



Retail Available for Lease

Riverwalk Place

3062 Teaster Lane

Pigeon Forge, TN 37836



Contacts:

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Property Details

Name	Retail Space For Lease ~ Riverwalk Place
Address	3062 Teaster Lane Pigeon Forge, TN 37836
Space	1,200 - 13,740 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

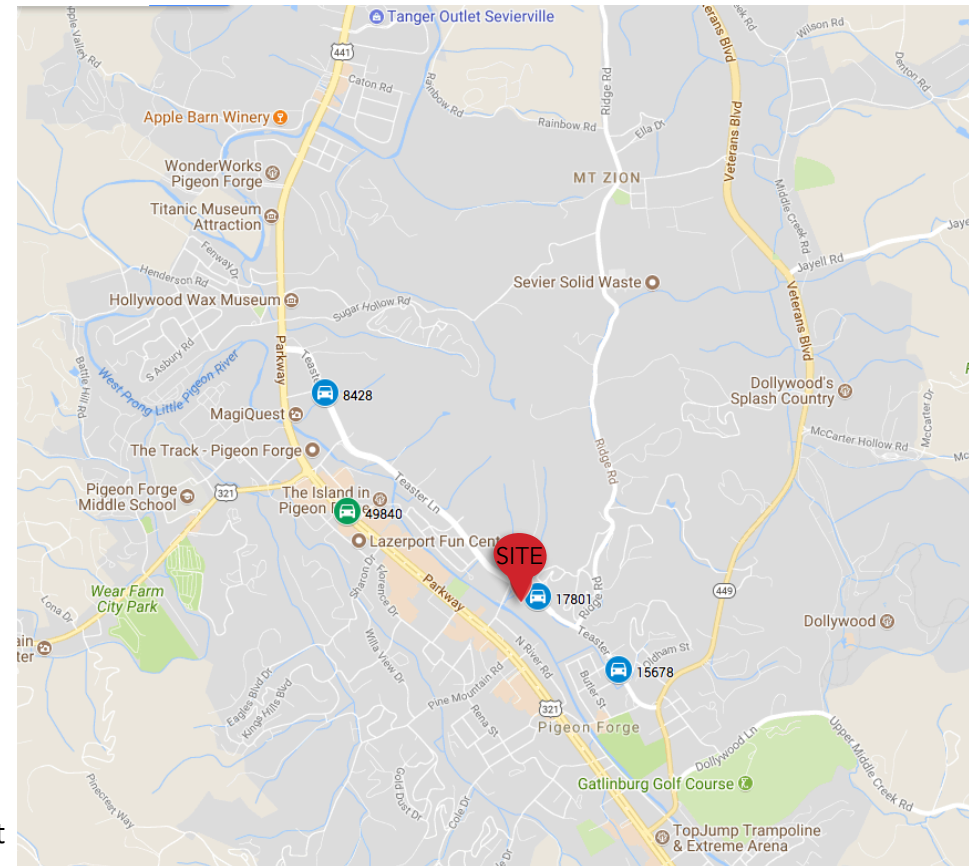
Market Overview

- 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

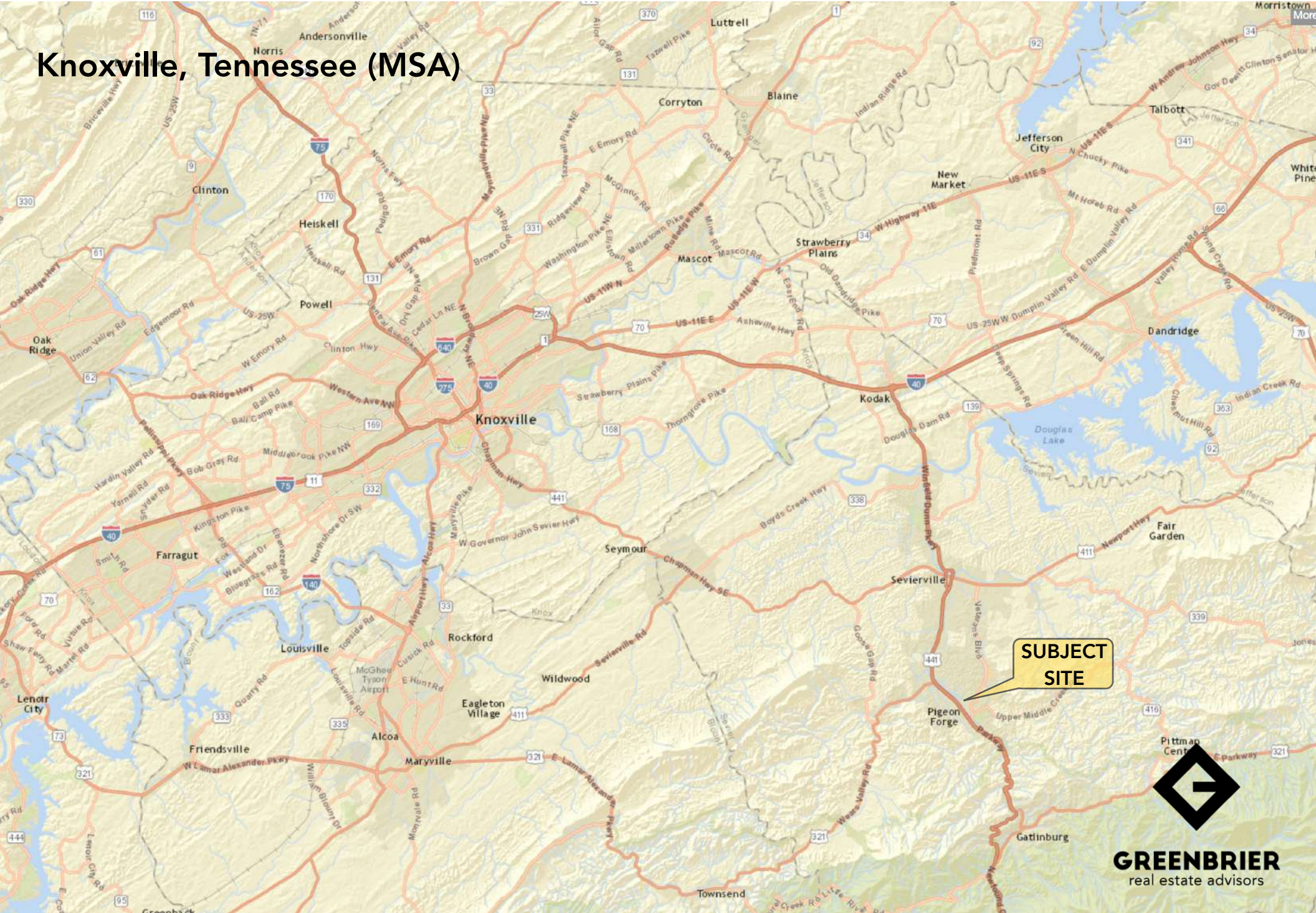
Traffic Counts

Teaster Lane	17,801 ADT
Parkway	49,840 ADT

Map



Knoxville, Tennessee (MSA)



