

FOR SALE

325 Wears Valley Road Pigeon Forge, TN 37863



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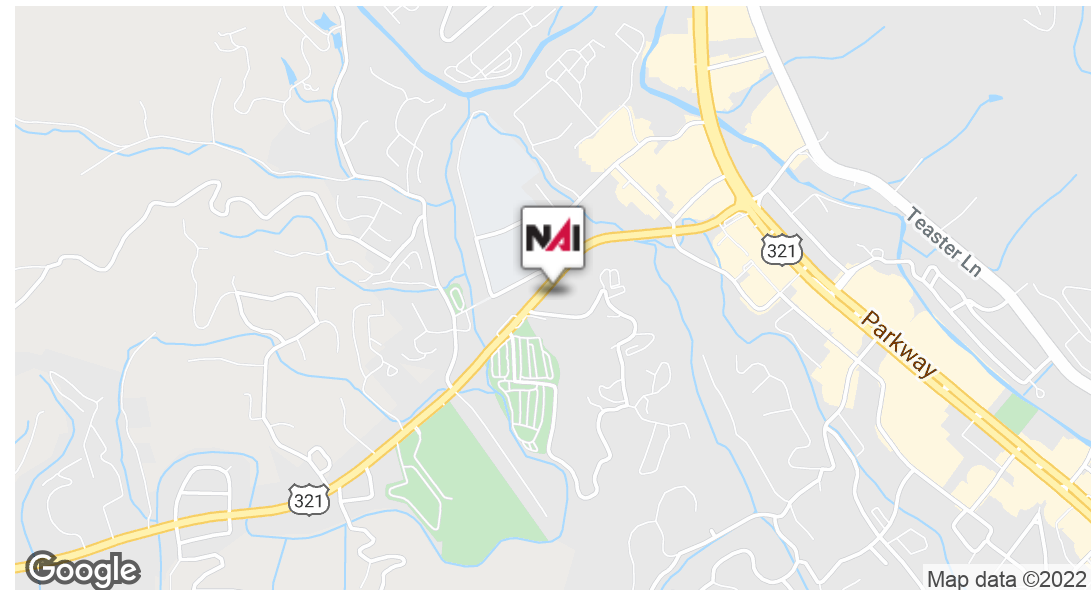
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Land | 0.959 Acres

- .959 Acres with direct access to Wears Valley Road
- Excellent visibility & vehicle access
- 165' frontage on the Wears Valley Road
- ADTC: 25,898
- Near Kroger, Publix, McDonald's, Taco Bell, Auto Zone, Sherwin Williams
- Located across from Pigeon Forge High School



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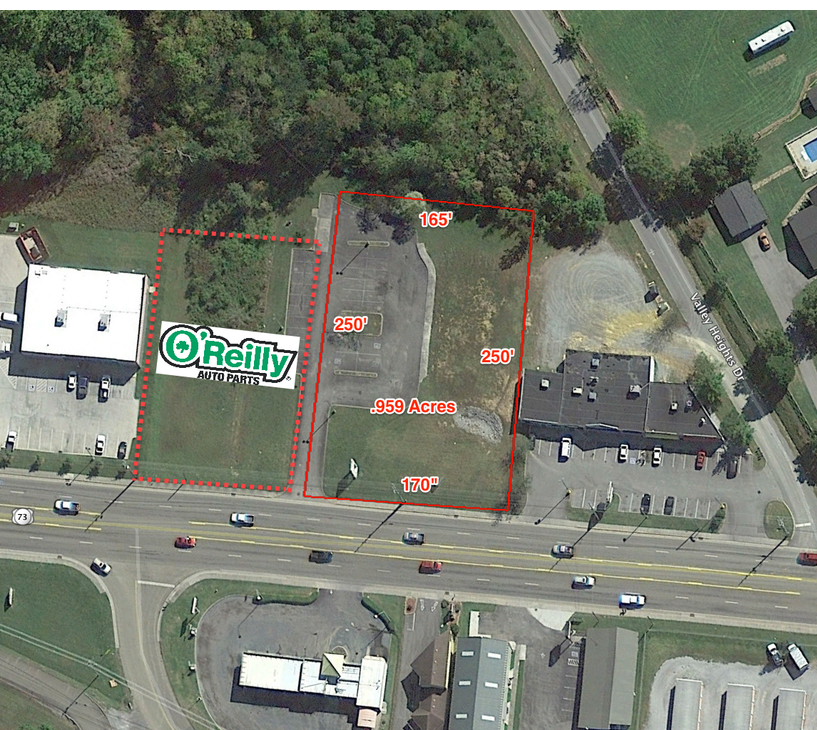
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Property Overview

This .959 acres sets up great for a fast food, coffee shop or various other smaller single tenant retail uses. Available fee simple, this property should also serve the purpose for an investor searching for a piece of property in a growing corridor to hold or for a single tenant retailer or fast food user.

