



Target Shopping Center

Sevierville, Tennessee

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WHY SEVIERVILLE...

- Continually increasing growth and sales in the retail market
- Gateway to the most visited National Park in the country
- Over 16 million visitors annually
- Massive sales figures in grocery and box store categories
- Millions of marketing dollars already present in the economy
- Minimal seasonal variation in the market
- Available sites with high traffic volumes and high visibility

GET TO KNOW SEVIERVILLE

Tucked in the foothills of Great Smoky Mountains National Park, Sevierville, TN is a tourism powerhouse. The seat of Sevier County, Sevierville and her sister cities (Pigeon Forge and Gatlinburg) draw well over **16,000,000 visitors annually** to enjoy a Smoky Mountain vacation.

Tourism is king in Sevierville and our **visitors account for over 90% of total spending** in our city. That's no small sum, either. Sevierville is anticipating to close out **2021 at more than \$2 BILLION** dollars in sales. All total, Sevier County ended 2021 with a record **\$6 BILLION** in sales.

Sevierville has **available land, ample visitors**, and (unlike Pigeon Forge and Gatlinburg) **NO gross receipts tax**.

THE SEVIERVILLE VISITOR



300 Mile Radius



2.6 Nights Avg. Length of Stay



2.8 Avg. Party Size



84% of guests are repeat visitors
64% have visited more than 5x



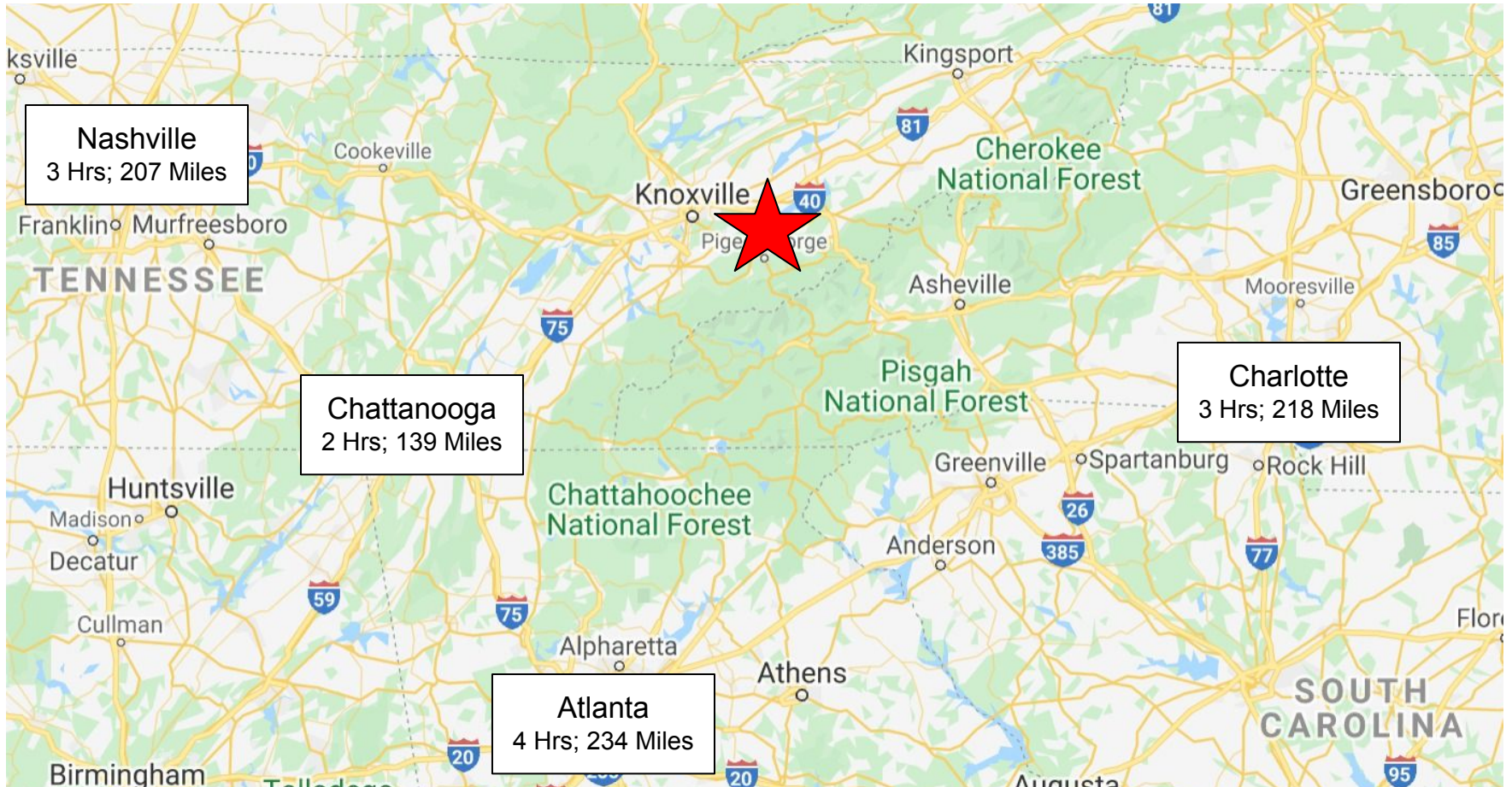
1.8 Avg. Return Trips / Year



Avg. Spend per trip ~ \$1,000

Regional Access

One of the leading tourist destination in the US,
Sevier County is within a days drive of 150 Million Americans.



Overview:

Total Acreage: +/- 20 acres

Available: 21,000 SF of shop space and 2 outparcel

District: City of Sevierville, TN

Shopping Center: 168,300 SF on +/- 20 acres

Description:

*Located along busy Winfield Dunn Parkway that captures over 51, 274 vehicles per day, this development will offer superior access, frontage and development potential.

*Sevierville, TN is one of the leading tourist destinations in the United States, with more than 15 Million visitors per year.

*Sevier County is home to numerous retailers and experiences approximately \$4 Billion in annual retail revenue.

*The 2020 population within a 5-mile radius is 28,627 with a projected growth rate of 3% and an average income of \$63,142.



*Total acreage: +/- 20 acres

*Combined Traffic Counts: 51,274 VPD

*2 Outparcels Space: 41,000 SF

*Shop Space: 41,000 SF

*New retail adjacent to proposed site includes:
Publix, Five Below, Home Goods, Hamrick's





