



GREENBRIER
real estate advisors

Hotel Redevelopment for Sale

Pigeon Forge

3555 Parkway ~ Pigeon Forge, TN 37863

Site

3555 Parkway
(0.92 Acres +/-)

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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors

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Property Details

Name	Hotel For Sale ~ Pigeon Forge
Address	3555 Parkway Pigeon Forge, TN 37863
Lot Size	0.92 Acres +/-
Building Size	24,183 SF +/-
Sale Price	See Agent for details

Demographic Snapshot *2025 Data

	1 Mile	3 Mile	5 Mile
Population	2,591	8,761	22,636
Average Household Income	\$73,701	\$75,422	\$81,732

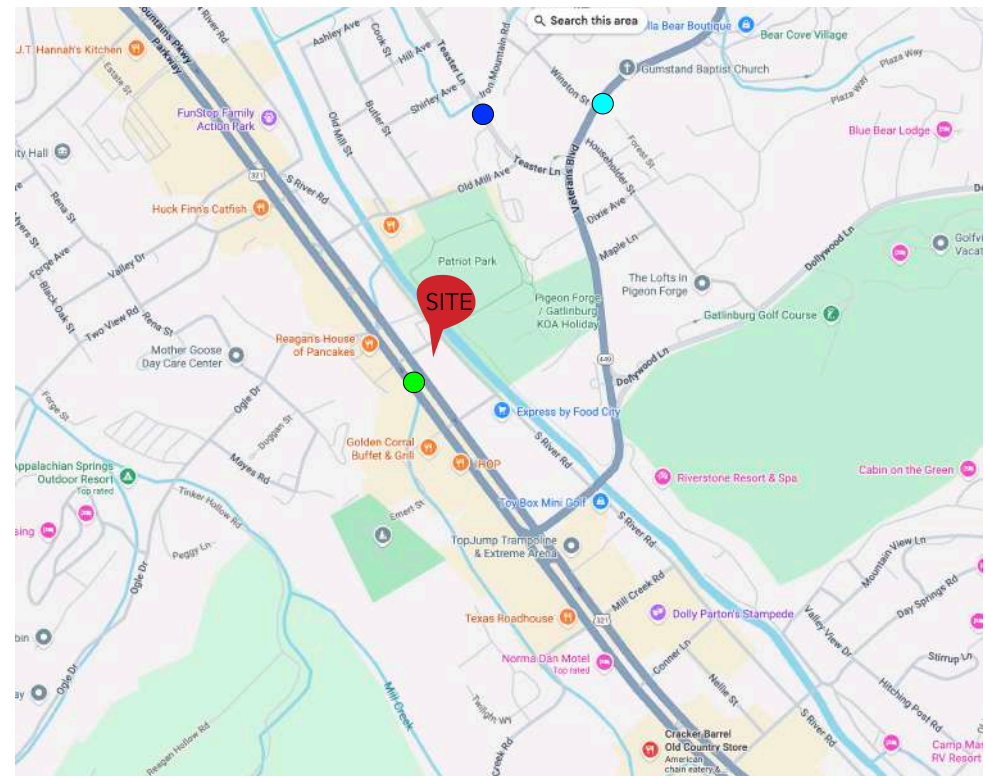
Market Overview

- Hotel Redevelopment for Sale in the heart of Pigeon Forge, TN on Parkway
- Approximately 0.30 acres +/- of parking rights and use in the ROW
- Excellent location with nearby attractions including: Dollywood, The Great Smoky Mountain National Park, The Ripken Experience Baseball Complex and the LeConte Center at Pigeon Forge