Pigeon Forge,
Tennessee



LeConte
Center at
Pigeon Forge

Site
Riverwalk Place
Lease Space Available

BIG
DADDY'S

Walgreens

441

Moon
Pie

FIRST
HORIZON

PAPA
JOHN'S

SHONEY'S

Cheddar's

Cheddar's

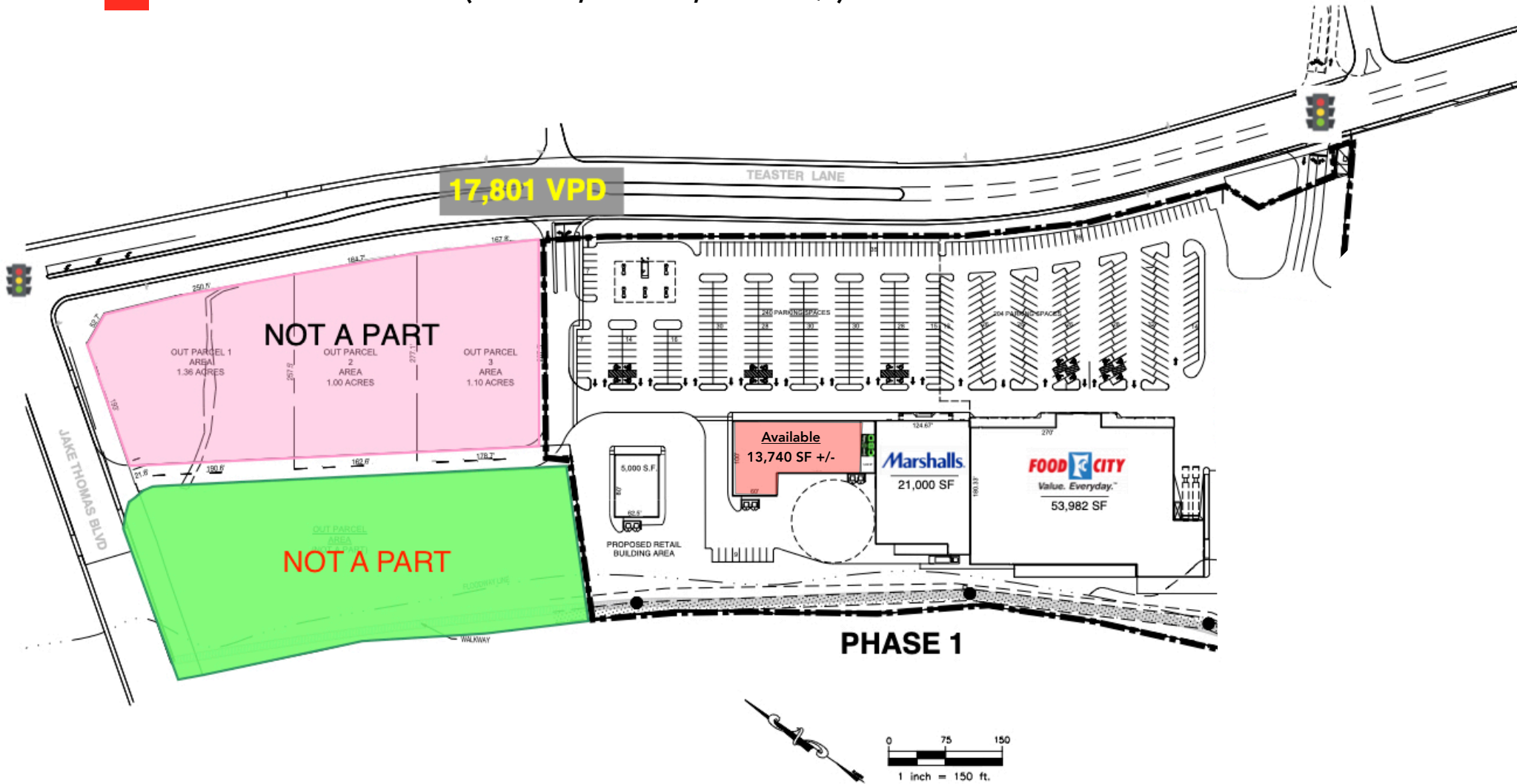
Teaster Lane

17,801 ADT

Parkway
46,786 ADT

Pine Mountain Road

= Available For Lease (Retail: 1,200 - 13,740 SF +/-)



***Retail Space Available Highlighted in Red*



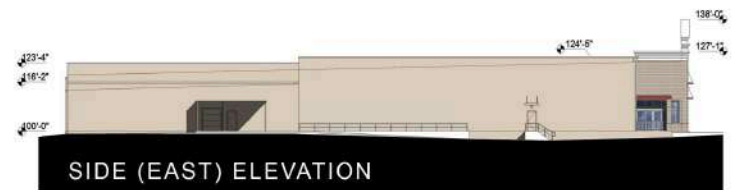
** Available For Lease Highlighted in Red



