

3676 PARKWAY
PIGEON FORGE



RESTAURANT SPACE FOR LEASE

Property Information

- ◆ 5,000 SF end-cap available for Lease with patio and drive-thru
- ◆ \$46 PSF NNN + \$5.18 PSF CAM
- ◆ Located directly on the Parkway in Pigeon Forge
- ◆ High visibility with excellent signage
- ◆ Over 11 million visitors to Pigeon Forge annually
- ◆ Traffic Count: 49,858 / in season 77,570 Parkway
- ◆ Retail Nearby: Dolly Parton's Stampede, McAlister's Deli, Texas Roadhouse, Golden Corral, Wendy's, Comfort Inn & Suites

◆ Demographics:	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	8,302	19,085	42,023
Avg Household Income:	\$75,059	\$77,722	\$74,404

Crosse Smith

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919

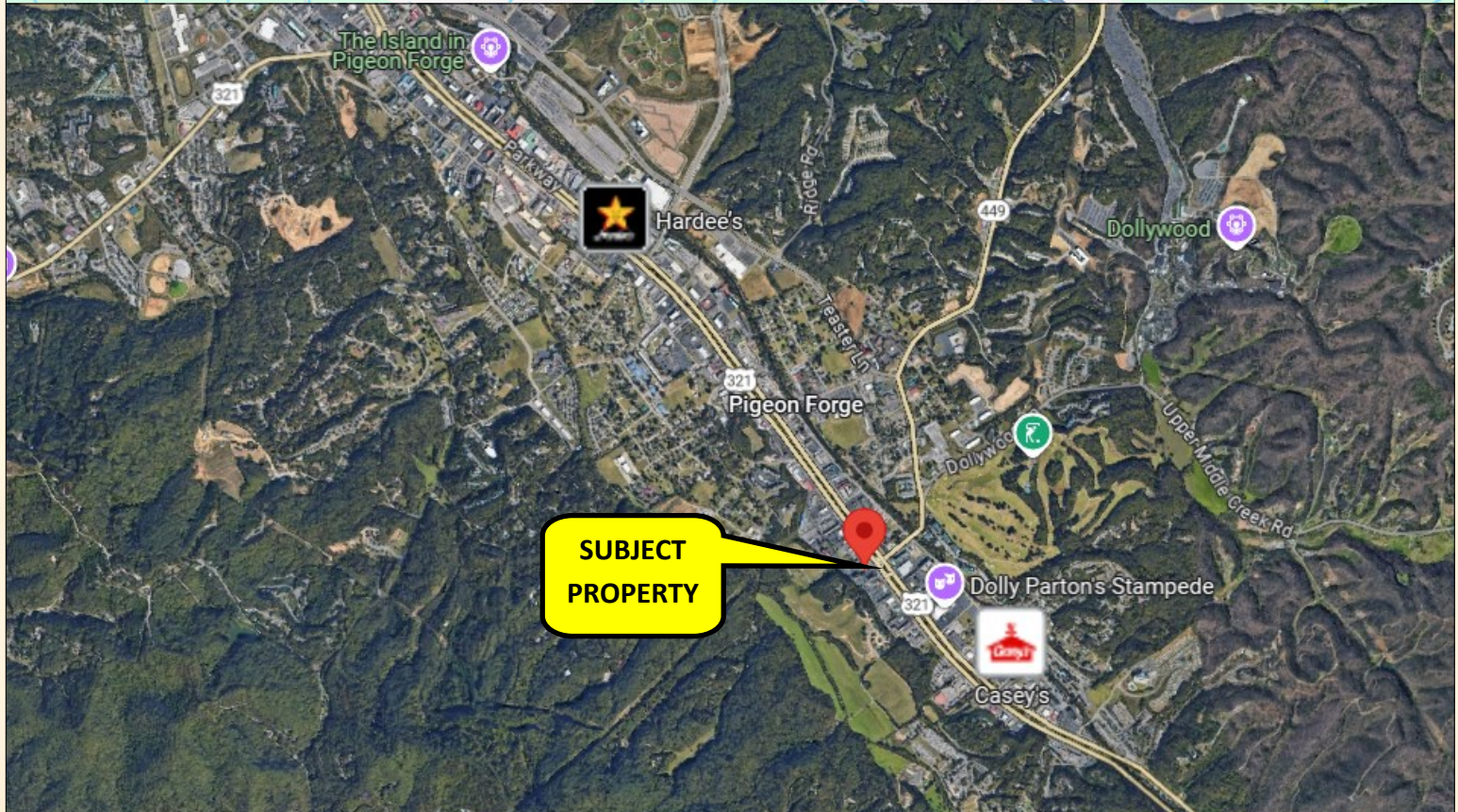
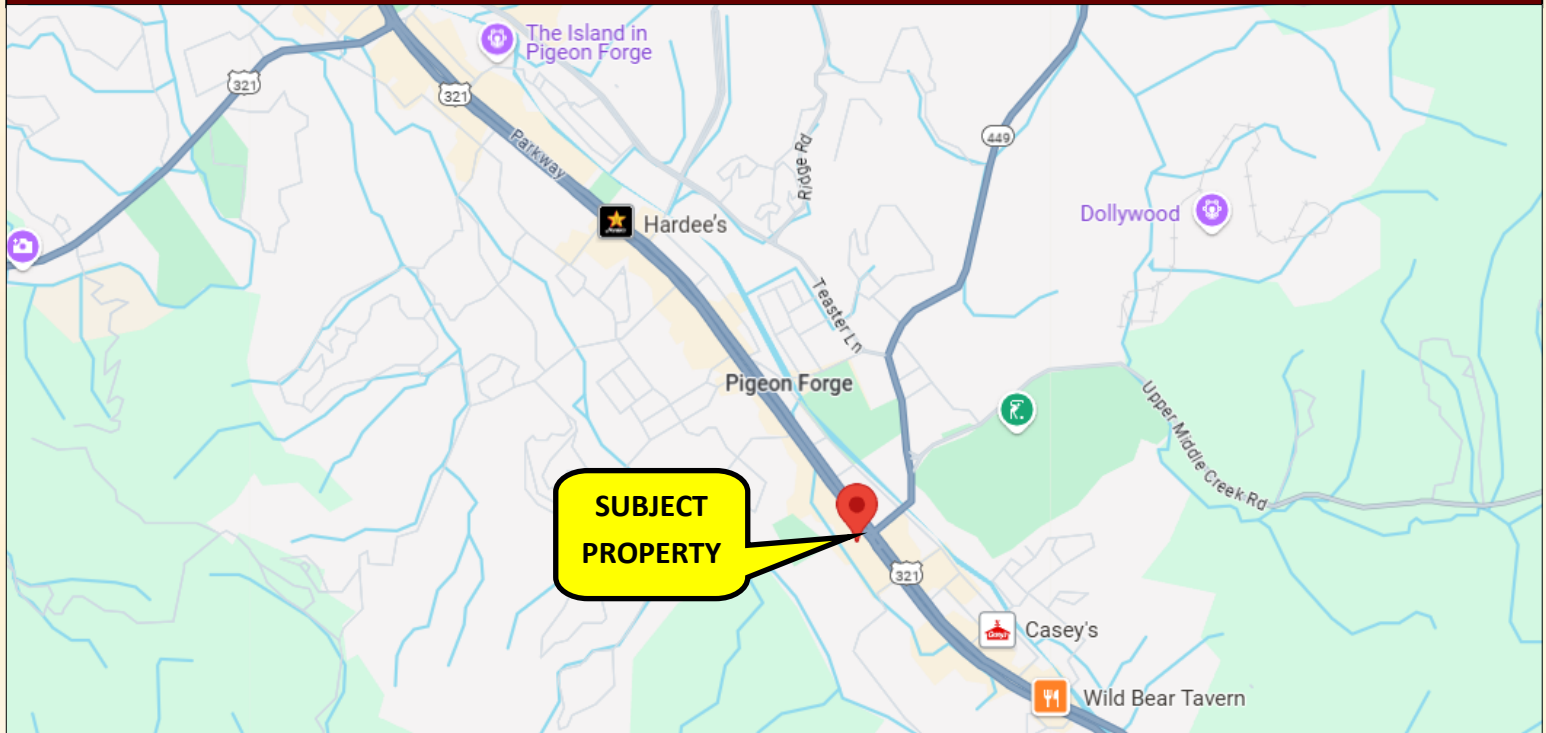
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Brock Warwick

