

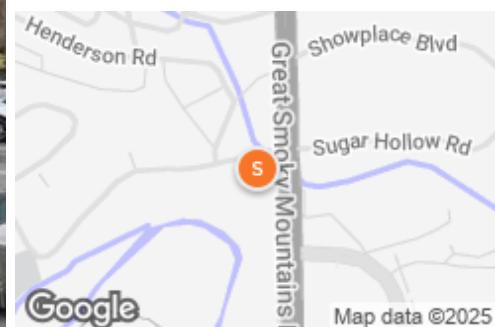
Fee Simple Property on the Parkway in Pigeo...

2330 Parkway, Pigeon Forge, TN, 37863

Theater For Sale

Prepared on July 16, 2025

1 of 1 Listings



Listing Details | Specialty For Sale

Total Available Space	14,000 SF	Days On Market	166 days
Asking Price	\$5,495,500	Date Listed	1/31/2025
Listing Price Per SF	\$392.54	Last Modified	7/14/2025
Cap Rate (Actual)	-	Listing ID	41850422
Vacant	Yes	Parking Spaces	-
Available Date	Now		

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...	Parcels	083 00805
Zoning	C-2	Name	2330 Parkway
County	Sevier		

Building Details

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

Year Built	2004
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Water	Yes
Sanitary Sewer	Yes

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



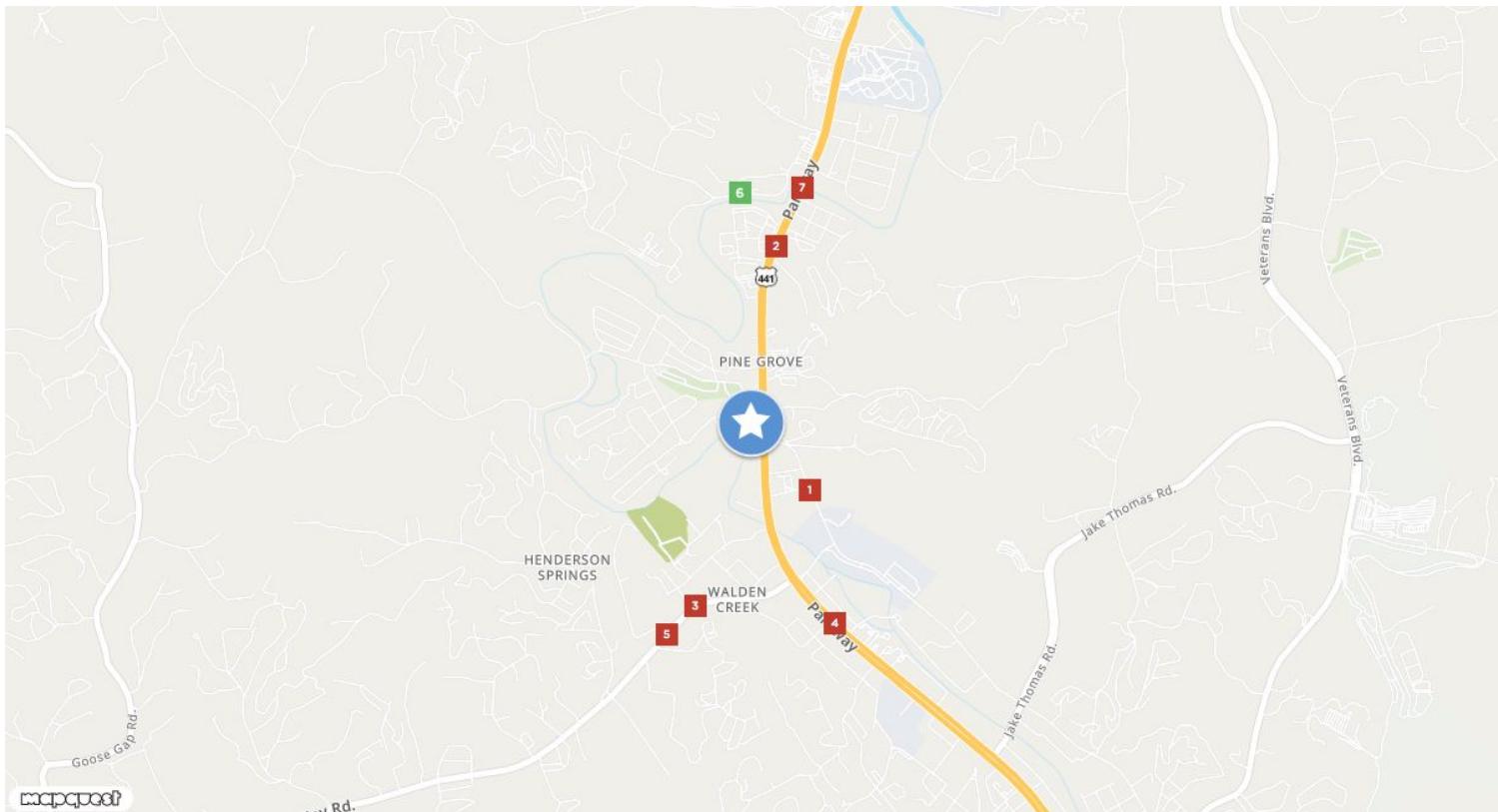
Mark Shipe
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Holrob

