



Retail Available for Lease

Riverwalk Place

3062 Teaster Lane

Pigeon Forge, TN 37836



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Property Details

Name	Retail Space For Lease ~ Riverwalk Place
Address	3062 Teaster Lane Pigeon Forge, TN 37836
Space	1,200 - 4,140 SF +/-
Lease Price	See Agent for details

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	2,338	9,424	23,173
Average Household Income	\$54,483	\$55,377	\$57,456

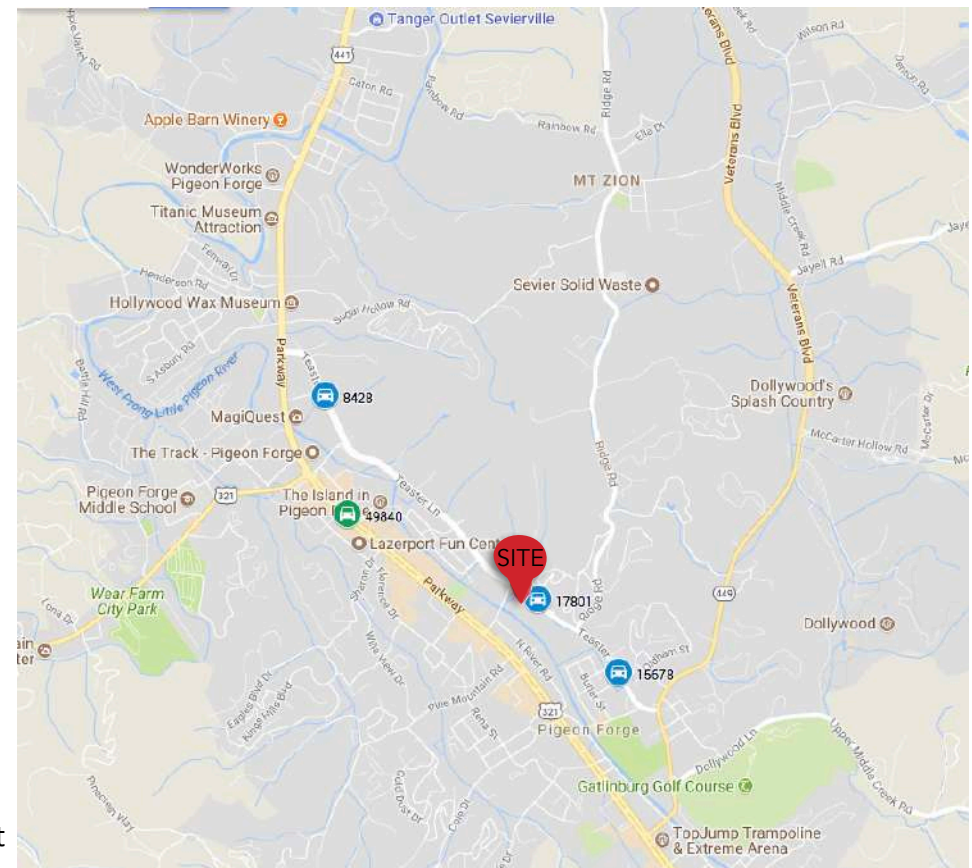
Market Overview

- New retail space available for lease in Pigeon Forge, TN in “Riverwalk Place” shopping center anchored with Food City and Marshalls
- Located in the heart of Pigeon Forge en route to The Great Smoky Mountain National Park
- The Ripken Experience Baseball Complex and LeConte Center at Pigeon Forge located across the street
- Excellent Traffic Counts and visibility