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Regional Map



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Trade Area Aerial



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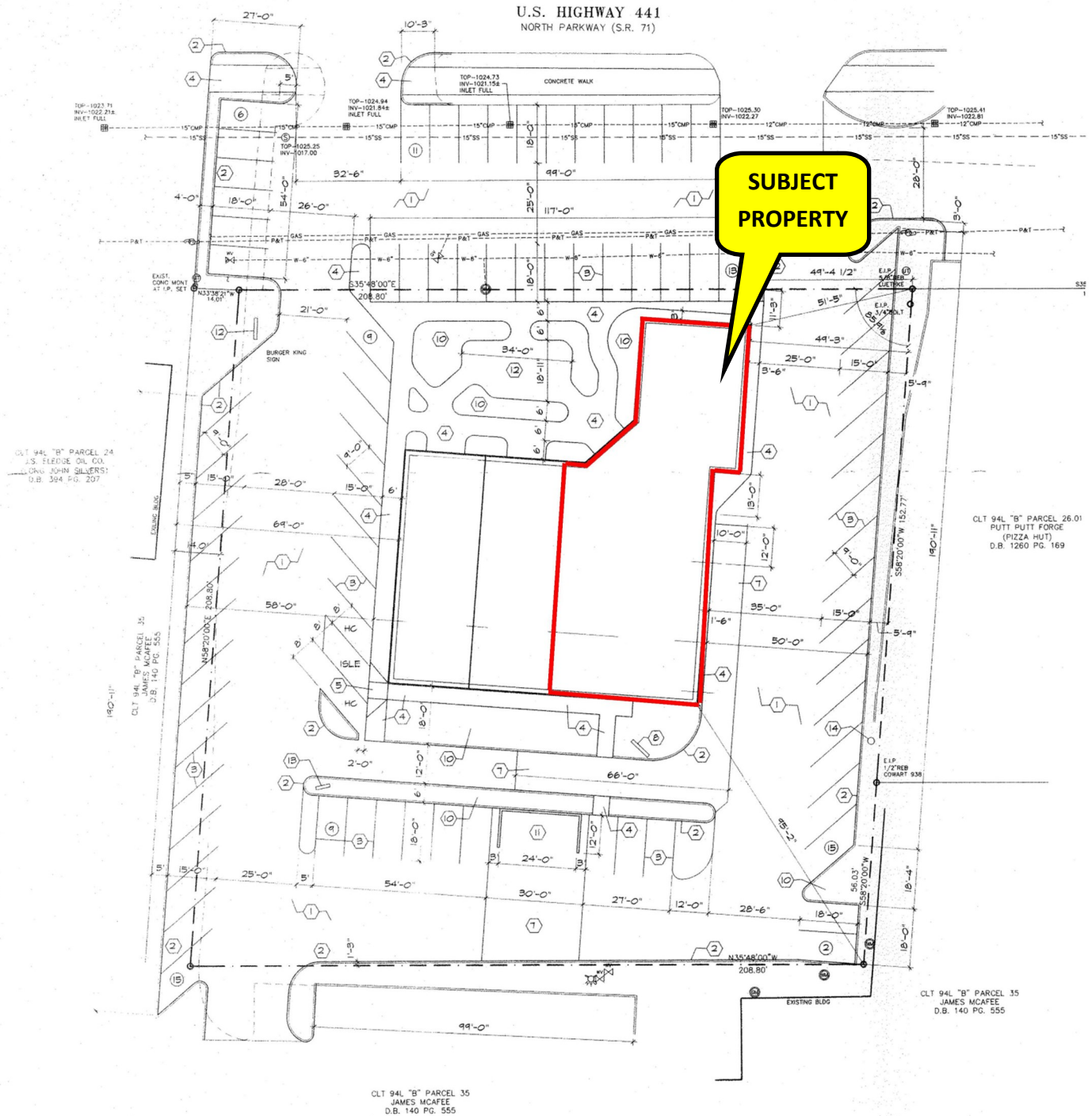
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Site Plan



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Exterior Photos



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City Profile



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Pigeon Forge, Tennessee is a tourism destination with beautiful views and plenty to do. Located in the foothills of the Great Smoky Mountains of East Tennessee, millions of travelers from around the country visit Pigeon Forge annually to experience hundreds of unique and family-friendly activities. The city is located within a day's drive of more than 109 million consumers, or two-thirds of the U.S. population east of the Mississippi River. Due to the convenience of traveling to Pigeon Forge it has become one of the most popular vacation destinations in America.

Tourism is Pigeon Forge's number one industry and economic driver. The Pigeon Forge Department of Tourism handles all tourism-related marketing communications, focusing primarily on leisure and group travel. In 2020, every dollar spent on advertising provided an incredible return of \$83 in tourism spending*.

*Calculation provided by Majority Opinion Research

Lodging

Pigeon Forge offers a diverse selection of more than 15,000 lodging units, including hotels, motels, cabins, chalets and campgrounds.

Attractions

In addition to an assortment of approximately 100 attractions located along or near its main Parkway, Pigeon Forge also is home to Dollywood, Tennessee's number one ticketed attraction.

Theaters

Pigeon Forge features more than a dozen variety shows and dinner theaters, offering a wide selection of music, variety, comedy and magic shows.

Retail

Pigeon Forge boasts more than 300 shopping venues, including outlet, craft and antique stores, as well as specialty boutiques.

Dining

There are more than 90 restaurants in Pigeon Forge. Visitors can choose from a wide variety of menus with everything from traditional Southern comfort food to tasty treats with an international flavor.