Nearby Retail



Traffic Counts



5411	1	SR071	2	SR073	3	SR071	4	Wears Valley Rd	5
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
4694	6	Parkway	7						
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						



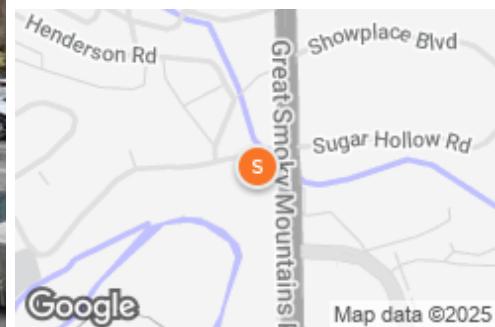
2330 Parkway

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Theater

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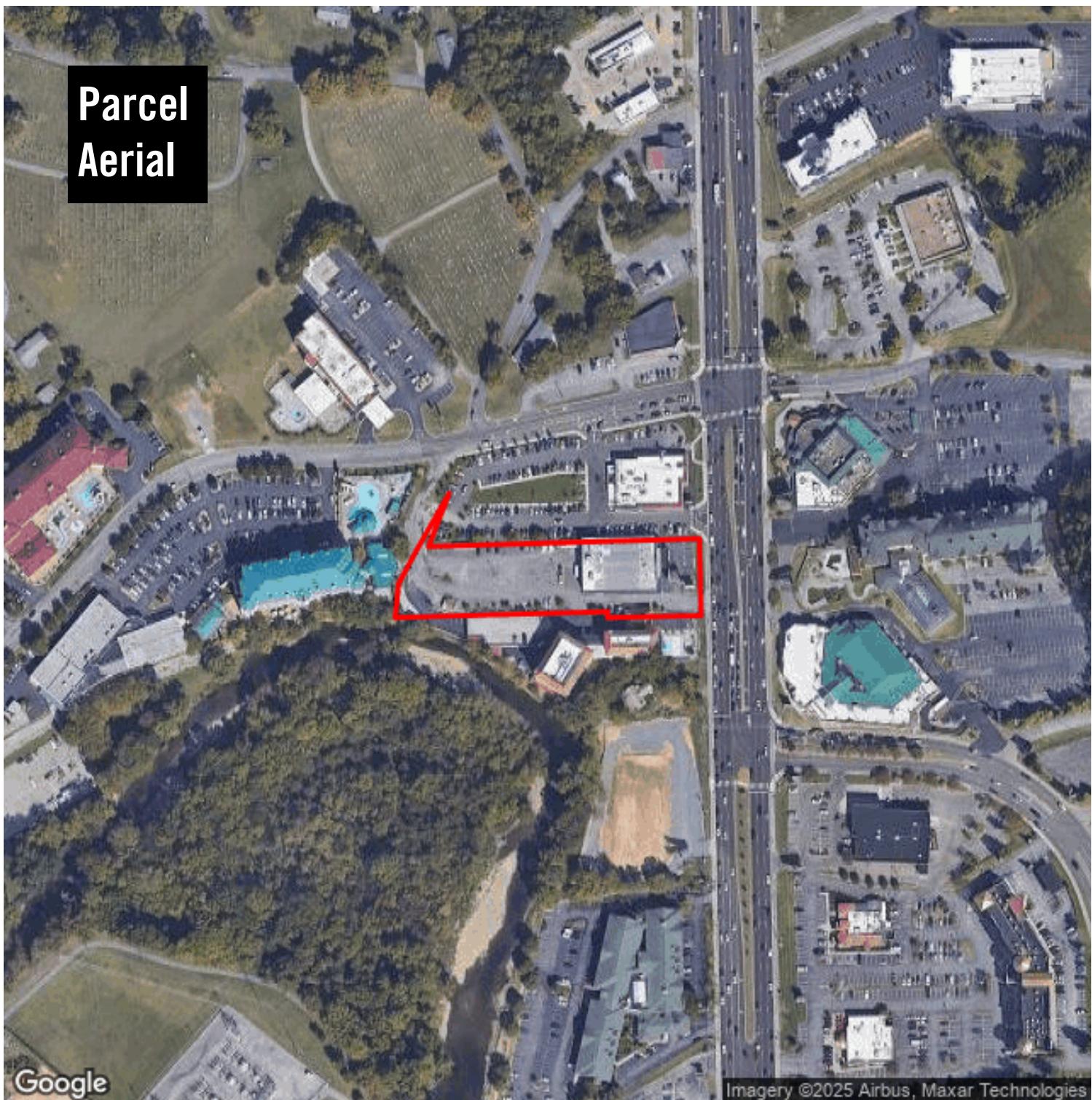


Contact



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2330 Parkway

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Pigeon Forge, TN 37863

