

RETAIL SPACE IN PIGEON FORGE, TN

2656 Teaster Ln, Pigeon Forge, TN 37863



Listing ID:	30046944
Status:	Active
Property Type:	Shopping Center For Lease
Retail Type:	Fashion/Specialty, Outlet Center
Contiguous Space:	1,800 - 5,000 SF
Total Available:	5,000 SF
Lease Rate:	\$23 PSF (Annual)
Base Monthly Rent:	\$9,583
Lease Type:	NNN
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	078083 09200



Overview/Comments

See attached marketing flyer. 1800-5000 sf of retail space available in Pigeon Forge, TN. 2 adjacent centers (26K sf each) on 6 acres. Located on Teaster Lane, the centers are adjacent to The Island, a 300K sf mixed-use mega-attraction (entertainment/shopping/hotel/restaurant). Teaster Lane is also home to the \$42M LeConte Convention Center and the \$22M Cal Ripken Experience baseball park, both 1/4 mile away from the centers. The Mountain Mile, a 170+ acre entertainment/shopping project, is directly across the street and a 100% leased national outlet center is adjacent. A great opportunity to be in the heart of the Smokies' hottest areas at below market rates.

The gateway to The Great Smoky Mtns. National Park, the area attracts over 12 million visitors a year. Pigeon Forge is one of the most popular family destinations in the country and is within a one day drive for two-thirds of the population of the United States. Pigeon Forge is home to Dollywood, multiple theaters, amusements, shopping (including Tanger Outlets) and restaurants. The area has over 40,000 hotel rooms and overnite rentals.