Location Overview

.959 Acres with direct access to Wears Valley Road. Wears Valley is a growing corridor of Pigeon Forge located close to everything but off the beaten path to avoid the crowds.

Pigeon Forge had a revenue exceeding \$1.34 Billion in 2020

- Lodging Revenue Exceeded \$357M
- Restaurant Revenue Exceeded \$243M
- Amusement Revenue Exceeded \$197M
- Theater Revenue Exceeded \$53M
- Retail Revenue Exceeded \$151M

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ADTC:
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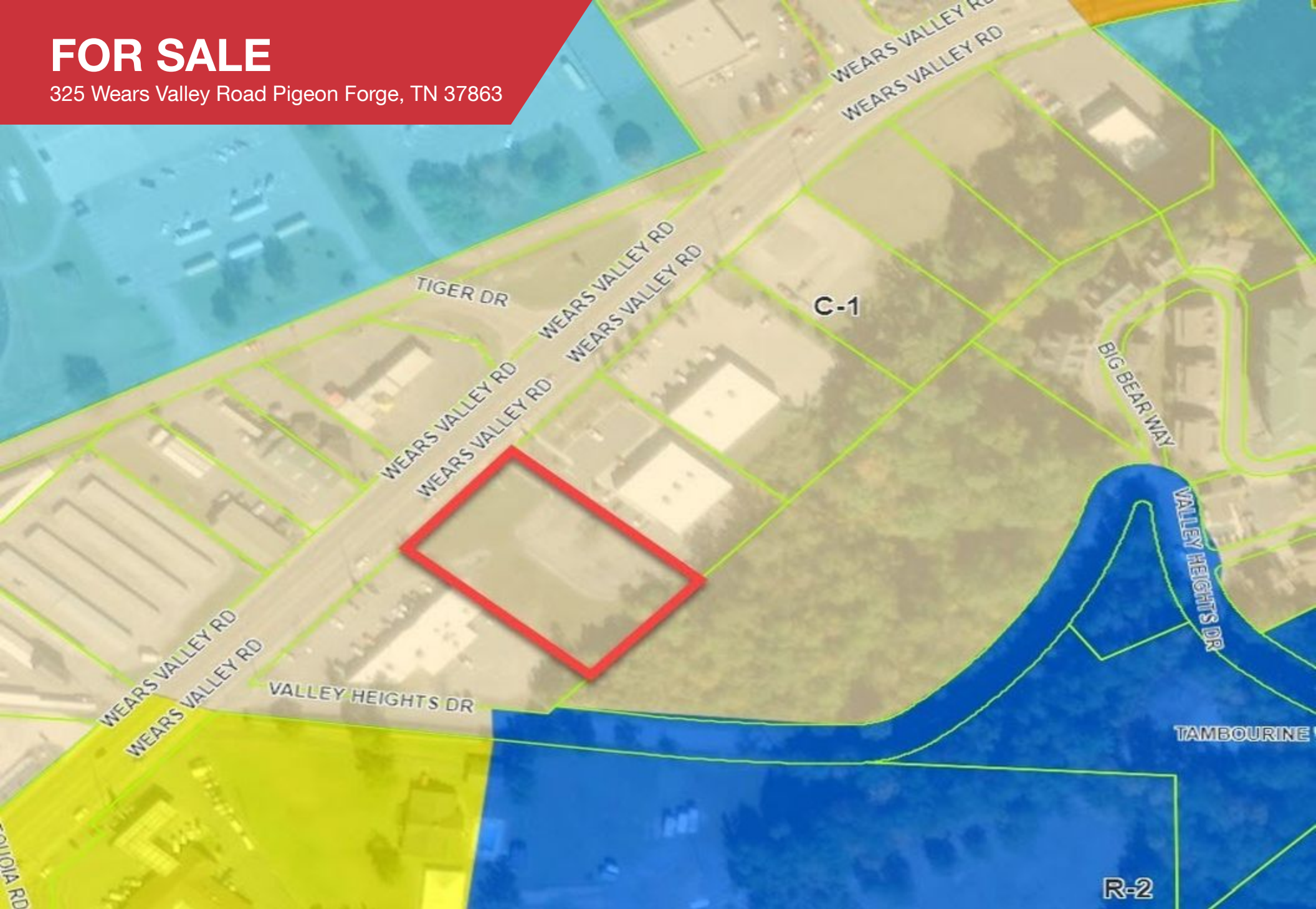
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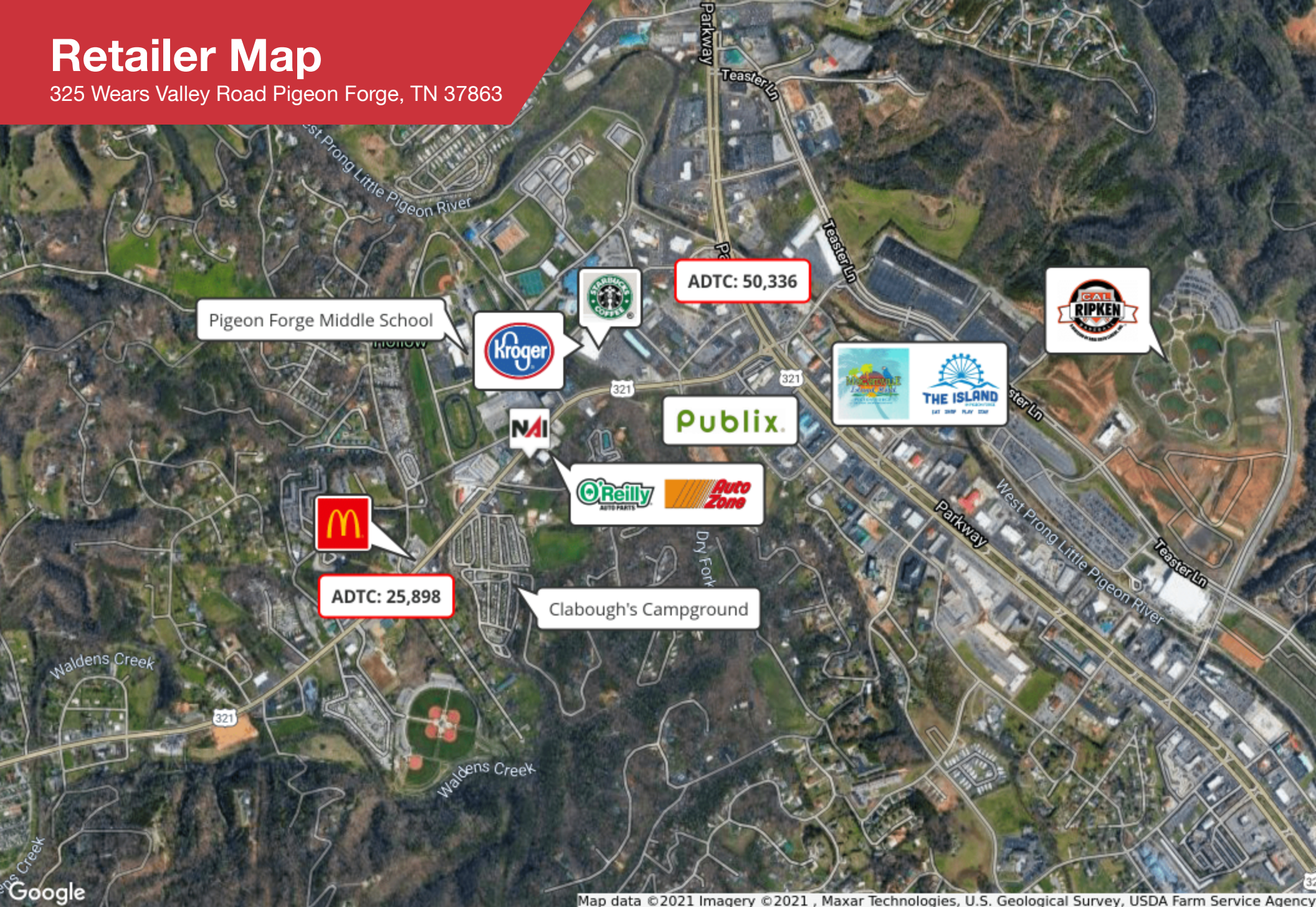
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Retailer Map

