

# Specialty For Sale

Holrob

7741 S Northshore Drive Suite 103 Knoxville, TN 37919 | 865-637-3770

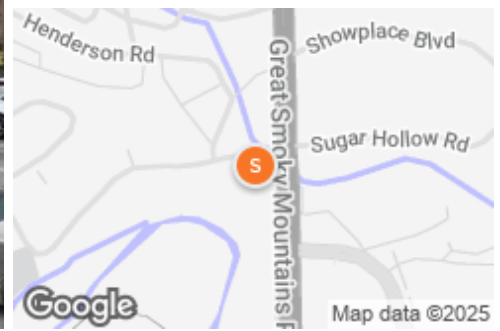
## Fee Simple Property on the Parkway in Pigeo...

Theater For Sale

2330 Parkway, Pigeon Forge, TN, 37863

Prepared on July 16, 2025

1 of 1 Listings



### Listing Details | Specialty For Sale

Total Available Space	14,000 SF
Asking Price	\$5,495,500
Listing Price Per SF	\$392.54
Cap Rate (Actual)	-
Vacant	Yes
Available Date	Now

Days On Market	166 days
Date Listed	1/31/2025
Last Modified	7/14/2025
Listing ID	41850422
Parking Spaces	-

### Description

Check out this rare find of a fee simple property on the Parkway in Pigeon Forge!

### Property Features

#### Location Details

Address	2330 Parkway, Pigeon Forge, TN, 378...
Zoning	C-2
County	Sevier

Parcels	083 00805
Name	2330 Parkway

## Building Details

Sub Type	<b>Theater</b>
Building Status	<b>Existing</b>
Building Size	<b>14,000 SF</b>
Land Size	<b>1.57 Acres / 68,389 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>

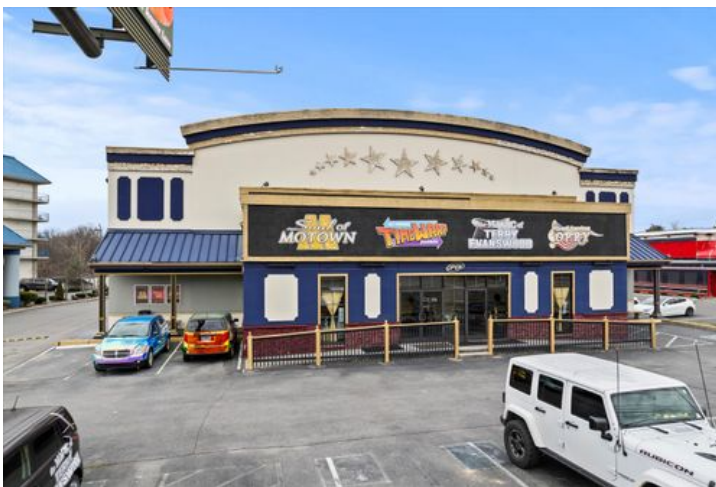
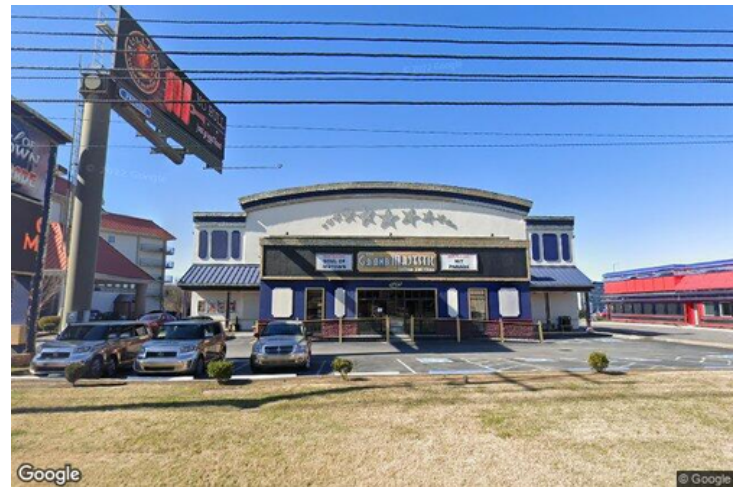
Year Built	<b>2004</b>
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Single Tenant</b>
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>

## Property Listings

2 Listings | 14,000 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Specialty	-	14,000 SF	\$27.50 Annual/SF NNN	Now
For Sale	-	Specialty	-	14,000 SF	\$5,495,500	Now

