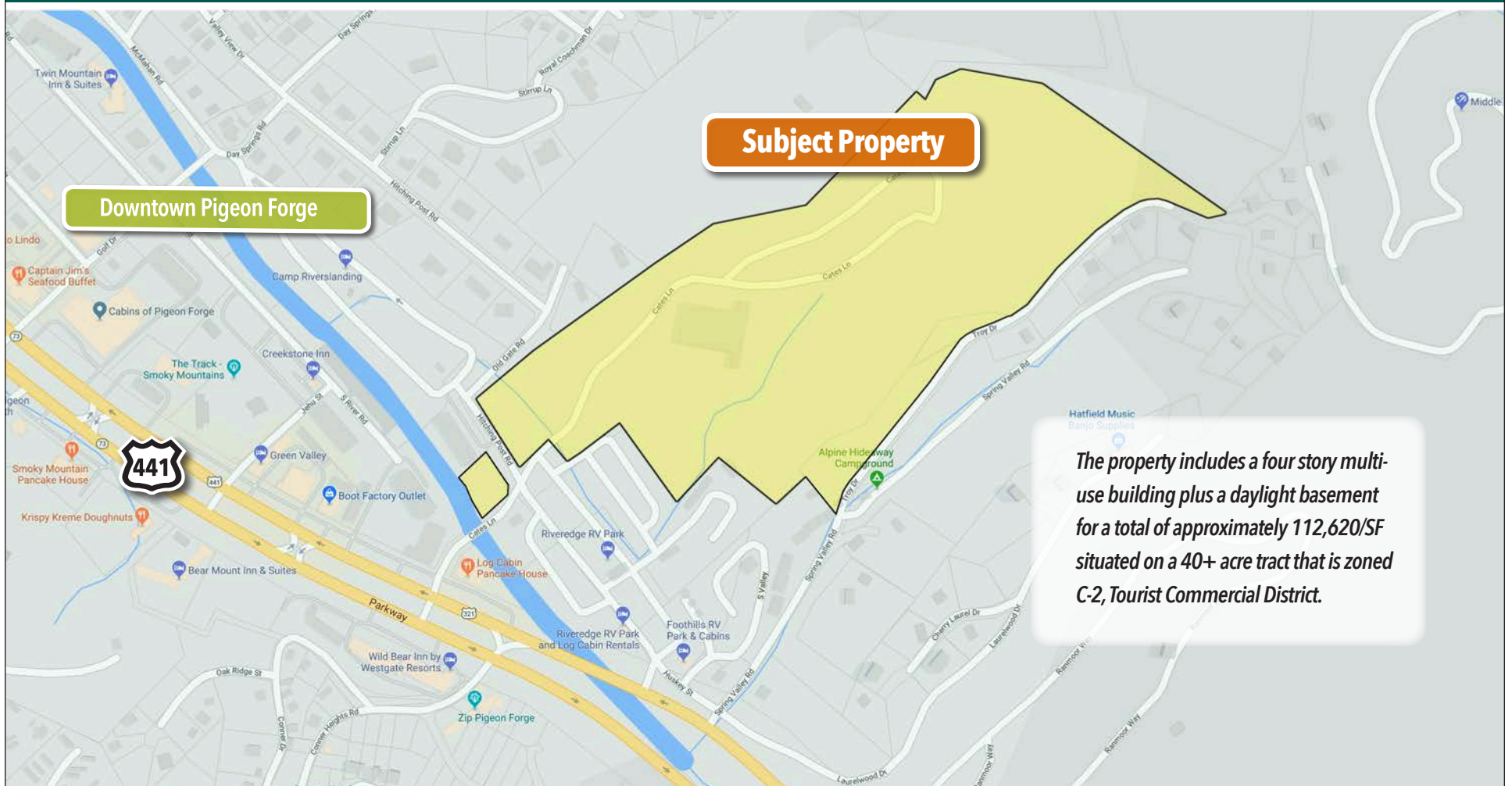
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Downtown Pigeon Forge