Aerial View

Hwy 66 - Winfield Dunn Parkway
Sevierville, Tennessee

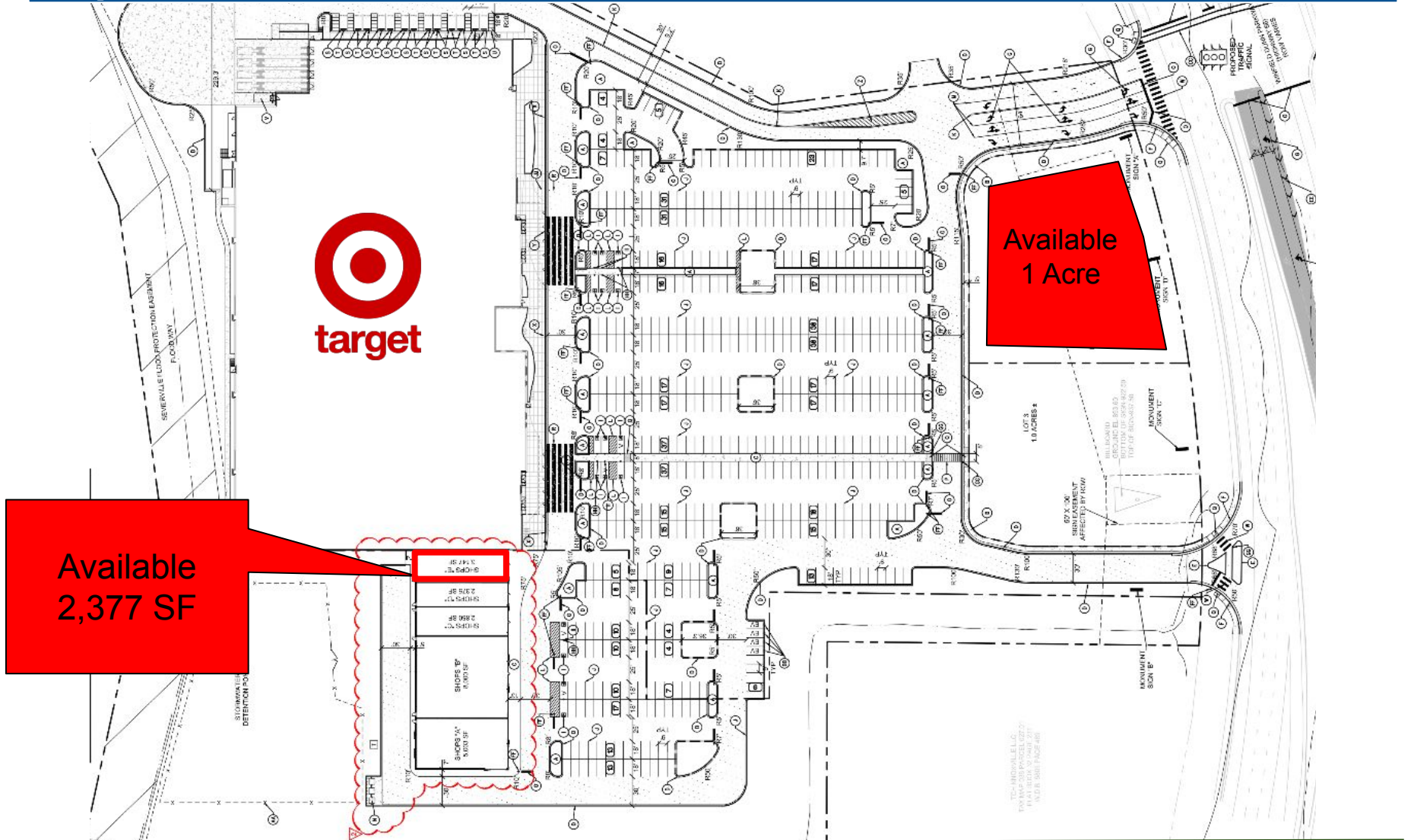


Project Site Plan

Target: 147,300 SF

Shops: 21,000 SF

2 Outparcels

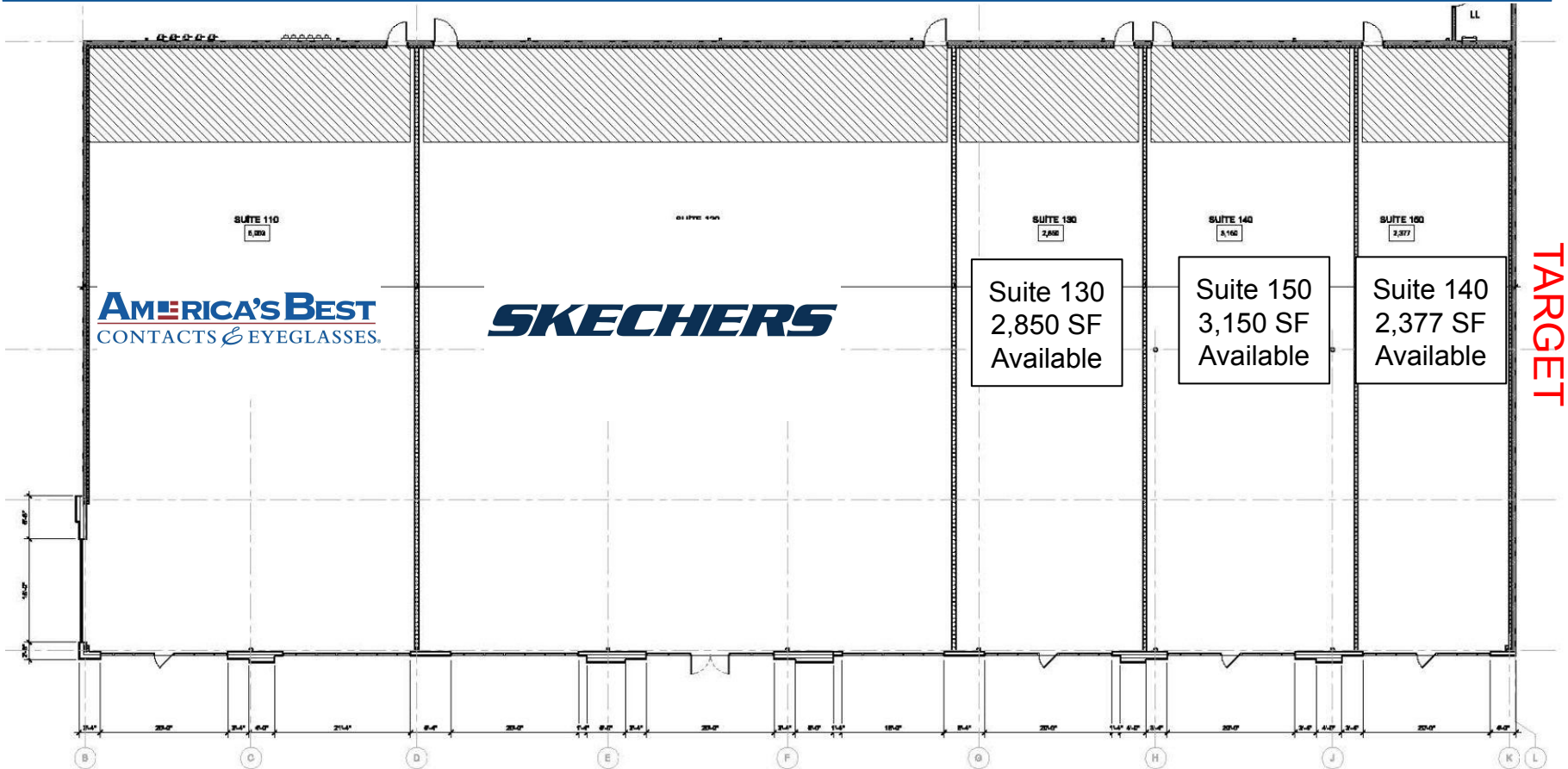


Retail Space Available

Suite 130 - 2,850 SF

Suite 140 - 2,375 SF

Suite 150 - 3,147 SF



Target Building Elevation

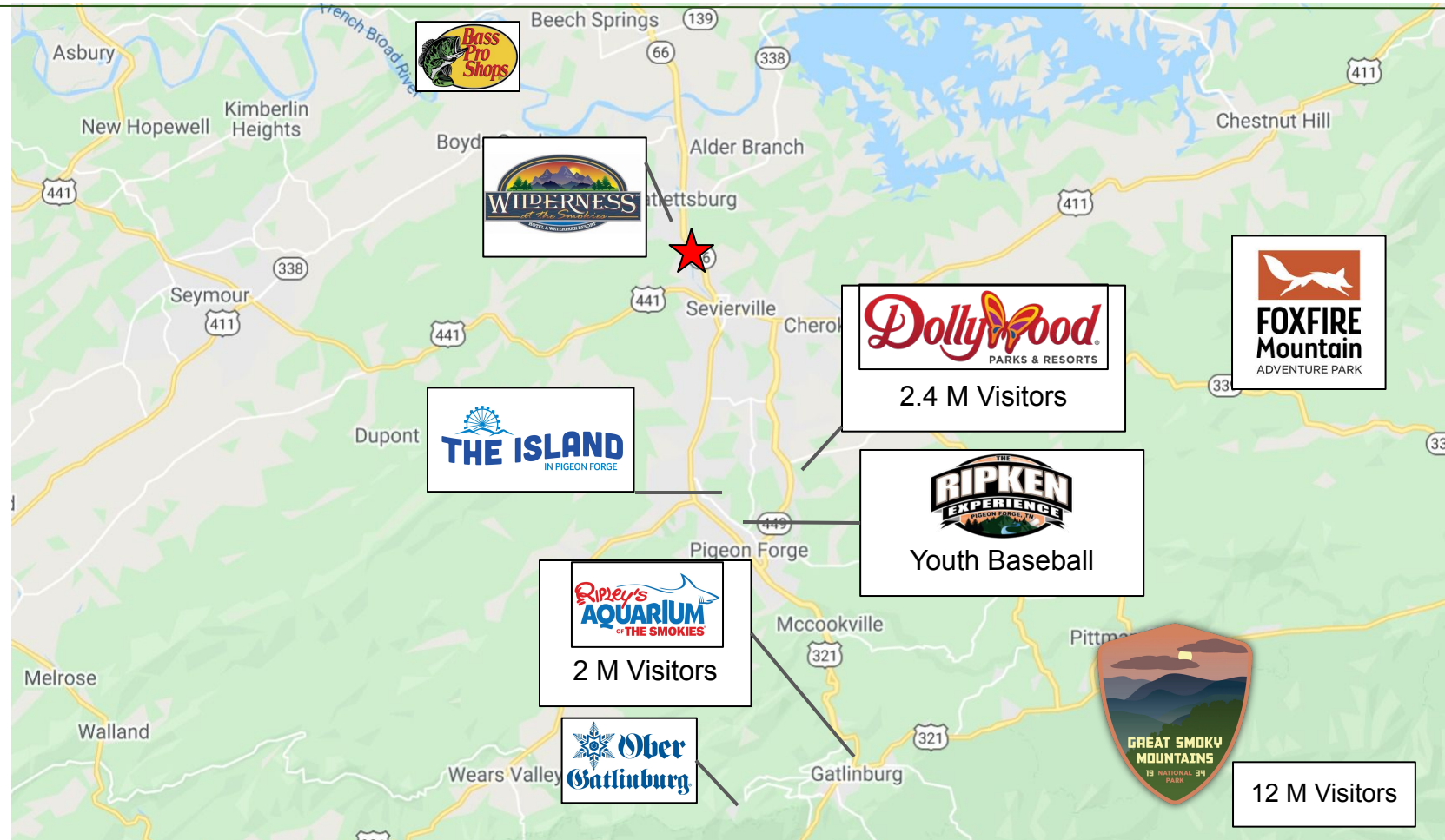


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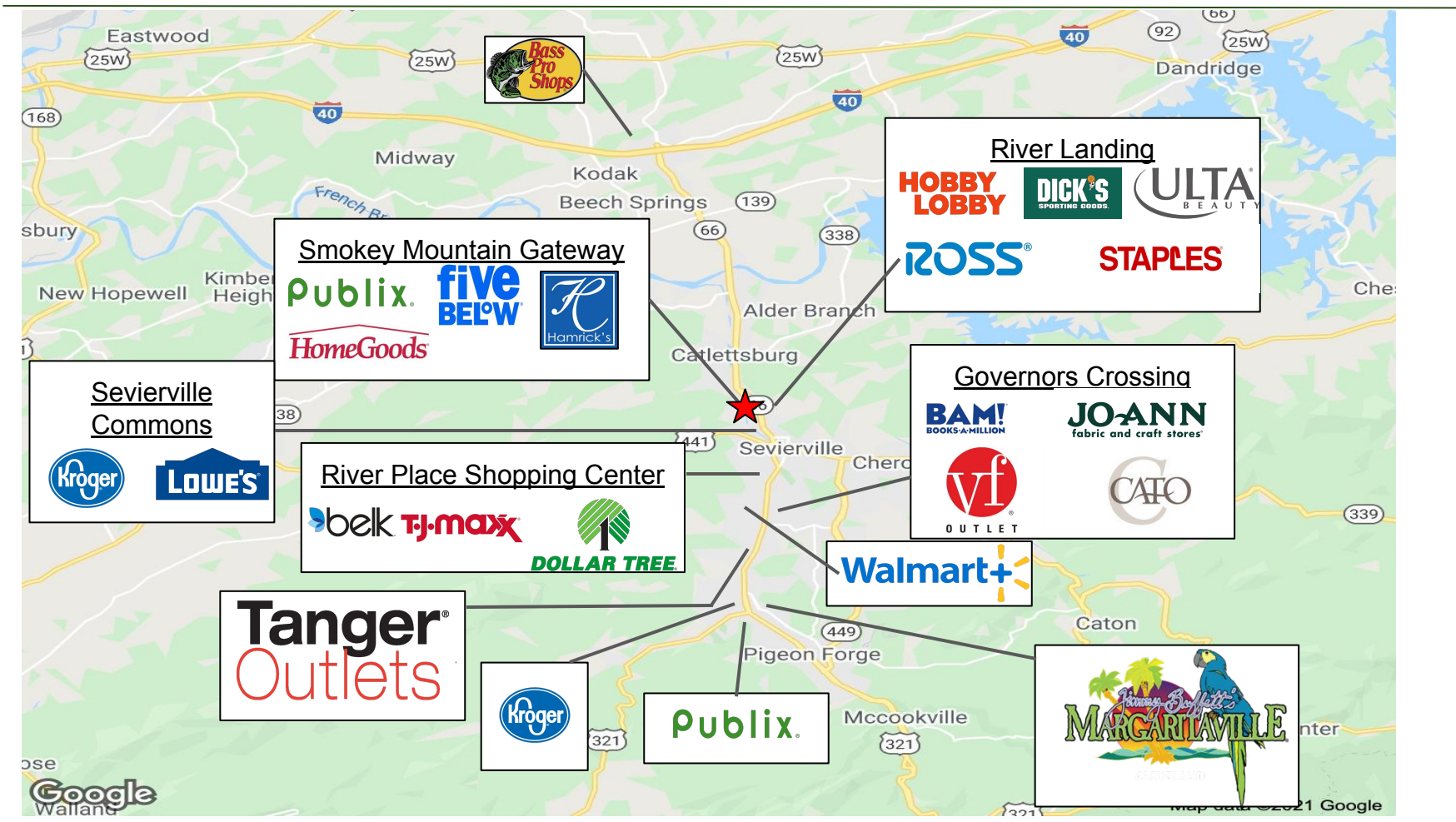