## Additional Photos







## Contact



**Mark Shipe**  
865-388-2774  
mshipe@holrob.com

**holrob**

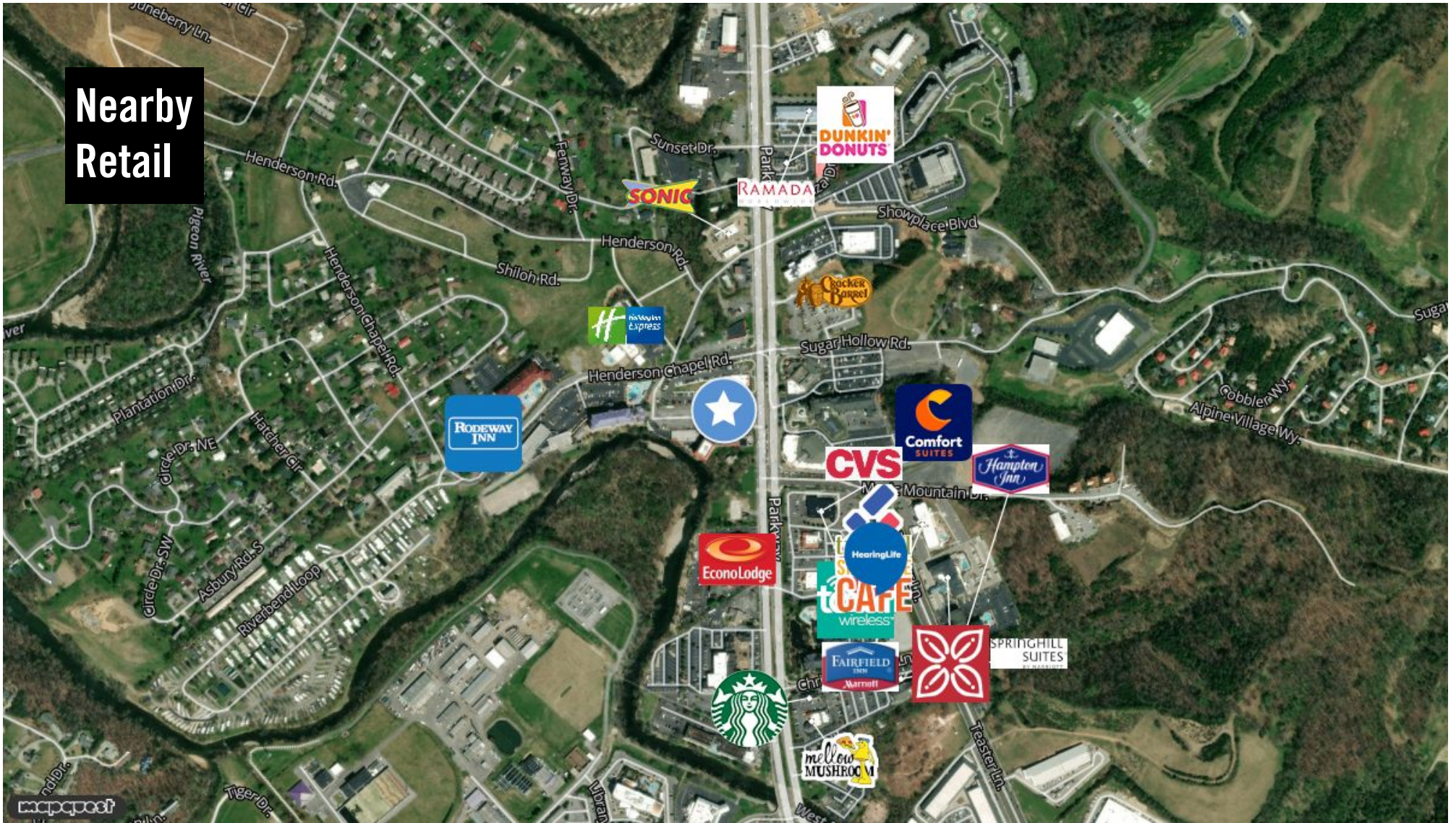
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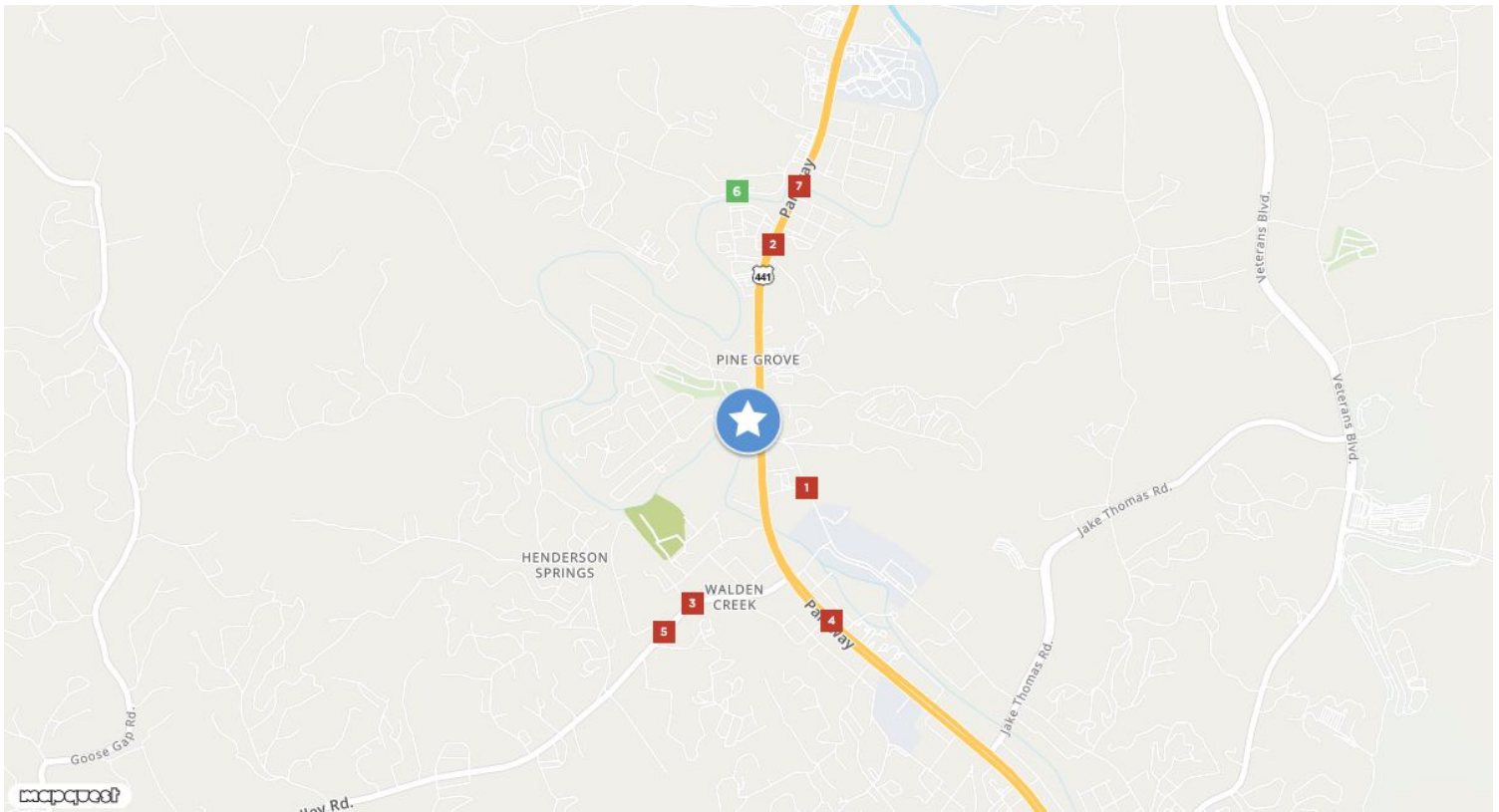
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## Nearby Retail