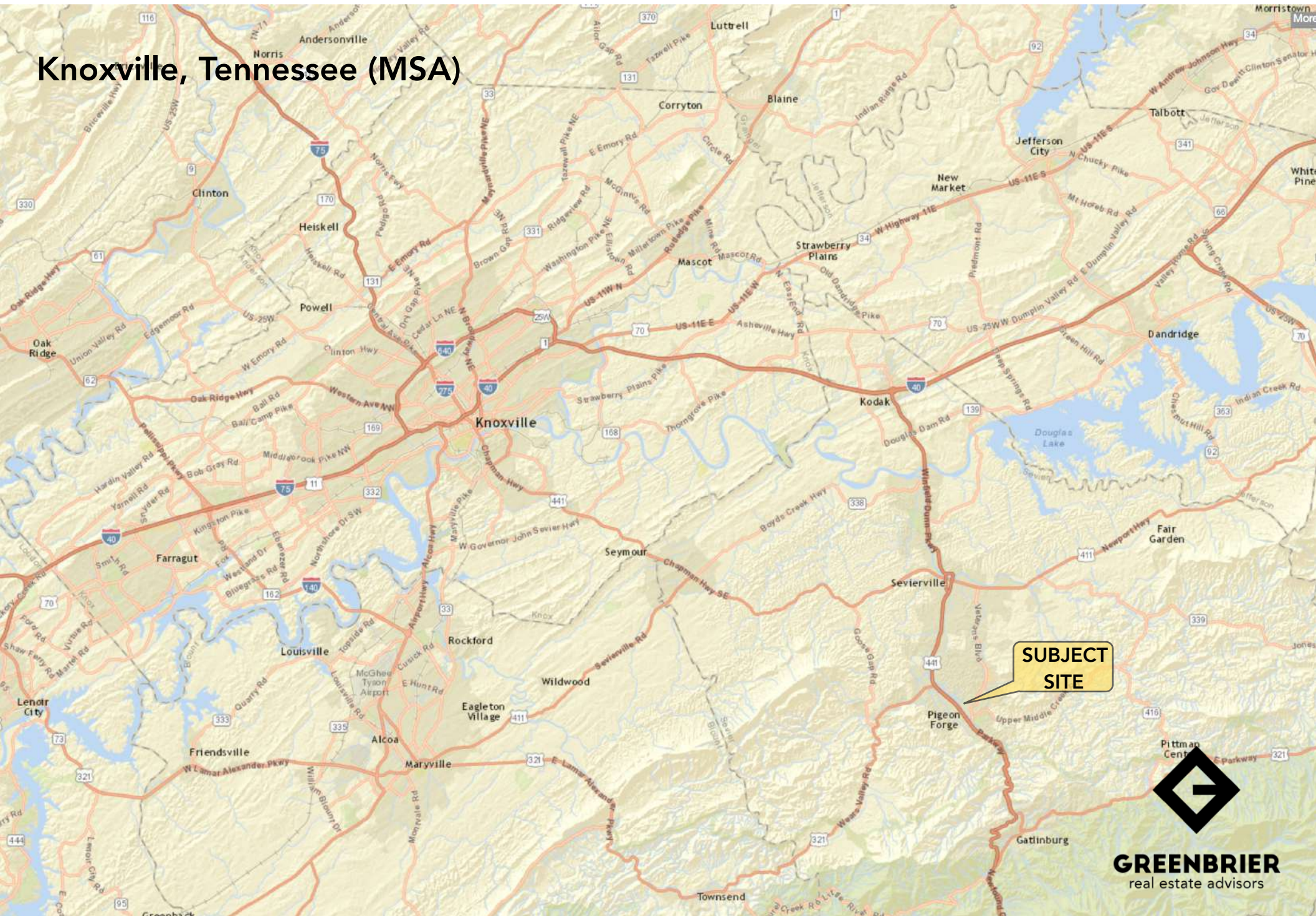
Traffic Counts

Teaster Lane	17,801 ADT
Parkway	49,840 ADT

Map




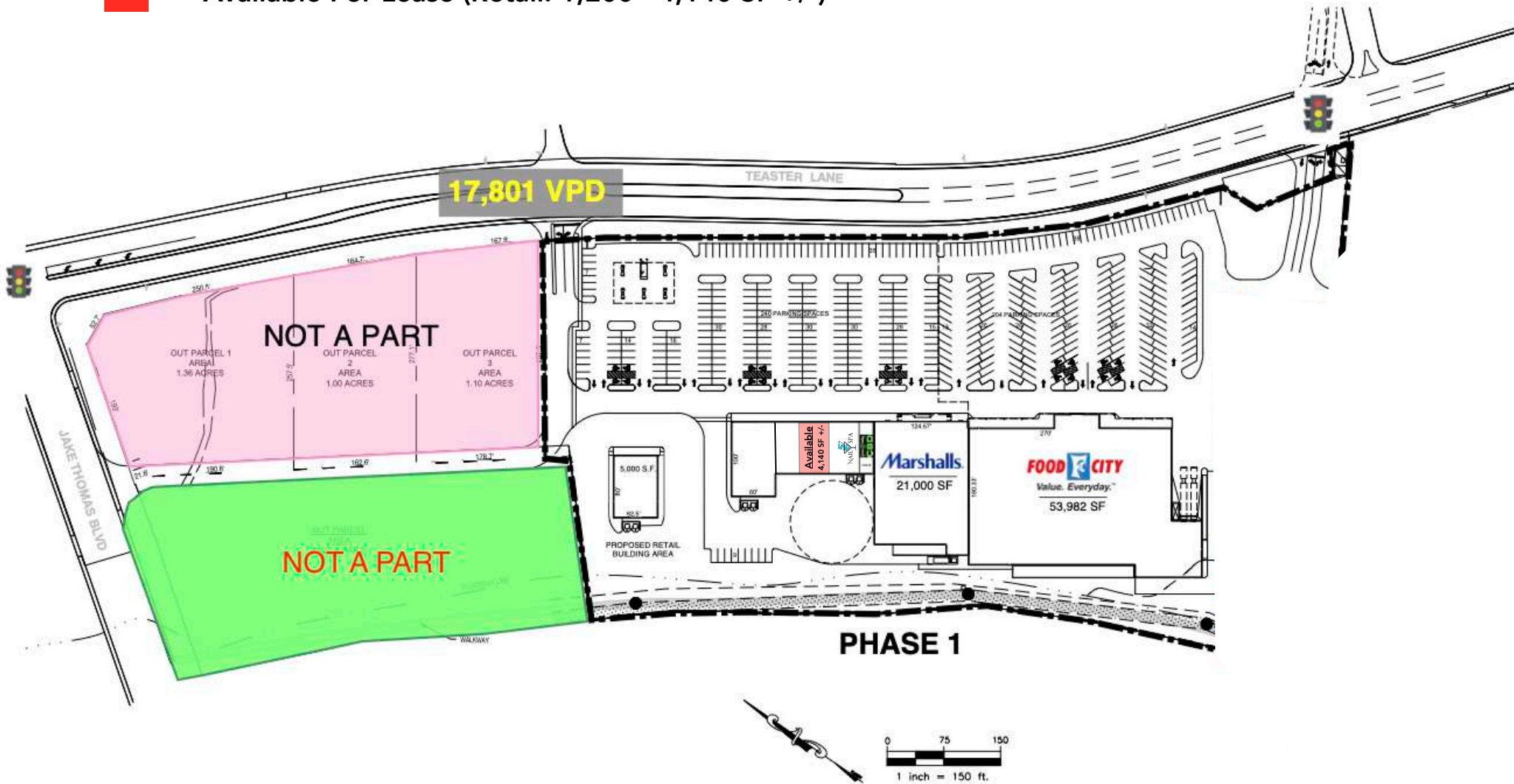
Knoxville, Tennessee (MSA)



