



For Lease

Retail Property

600 - 3,000 SF | \$12.00 - 15.00 SF/yr

Shops at Pigeon Forge

161 E Wears Valley Rd
Pigeon Forge, Tennessee 37863

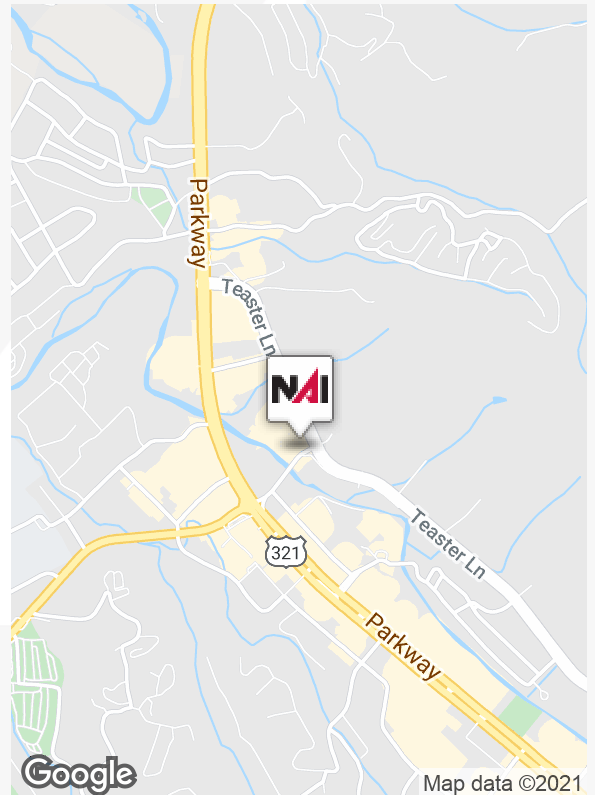
Property Highlights

- Located at heart of new retail & attractions in Pigeon Forge
- 1 Block from city's busiest intersection 50,356 cars per day
- Annual tourism base of 14 Million visitors/yr.
- Value Priced
- Quality tenant Mix
- Abundant parking

Property Description

Tremendous neighborhood density of retail, restaurants, outlet malls, hospitality, live show theaters and other tourist attractions and being just 4.2 miles to Dollywood theme park add incredible value to business intent reaching consumers.

The volume of new attractions, hotels and restaurants and our price point 40% below market fosters more margin for success than other alternatives.



For more information

Justin Sterling

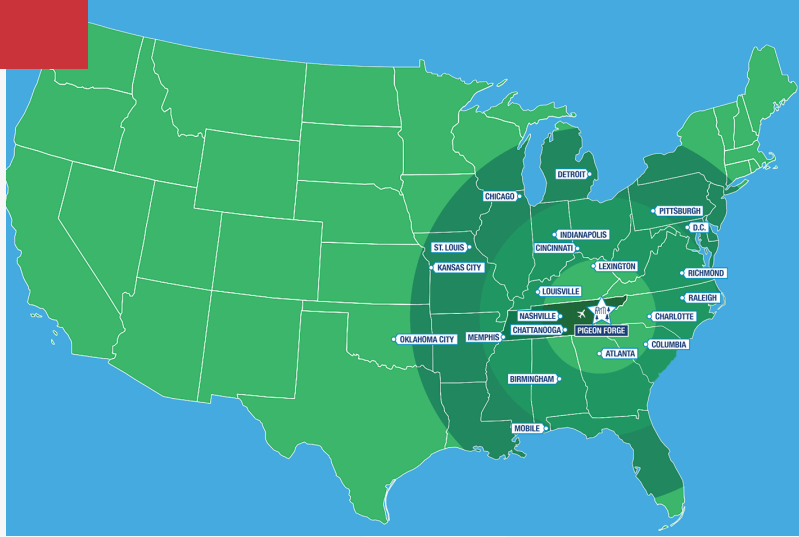
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Additional Photos