**Mark Shipe**  
mshipe@holrob.com  
865-342-8716

## Traffic Counts



<b>5411</b>	<b>1</b>	<b>SR071</b>	<b>2</b>	<b>SR073</b>	<b>3</b>	<b>SR071</b>	<b>4</b>	<b>Wears Valley Rd</b>	<b>5</b>
Teaster Ln		Parkway		Sand Pike Blvd		Parkway		Old Wears Valley Rd	
Year: 2023	11,477	Year: 2023	57,469	Year: 2023	28,017	Year: 2023	49,858	Year: 2005	18,660
Year: 2022	12,250	Year: 2022	51,096	Year: 2022	31,754	Year: 2022	48,705	Year: 2003	17,370
Year: 2021	12,250	Year: 2021	51,096	Year: 2021	31,754	Year: 2021	48,705	Year: 1999	15,190
<b>4694</b>	<b>6</b>	<b>Parkway</b>	<b>7</b>						
Lonesome Valley Rd		Indiana Ave							
Year: 2023	4,624	Year: 2005	45,250						
Year: 2022	4,289	Year: 2003	41,240						
Year: 2021	4,289	Year: 1999	37,990						

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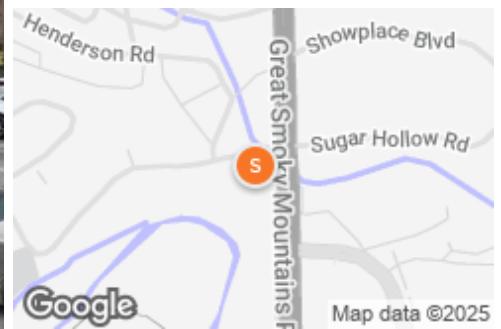
## 2330 Parkway

2330 Parkway, Pigeon Forge, TN, 37863

Theater

Prepared on July 16, 2025

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### Property Features

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Address	<b>2330 Parkway, Pigeon Forge, TN 37863</b>
Zoning	<b>C-2</b>
County	<b>Sevier</b>

Parcels	<b>083 00805</b>
Name	<b>2330 Parkway</b>

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**Parcel  
Aerial**



Google

Imagery ©2025 Airbus, Maxar Technologies

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Pigeon Forge, TN 37863



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