Pigeon Forge,
Tennessee



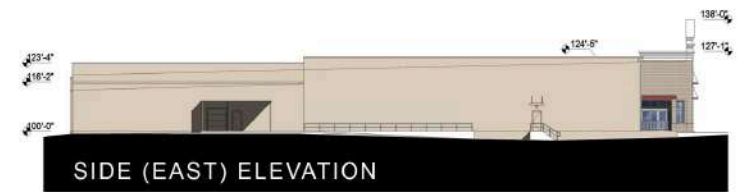
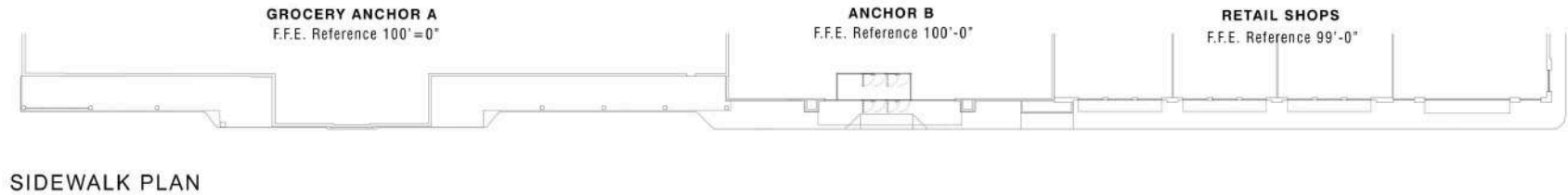
 = Available For Lease (Retail: 1,200 - 4,140 SF +/-)