Tourism Destination

Sevier County sees More than 15 Million visitors per year.



Retail Strength

Sevier County is home to numerous national retailers, and experiences approximately \$4.56 Billion in annual retail revenue.



2021 Estimated Demographics

Hwy 66 - Winfield Dunn Parkway
Sevierville, Tennessee



	1 mile	3 miles	5 miles
2021 Estimated Population	2,443	13,690	29,232
2026 Projected Population	2,598	14,077	29,857
2021 Estimated Households	1,074	5,732	12,177
2021 Estimated Average HH Income	\$53,957	\$53,422	\$63,857
2021 Estimated Median HH Income	\$51,935	\$46,319	\$50,327

An Area of Growth

Winfield Dunn Parkway is a busy corridor connecting traffic from I-40 to Sevierville, Gatlinburg and Pigeon Forge, Tennessee.

This site is located along Winfield Dunn Parkway on the north side of Sevierville and surrounded by a retail heavy district, including Publix, Five Below, Home Goods and more.

Sevierville is the number one shopping destination in the Smokies. It has generated over \$1.5 Billion in sales for two years in a row. Great Smoky Mountains National Park drives tourist traffic to the area and is the most visited national park in the US with over 12 million visitors in 2020.

Regionally, over 7 million people can reach Sevierville within two hours and the city has over 15 million tourists a year.