Meeting Space

Pigeon Forge features a variety of meeting spaces throughout the destination for groups of all sizes, up to 12,000. Included in the selection of venues is LeConte Center at Pigeon Forge. The multipurpose facility is designed to host large groups, assemblies, trade shows and competitive events. Positioned along the city's Riverwalk, the facility features a mountain-lodge ambiance reflective of the city's setting near the Great Smoky Mountains.

Traveling Sports Competitions

The destination features a number of venues and facilities available for sporting and competitive events. Those venues include a 118-acre multi-use park with baseball and football fields, The LeConte Center with 100,500 square feet of column-free space that makes it an ideal location for cheer, gymnastic and basketball competitions, and Ripken Experience Pigeon Forge, a youth baseball complex that features six lighted fields with synthetic turf and other great amenities.

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Demographics

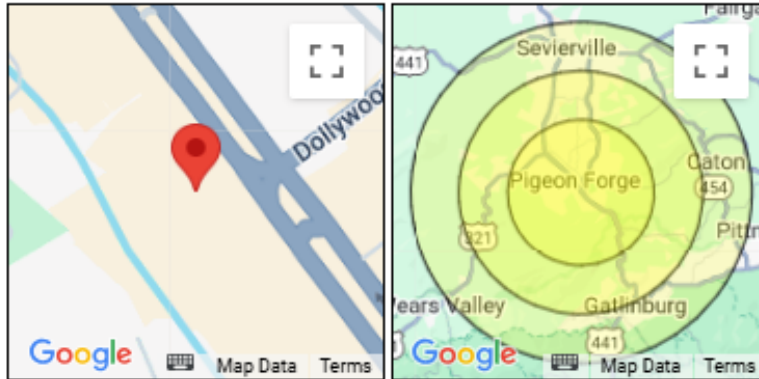


EASI Updated Site Selection Reports & Analysis **Executive Summary**

Address: 3676 Parkway Pigeon Forge TN

Latitude: 35° : 46' : 53"

Longitude: -83° : 33' : 02"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	7,465	16,065	32,334
Population (4/1/2010)	7,960	18,489	39,214
Population (4/1/2020)	8,248	18,908	41,785
Population (1/1/2024)	8,302	19,085	42,023
Population (1/1/2029)	8,463	19,458	42,825
Percent Growth (2024/2020)	0.65	0.94	0.57
Percent Forecast (2029/2024)	1.94	1.95	1.91
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	2,928	6,532	13,385
Households (4/1/2010)	3,094	7,322	15,773
Households (4/1/2020)	3,259	7,515	17,022
Households (1/1/2024)	3,269	7,564	17,097
Households (1/1/2029)	3,308	7,656	17,298
Percent Growth (2024/2020)	0.31	0.65	0.44
Percent Forecast (2029/2024)	1.19	1.22	1.18
GENERAL POPULATION CHARACTERISTICS			
Median Age	43.0	43.9	44.3
Male	4,256	9,858	21,685
Female	4,046	9,227	20,338
Density	233.8	262.2	257.5
Urban	5,054	11,521	23,878
Rural	3,248	7,564	18,145

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Oliver Smith Realty & Development Co.

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2024)	3,269	7,564	17,097
Families	2,142	5,181	11,145
Non-Family Households	1,127	2,383	5,952
Average Size of Household	2.52	2.50	2.42
Median Age of Householder	57.5	58.1	57.7
Median Value Owner Occupied (\$)	206,818	226,752	253,414
Median Rent (\$)	777	809	765
Median Vehicles Per Household	2.5	2.5	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	6,309	14,517	27,531
Housing, Owner Occupied	1,958	4,984	10,961
Housing, Renter Occupied	1,311	2,580	6,136
Housing, Vacant	3,040	6,953	10,434
POPULATION BY RACE			
White Alone	6,253	14,467	32,837
Black Alone	93	210	446
Asian Alone	244	489	952
American Indian and Alaska Native Alone	37	115	215
Other Race Alone	1,033	2,326	4,177
Two or More Races	642	1,478	3,396
POPULATION BY ETHNICITY			
Hispanic	1,611	3,602	6,876
White Non-Hispanic	5,693	13,425	30,828
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	246,715,637	590,907,487	1,285,893,225
Total Household Income (\$)	245,367,437	587,887,606	1,272,089,576
Median Household Income (\$)	60,072	57,986	54,715
Average Household Income (\$)	75,059	77,722	74,404
Per Capita Income (\$)	29,718	30,962	30,600
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	810,070	1,188,301	2,645,725
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	214,755.5	504,639.3	1,130,071.6
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	13,769	17,885	35,428
Establishments, Total (by Place of Work)	561	1,016	2,067
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	102	102	102
EASI Total Crime Index (US Avg=100; A=High)	144	130	131
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	8	17	33

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