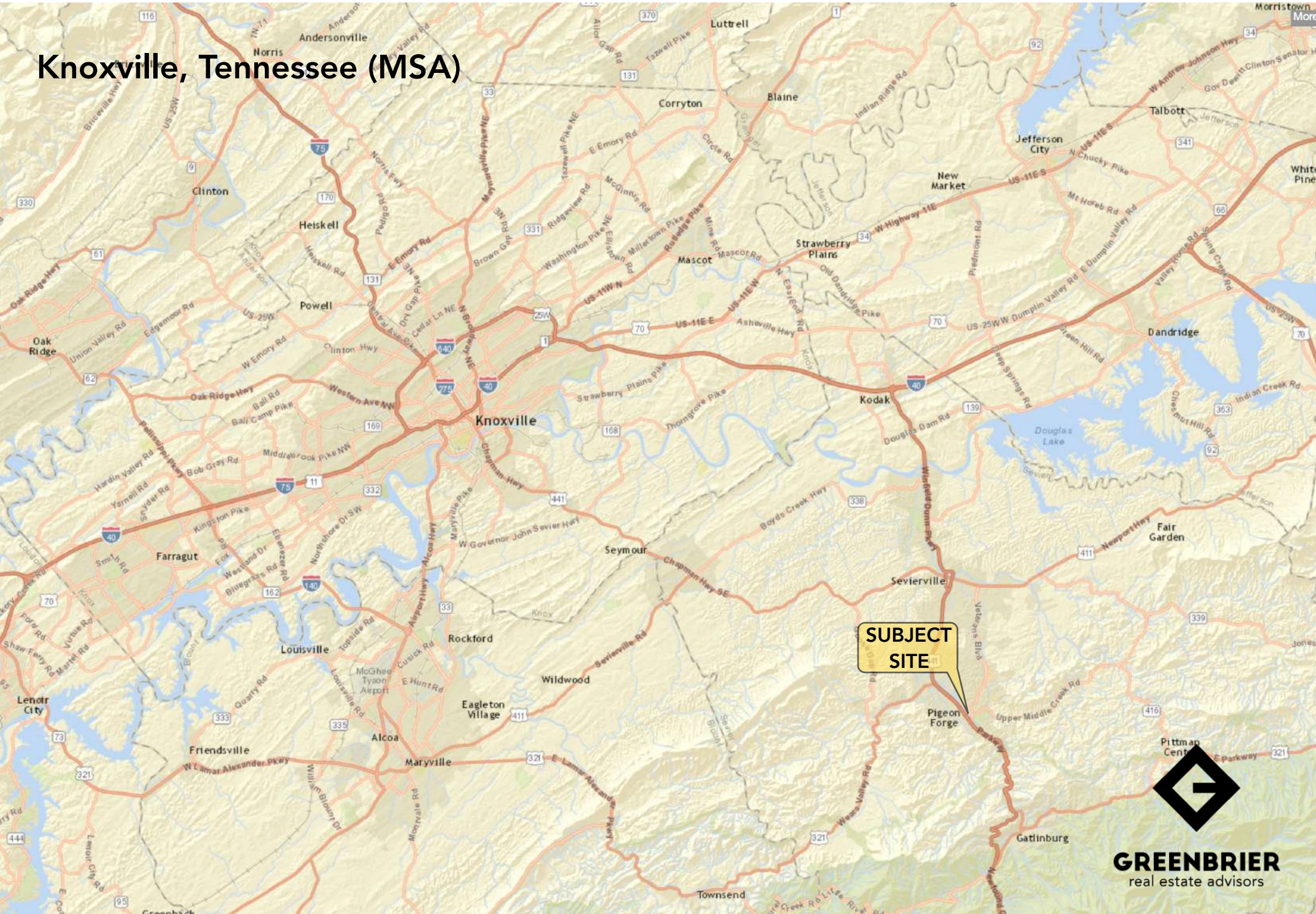
Traffic Counts *2024 Data

Parkway	50,645 ADT	●
Teaster Lane	15,563 ADT	●
Veterans Boulevard	29,491 ADT	●

Map



Knoxville, Tennessee (MSA)





LeConte Center at Pigeon Forge

















TOWNEPLACE SUITES - HARRIOTT









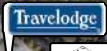
Patriot Park

Site
3555 Parkway
(0.92 Acres +/-)

VACATION LODGE










































Pigeon Forge, TN

VACATION LODGE

PRECISION INK
TATTOOS

Dominos
Pizza

Site
3555 Parkway
(0.92 Acres +/-)