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Pigeon Forge



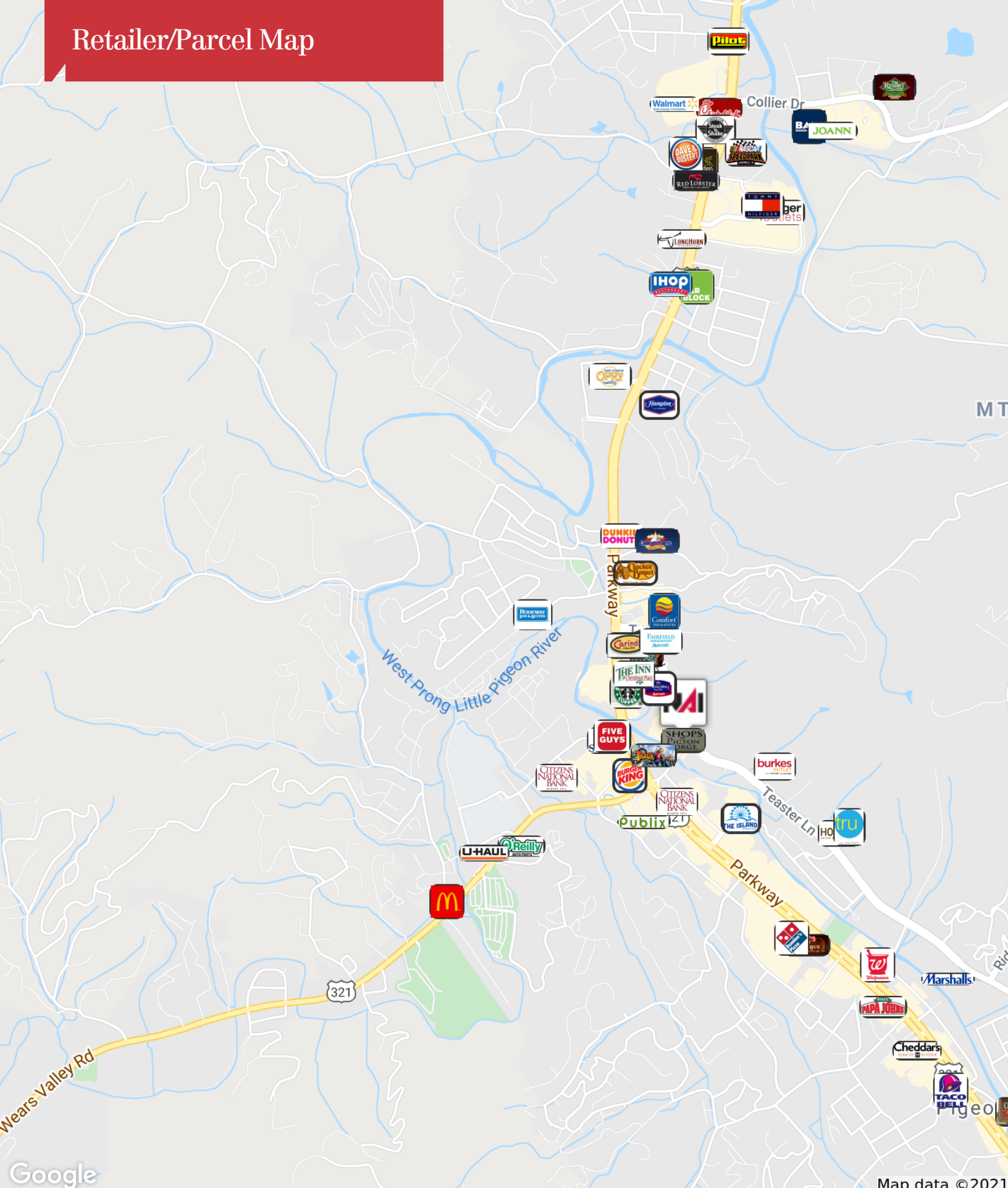
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Retailer/Parcel Map

