



### Significant Strategic Location

#### OVERVIEW

- 75 ft of Parkway frontage
- Traffic count is 49,480 (ADT) at Parkway
- Exposure to 11 million visitors
- Across from Cheddars
- Minutes from Dollywood
- Minutes from The Island
- \$10,000/month NNN lease
- 3150 SF
- .35 Acres

# 3259 Parkway | Pigeon Forge

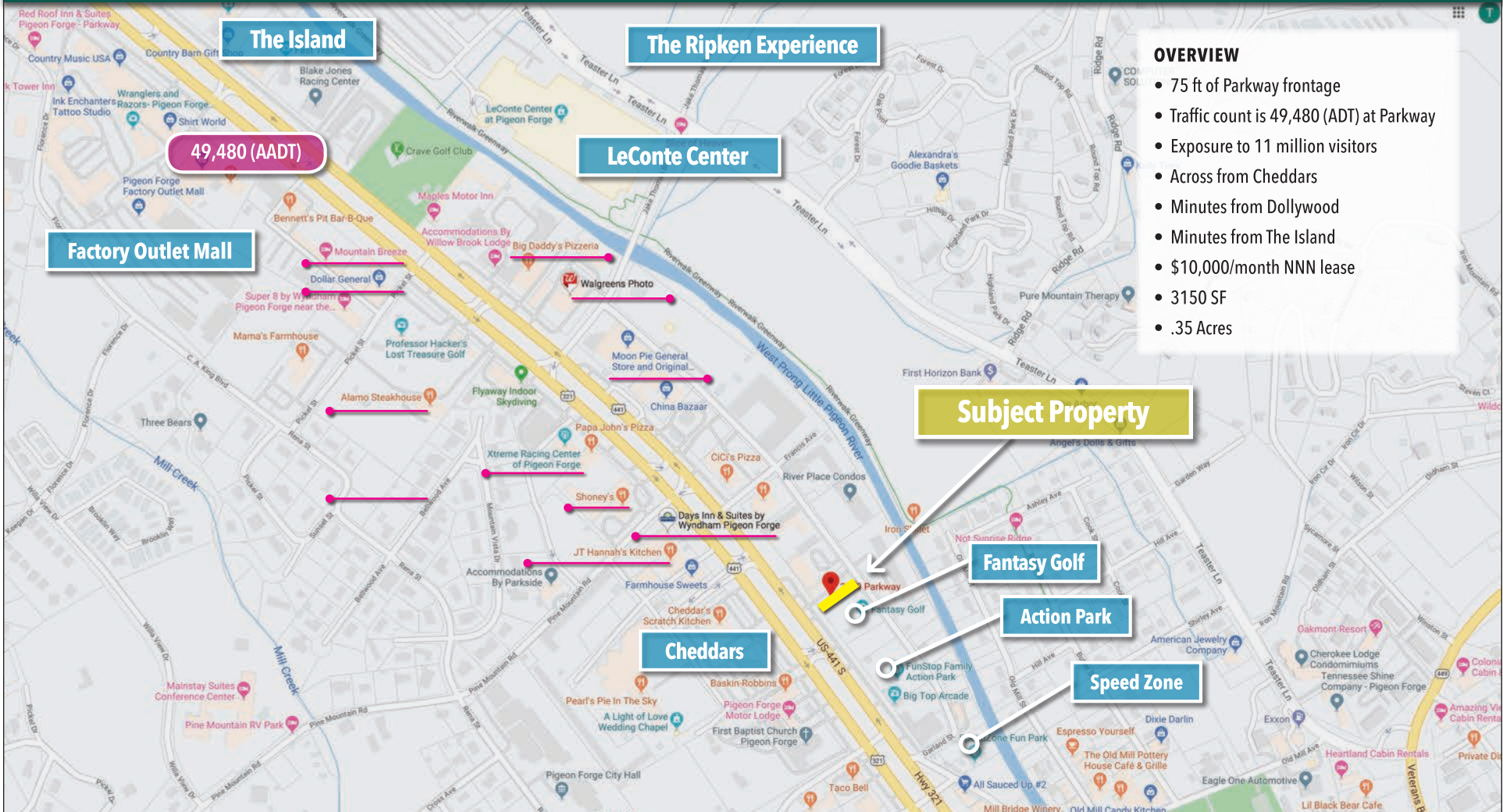


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# FOR LEASE

\$10,000/month NNN lease



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**3259 Parkway: Located in the heart of Pigeon Forge**



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VIEW NORTH

The Island

Cheddars

49,480 (AADT)

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VIEW SOUTH

Speed Zone

Action Park

Fantasy Golf

49,480 (AADT)

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# PLAY MOVIE



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