Shirt & Gift
City

Tennessee Mountain
Lodge Riverside by OYO

Riverside
Motor Lodge

All Season Suites

EXPRESS
FOOD BEVERAGES FUN

ACE
Hardware

Ogle Drive

REAGAN'S
HOUSE OF PANCAKES

SMOKIES
CUBAN CAFE

Big Bear Resort -
Pigeon Forge

SUBWAY

McDonald's

The Vista

CORKY'S
RIBS & BBQ

golden corral
Briar & Grill

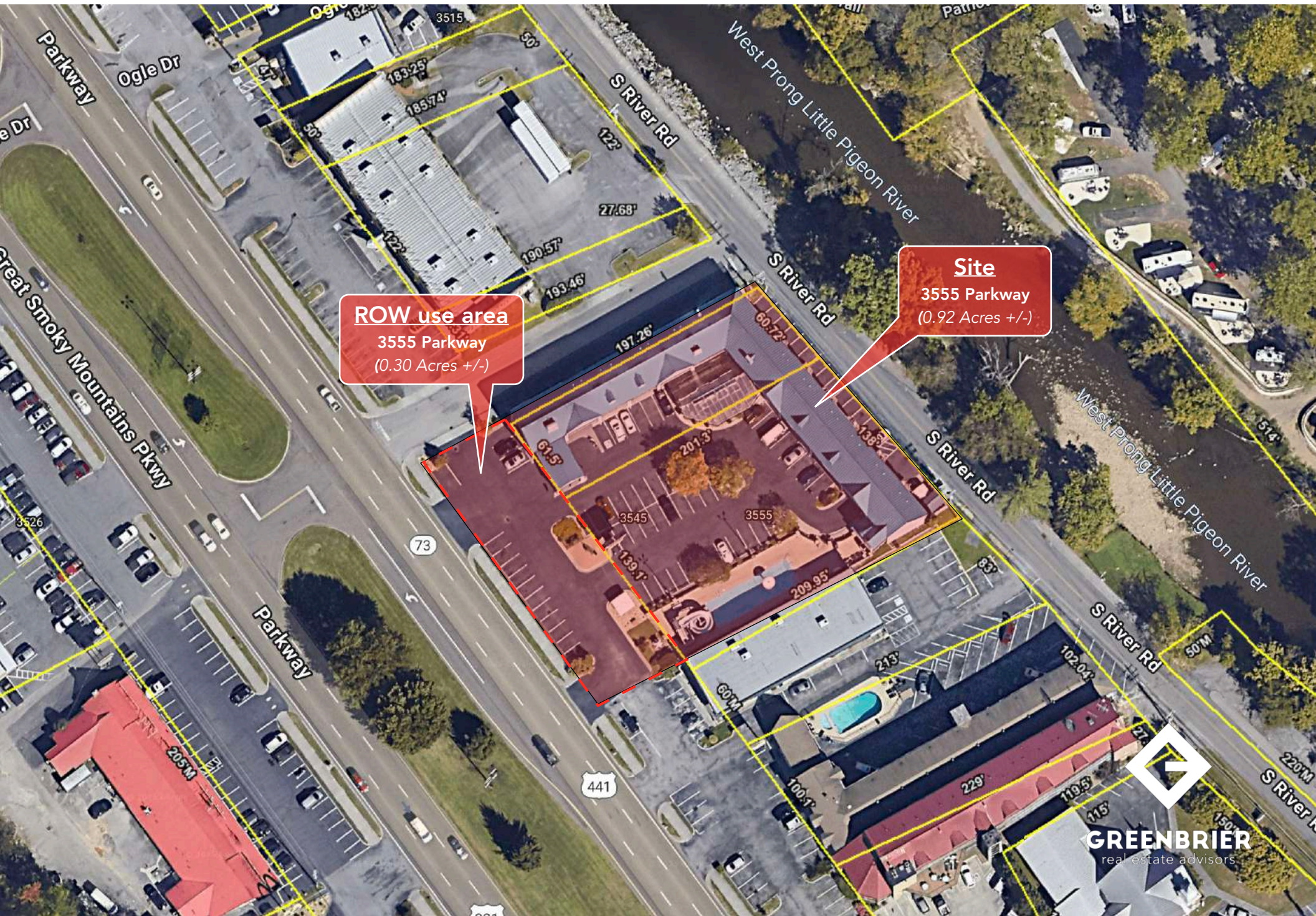
GUEST INN

BRIARSTONE
INN

IHOP
RESTAURANT

EXXON





ROW use area

3555 Parkway
(0.30 Acres +/-)

Site

3555 Parkway
(0.92 Acres +/-)



Site
3555 Parkway
(0.92 Acres +/-)

ROW use area
3555 Parkway
(0.30 Acres +/-)





Pigeon Forge, TN



LeConte Center at Pigeon Forge

Cal Ripken Baseball Stadium

Residence Inn

Marshall's

FOOD CITY

Teaster Lane

15,563 ADT (*24)

Big Bear Resort - Pigeon Forge

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HOME2

GENERAL STORES

TACO BELL

TOWNEPLACE SUITES

RIVERSIDE

RESTAURANT

Site
3555 Parkway
(0.92 Acres +/-)

Patriot Park

VACATION LODGE

SUBWAY

golden corral

IHOP

EXPRESS

25,491 ADT (*24)