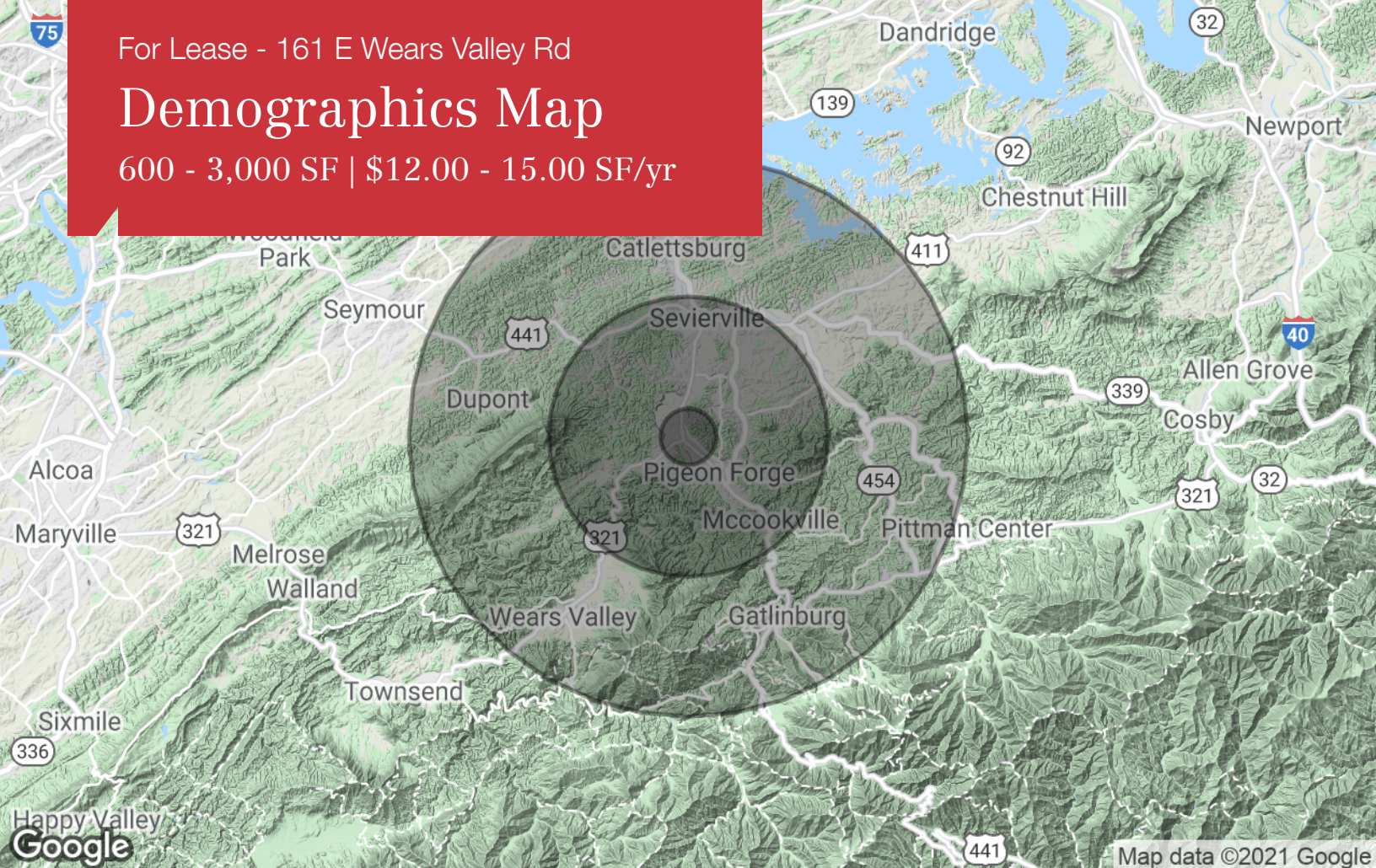


Map data © 2021

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Demographics Map

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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	765	22,627	60,344
MEDIAN AGE	39.5	38.3	40.6
MEDIAN AGE (MALE)	41.8	36.7	39.4
MEDIAN AGE (FEMALE)	38.7	41.4	42.5

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	313	10,045	26,887
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$47,307	\$50,442	\$51,573
AVERAGE HOUSE VALUE	\$210,351	\$219,573	\$218,738

Race

	1 Mile	5 Miles	10 Miles
% WHITE	96.3%	95.4%	96.7%
% BLACK	1.4%	1.9%	0.9%
% ASIAN	0.8%	1.3%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	1.4%	1.0%	1.0%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	8.1%	8.8%	6.3%

* Demographic data derived from 2010 US Census

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Site Plans

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It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))