Subject Property

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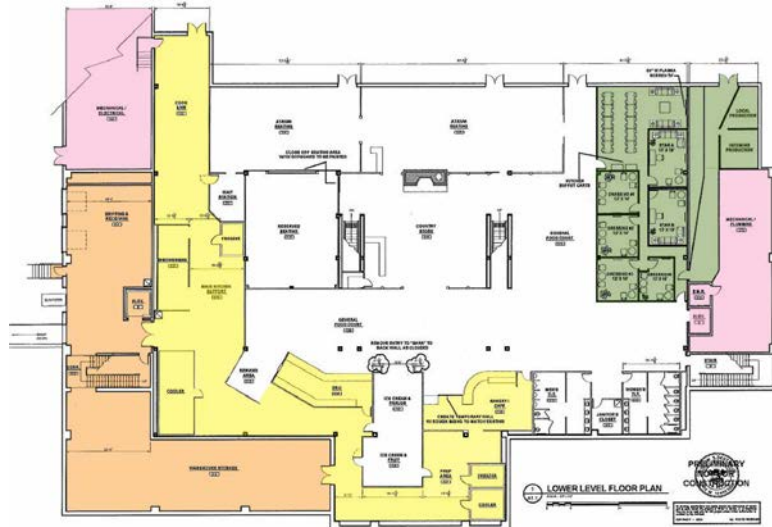
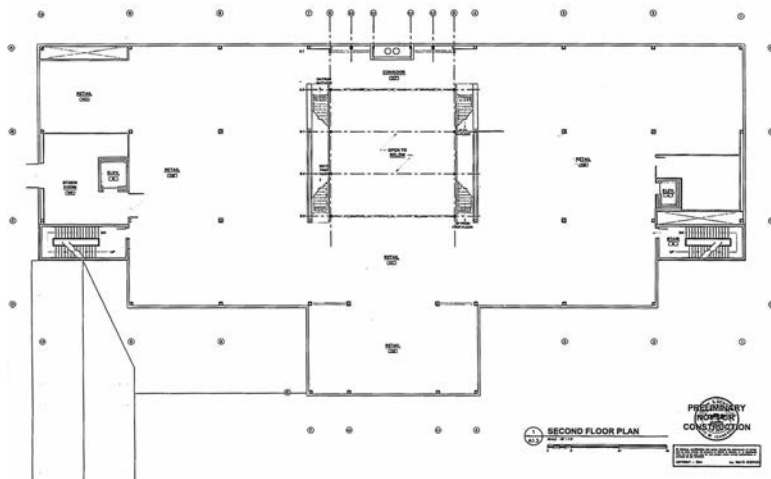
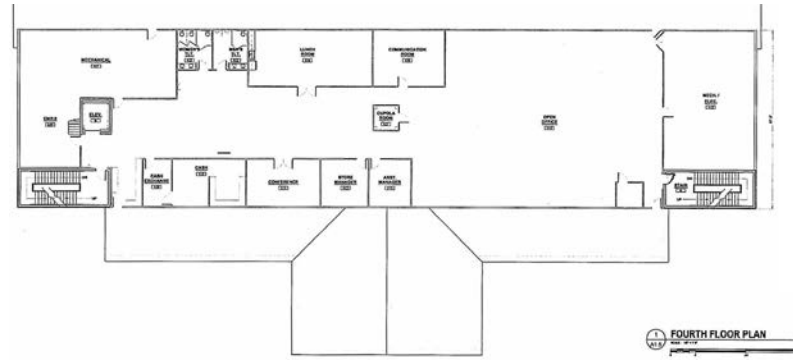
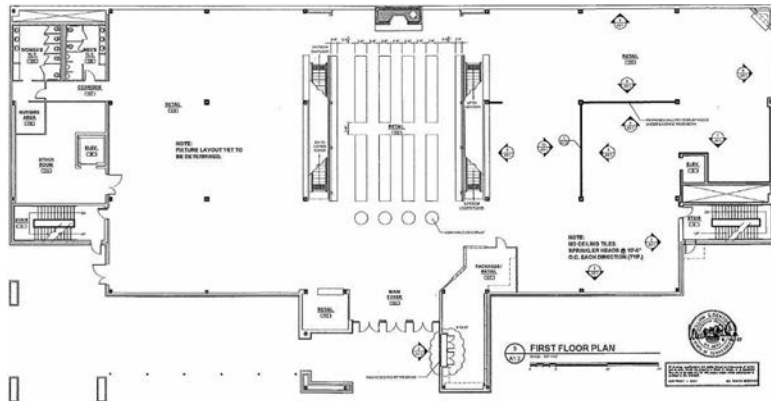


Massive Great Room and one of the Largest Commercial Kitchens in Sevier County.



**Massive Great Room** and one of the **Largest Commercial Kitchens** in Sevier County. **5 floors** ranging from 13,639 SF to 22,051 SF





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- *Lower Level: loading facilities, warehouse storage, fully equipped large kitchen, restaurant facilities including dining, deli, bakery and flex areas ( all with combined seating for 500)*
- *First Floor: the entrance, lobby area with large atrium, customer service, retail displays on either end, and storage*
- *Second and Third Floors: retail displays on either end and storage*
- *Fourth Floor: office, conference areas, employee lounge and lockers and overflow storage*



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