SIDEWALK PLAN



SIDE (WEST) ELEVATION



SIDE (EAST) ELEVATION

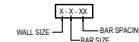
RiverWalk at Pigeon Forge



ARTECH
ARCHITECTURE & INTERIORS
ARTECH DESIGN GROUP, INC.
1410 COWART STREET
NASHVILLE, TN 37203
615.266.4313

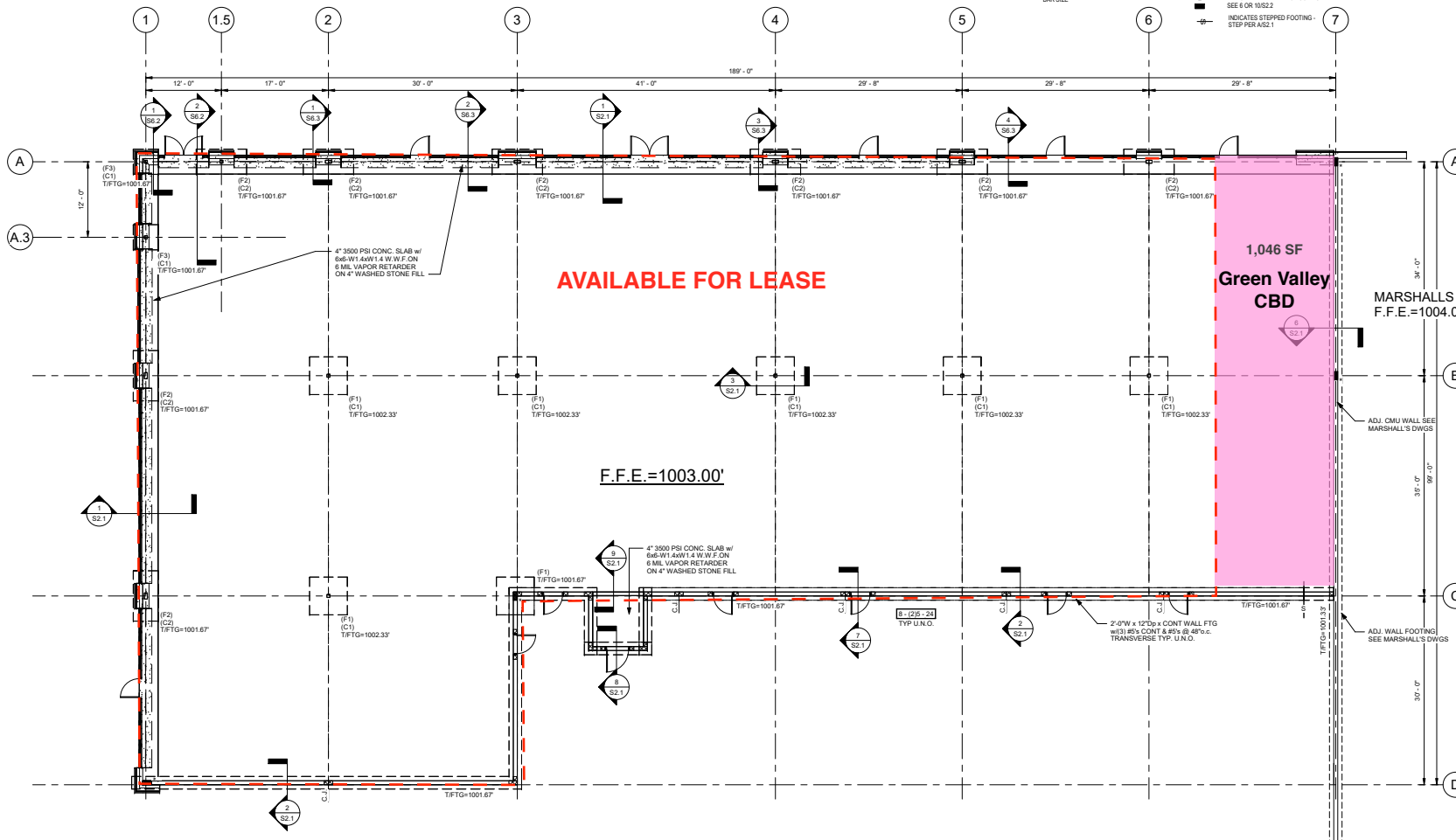
STRUCTURAL NOTES:

1. 1/8" K' INDICATES TOP OF FOOTING ELEVATION BELOW FINISH FLOOR ELEVATION
2. ALL FOOTINGS SHALL BE CENTERED UNDER COLUMNS AND BEAM BEARING WALL REINFORCEMENTS U.O.
3. SEE SHEET S2-1 FOR ADDITIONAL SECTIONS AND DETAILS
4. ALL SECTIONS TYP. U.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 S2-1
WALL SIZE, BAR SIZE AND SPACING ARE INDICATED AS SHOWN BELOW:



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 PLASTERS AS INDICATED ON PLAN - SEE NOTE 7 & DETAIL ES2.1
- C-1 TYPICAL MASONRY CONTROL JOINT SEE DETAIL FS2.1 C-1 HAS 3/8" x 1/4" MAX.
- C-2 TYPICAL SLAB CONTROL OR CONSTRUCTION JOINT - SEE SECTION 4.5 OR S2-1
- TYPICAL MASONRY CORNER PLASTER SEE DETAIL ES2.1
- (2)85 x 2' 0" I.G. CENTERED IN SLAB TYP. ALL MSRY DOOR OPENINGS
- TYPICAL BEAM BEARING LOCATION - SEE 6 OR 10S2.2
- INDICATES STEPPED FOOTING - STEP PER AS2.1