Travelodge

WALMART

GUEST INN

MCDONALD'S

WENDY'S

Arby's

BR

Pizza Hut

Comfort Inn

Denny's

RIVERCHASE

QUALITY

Pigeon Forge, TN



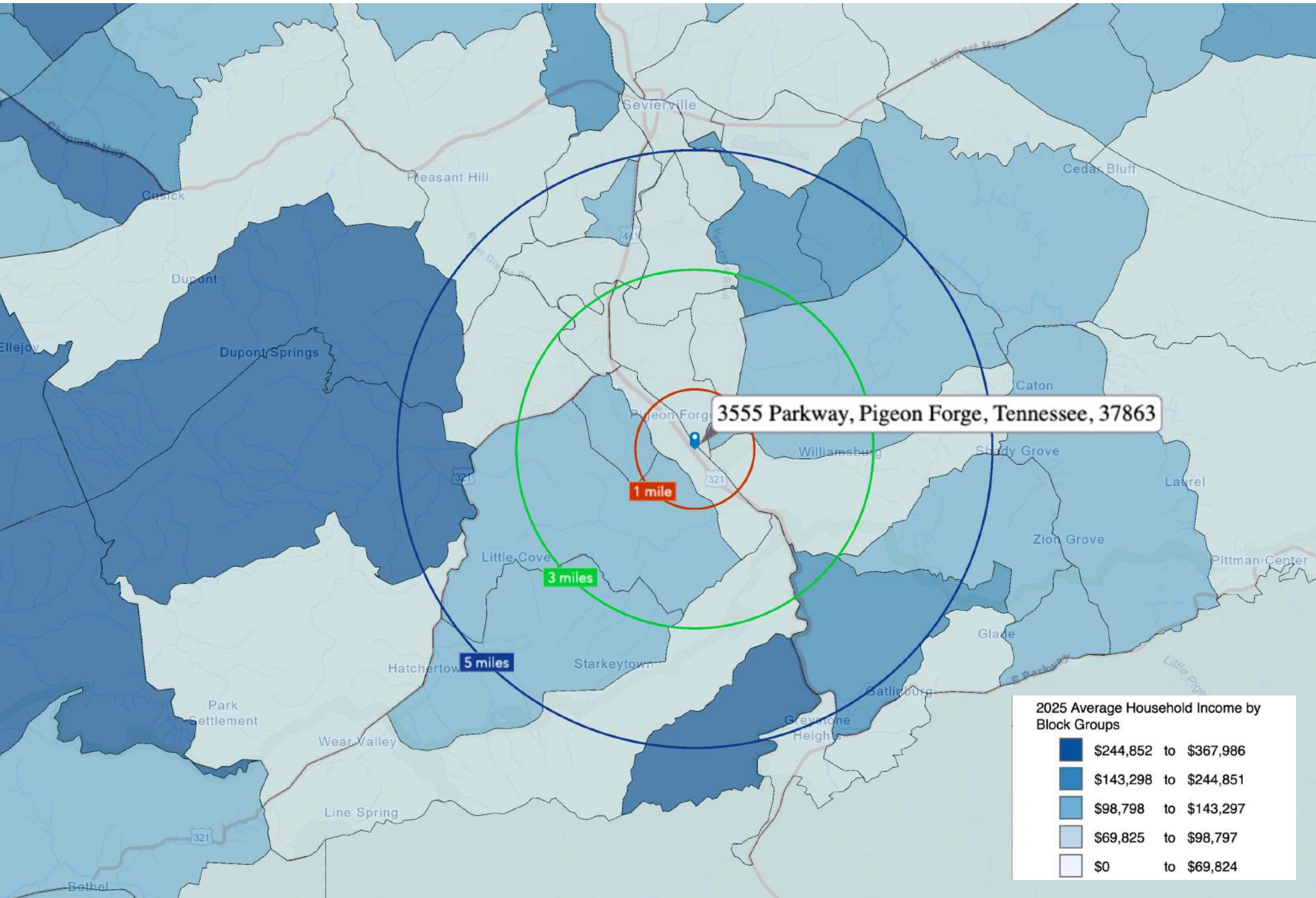
Great Smoky Mountain National Park

Site
3555 Parkway
(0.92 Acres +/-)

Patriot Park

Big Bear Resort - Pigeon Forge





(5 Mile Radius ~ Parkway)

KEY FACTS

22,636



2025 Total Population (Esri)



Average Household Size

43.3

2025 Median Age (Esri)

\$61,008

Median Household Income

EDUCATION

14%

No High School Diploma



38%
High School Graduate



27%
Some College



20%
Bachelor's/Grad/Prof Degree

2025 Daytime Population	
2025 Total Daytime Population	33,488
2025 Daytime Population: Workers	22,112
2025 Daytime Population: Residents	11,376

BUSINESS



1,630

Total Businesses



20,648

Total Employees

EMPLOYMENT



White Collar

47%



Blue Collar

23%



Services

29%

1.4%

Unemployment Rate

3555 Parkway, Pigeon Forge, Tennessee, 37863



Average Household Income



\$81,732

2025 Average Household Income

Total Retail Sales



\$2,568,505,956

2025 Total (SIC01-99) Sales (\$000)