***Retail Space Available Highlighted in Red*



** Available For Lease Highlighted in Red (Approximately)



RiverWalk at Pigeon Forge

PIGEON FORGE, TENNESSEE
PROPOSED EXTERIOR ELEVATIONS

April 30, 2019

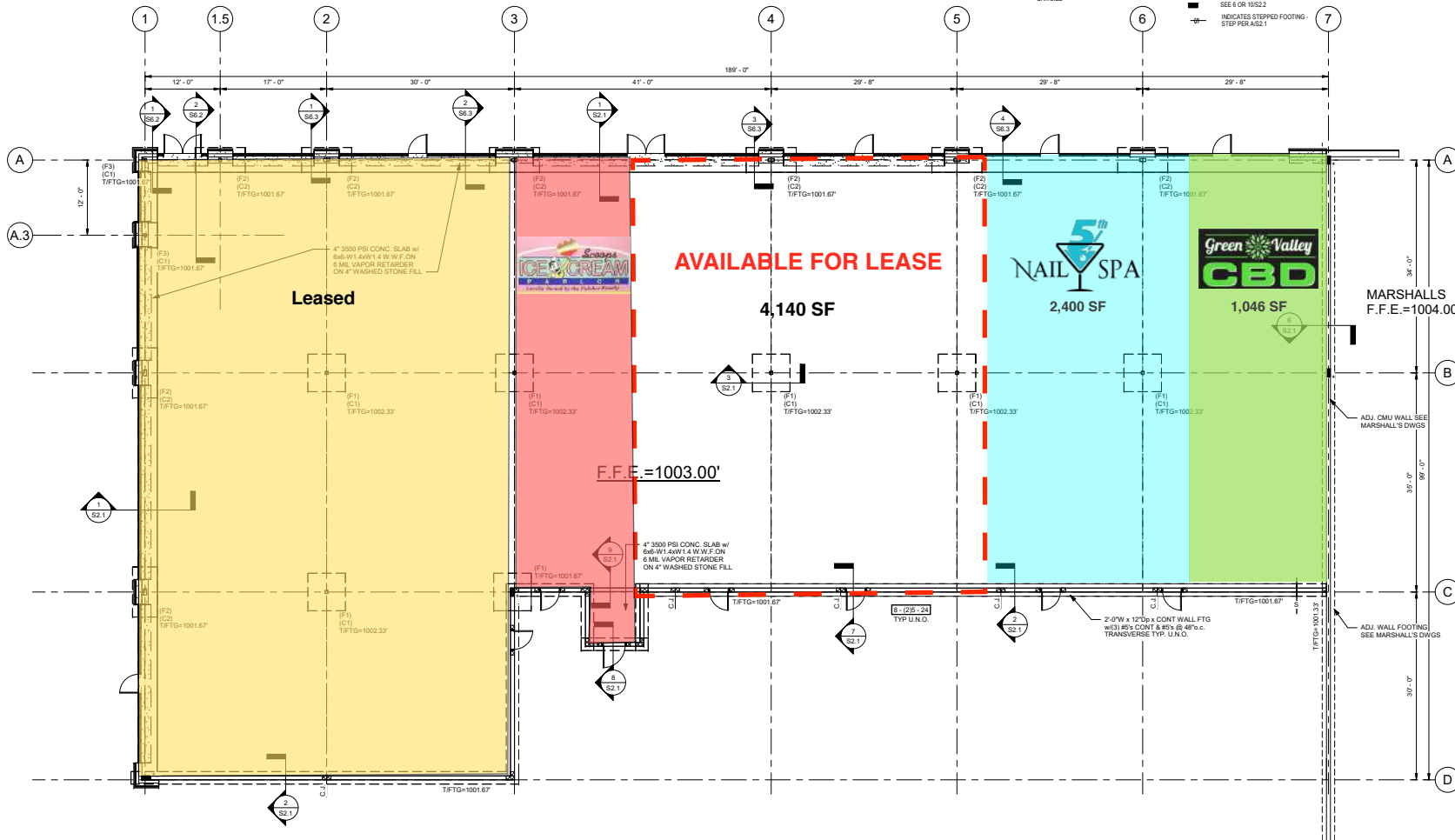
STRUCTURAL NOTES:

1. 1/4" X 1/4" INDICATES TOP OF FOOTING ELEVATION BELOW FINISH FLOOR ELEVATION.
2. ALL FOOTINGS SHALL BE CENTERED UNDER COLUMNS AND BEAM BEARING WALL REINFORCEMENTS U.N.O.
3. SEE SHEET S2.1 FOR ADDITIONAL SECTIONS AND DETAILS.
4. ALL SECTIONS TYP. U.N.O.
5. VERIFY ALL MASONRY OPENINGS W/ARCH DWGS.
6. ALL MASONRY WALLS SHALL BE ADEQUATELY SUPPORTED BY TEMPORARY BRACING DURING CONSTRUCTION AND BACKFILLING. BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOOR AND ROOF CONNECTIONS ARE COMPLETE.
7. FOR TYPICAL PLASTER SEE DIS2.1.

WALL SIZE
BAR SPACING
BAR SIZE

STRUCTURAL LEGEND:

- (F) COLUMN/FOOTING DESIGNATION - SEE COLUMN/FOOTING SCHEDULE ON S2.1
- NON-LOAD BEARING WALLS
- LOAD BEARING CMU WALL - W/REQUIRED PLASTER LOCATIONS INDICATED. SPACE OTHER PLASTER LOCATIONS AS INDICATED ON PLAN - SEE NOTE 7 & DETAIL DIS2.1
- TYPICAL MASONRY CONTROL JOINT SEE DETAIL F/S2.1 C.J. & ARE 32" MAX.
- TYPICAL SLAB CONTROL OR CONSTRUCTION JOINT SEE SECTION 4.5 OR S4S2.1
- TYPICAL MASONRY CORNER PLASTER SEE DETAIL DIS2.1
- (2)R5 x 2" U.G. CENTERED IN SLAB TYP. ALL MSRY DOOR OPENINGS
- TYPICAL BEAM BEARING LOCATION - SEE 6 OR 10S2.2
- INDICATES STEPPED FOOTING - STEP PER AIS2.1