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

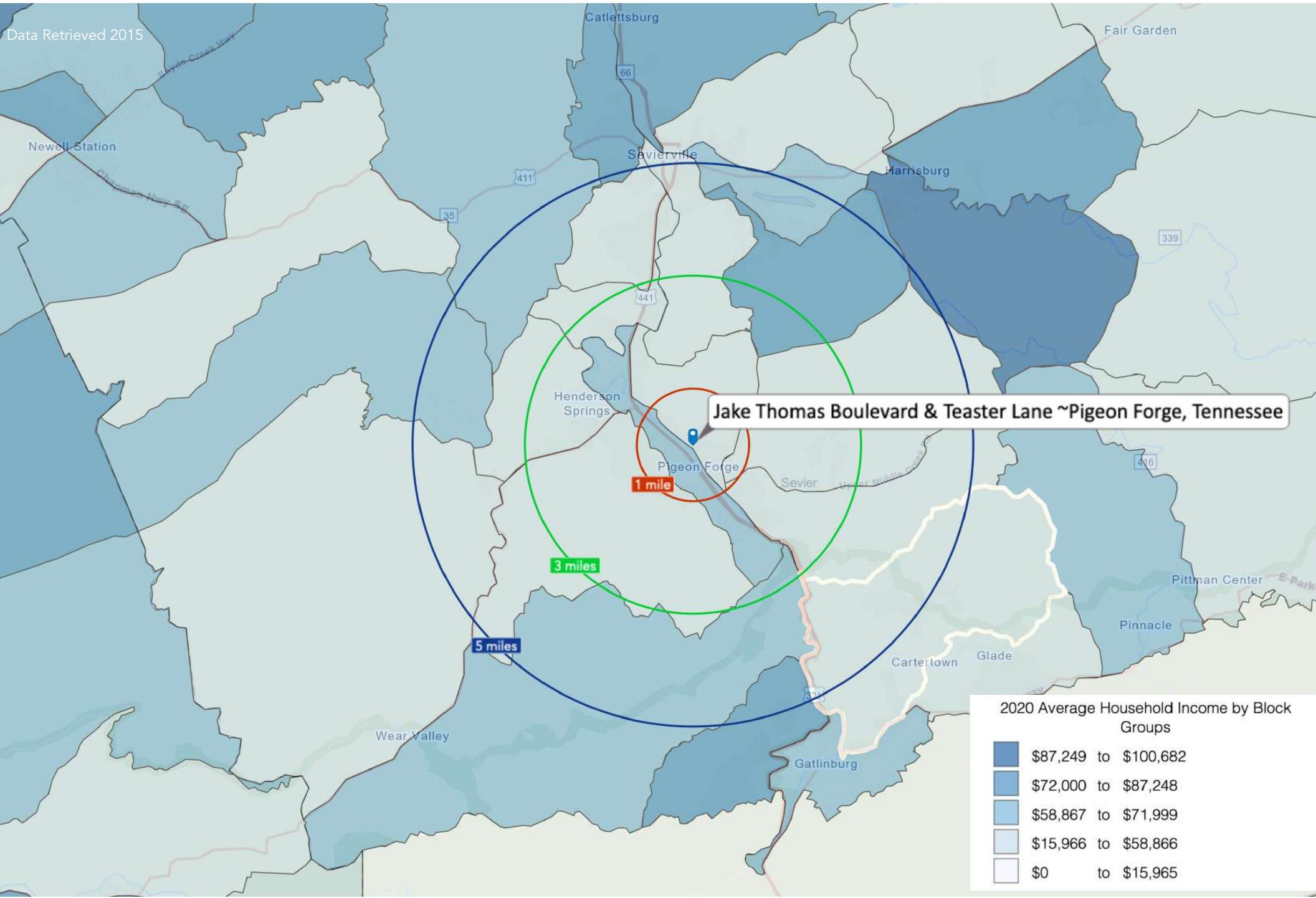
HUSTON
REAL ESTATE DEVELOPMENT CONSTRUCTION



ISSUE DATES
INITIAL ISSUE 06/13/19

JOB NO. #16-024 | D/WN BSR | C/D BH
S1.1
FOUNDATION PLAN

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



2020 Average Household Income by Block Groups

Dark Blue	\$87,249 to \$100,682
Medium-Dark Blue	\$72,000 to \$87,248
Medium-Light Blue	\$58,867 to \$71,999
Light Blue	\$15,966 to \$58,866
White	\$0 to \$15,965

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

20%

No High
School
Diploma



36%
High School
Graduate



29%
Some
College



16%
Bachelor's/Grad/Prof
Degree

EDUCATION

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

Knoxville



Pigeon Forge

Average Household Income



\$57,456

2019 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,373

Apparel &
Services



\$105

Computers &
Hardware



\$2,437

Eating Out



\$3,514

Groceries



\$3,822

Health Care