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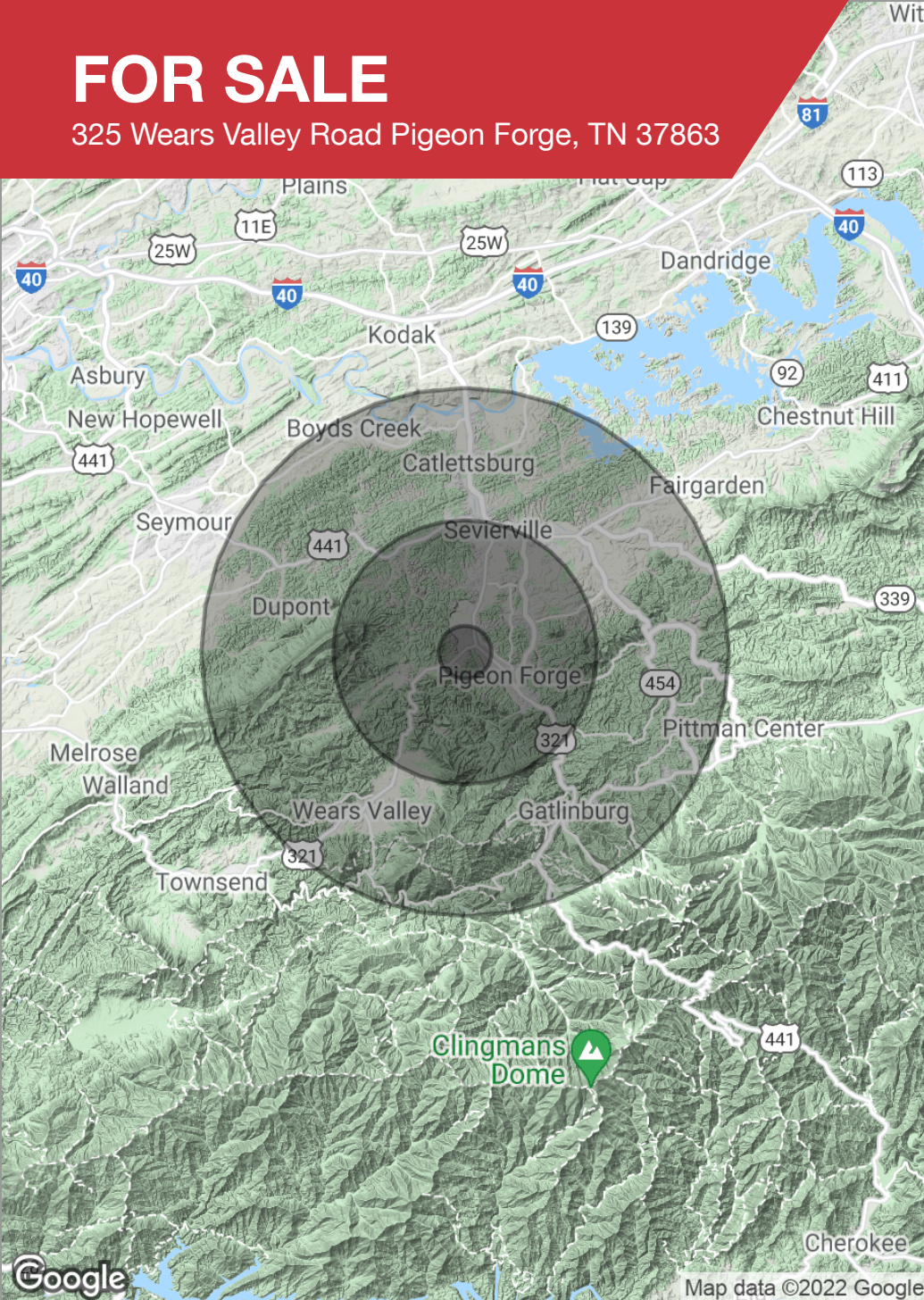
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Population

	1 Mile	5 Miles	10 Miles
Total population	499	19,838	59,549
Median age	43.1	38.6	40.7
Median age (male)	44.9	37.3	39.3
Median age (Female)	42.1	41.3	42.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	212	8,762	26,587
# of persons per HH	2.4	2.3	2.2
Average HH income	\$52,353	\$49,577	\$51,364
Average house value	\$232,133	\$222,808	\$219,421

* Demographic data derived from 2010 US Census

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