1 FOUNDATION PLAN
1/8" = 1'-0"

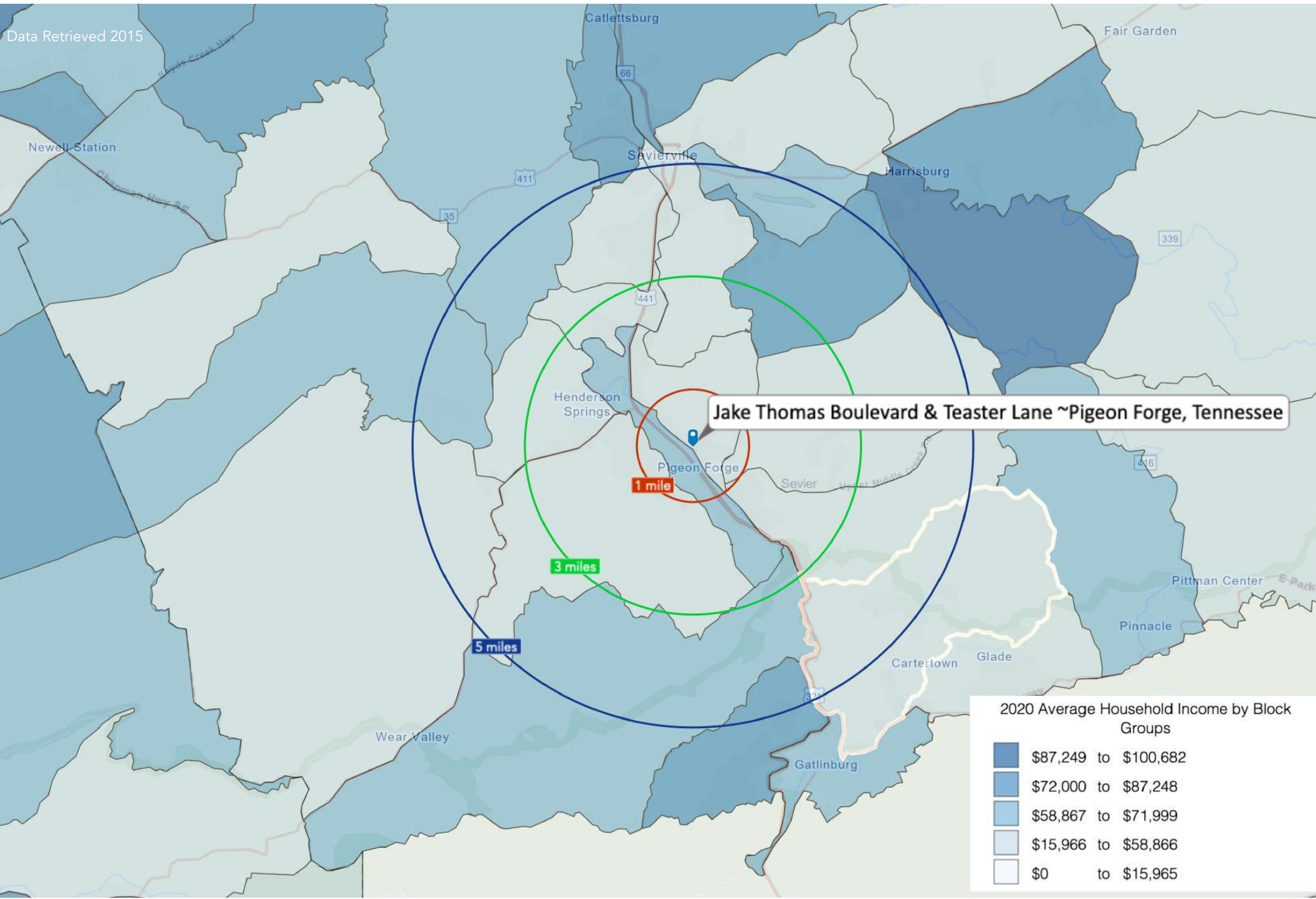
Shops A Shell
Riverwalk
Teaster Lane at Jake Thomas Blvd.
Pigeon Forge, TN

Site Huston
REAL ESTATE DEVELOPMENT CONSTRUCTION



ISSUE DATES
INITIAL ISSUE 05/13/19

JOB NO. 1919-024 | D'WIN | CKD
B4
S1.1
FOUNDATION PLAN



Demographic Summary

(5 Mile Radius ~ Jake Thomas Blvd & Teaster Ln)

KEY FACTS

23,173

Population



Average
Household Size

41.0

Median Age

\$41,786

Median Household
Income

EDUCATION

20%

No High
School
Diploma



36%

High School
Graduate



29%

Some
College



16%

Bachelor's/Grad/Prof
Degree

2019 Daytime Population

2019 Total Daytime
Population

31,712

2019 Daytime Population:
Workers

19,980

2019 Daytime Population:
Residents

11,732

BUSINESS



2,012

Total Businesses



25,086

Total Employees

Total Retail Sales



\$1,150,317,459

Total Retail Sales

EMPLOYMENT



51%

White Collar



18%

Blue Collar



30%

Services

17.6%

Unemployment
Rate

Pigeon Forge, Tennessee

Average Household Income



\$57,456

2019 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,373

Apparel &
Services



\$105

Computers &
Hardware



\$2,437

Eating Out



\$3,822

Health Care

\$3,514

Groceries



Knoxville

Pigeon Forge