



149 Cates Ln

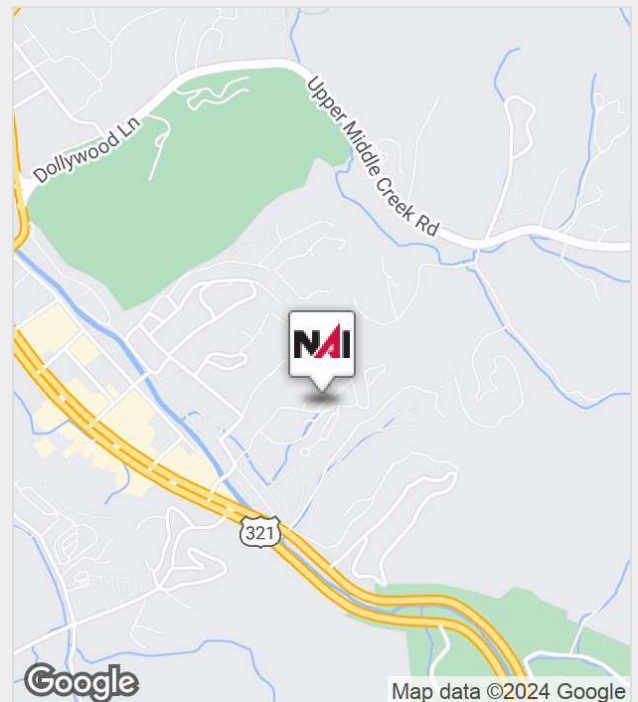
Pigeon Forge, Tennessee 37863

Property Features

- Former Entertainment Venue in Pigeon Forge, TN
- 112,620 SF building on approx 35 acres of land
- The 5 story building consists of:
- 4 floors ranging from 13,639 SF to 22,051 SF
- Daylight lower level approx 33,501 SF including commercial kitchen, vendor booths, dining areas & shipping/receiving

For Sale

\$7,950,000



For more information:

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For Sale

Surrounding Attractions Pigeon Forge, TN



For Sale

Former Entertainment Venue In Pigeon Forge, TN



Property Summary

Sale Price:	\$7,950,000
Lot Size:	35.0 Acres
Building Size:	112,620 SF
Year Built:	2004
Renovated:	2007
Zoning:	C-2 TOURIST COMMERCIAL DISTRICT
Market:	Sevierville

Property Overview

Former entertainment venue in Pigeon Forge, TN
112,620 SF Building on Approx 35 Acres of Property

Located less than 2 miles from Dollywood Theme Parks in Pigeon Forge, TN.

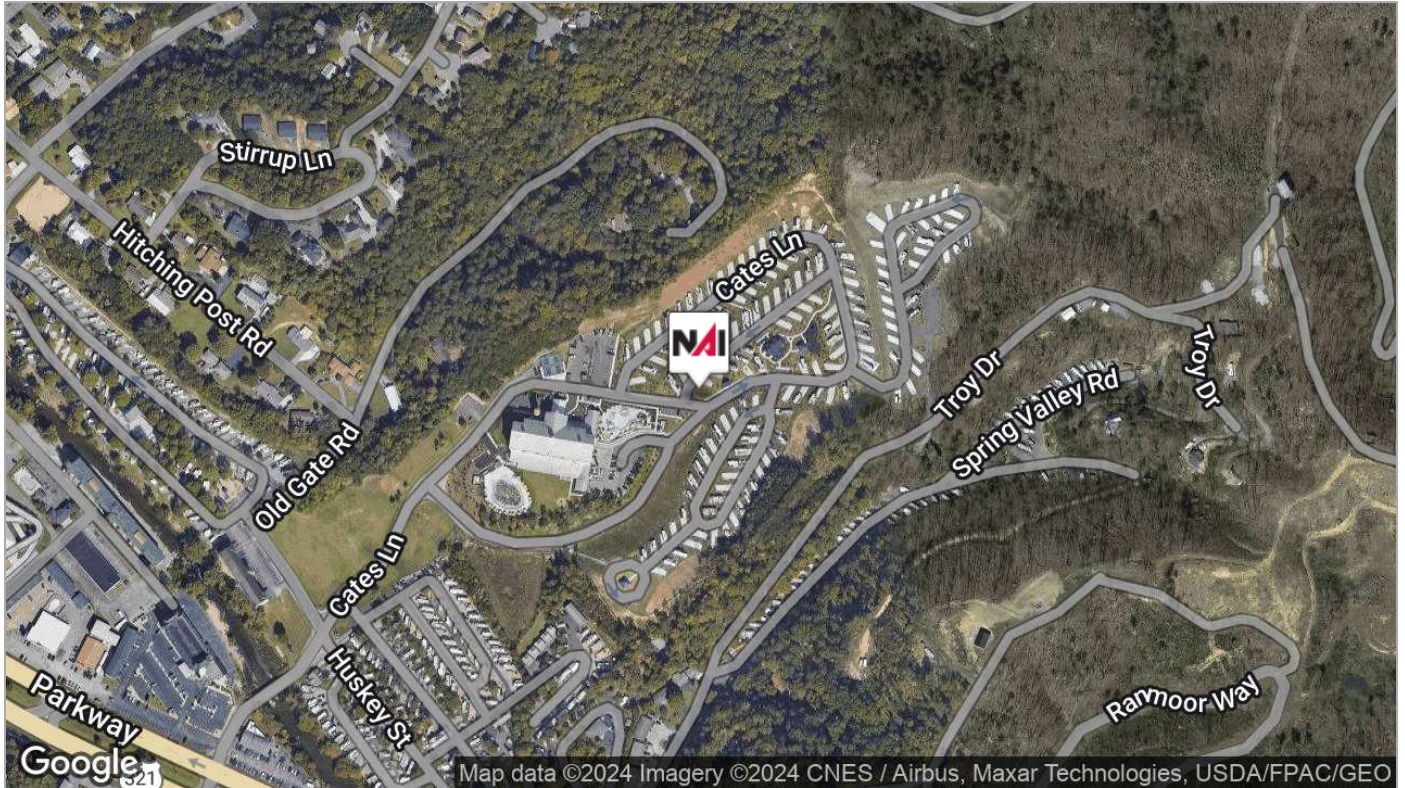
With over 10,000,000 visitors per year, the Great Smoky Mountains National Park is the nation's most visited national park with more than twice the visitation of the second most visited park, Grand Canyon National Park.

Visitors' average travel distance to Pigeon Forge is 330-368 miles.

Property located at the Gateway to the Great Smoky Mountains National Park.

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Former Entertainment Venue In Pigeon Forge, TN



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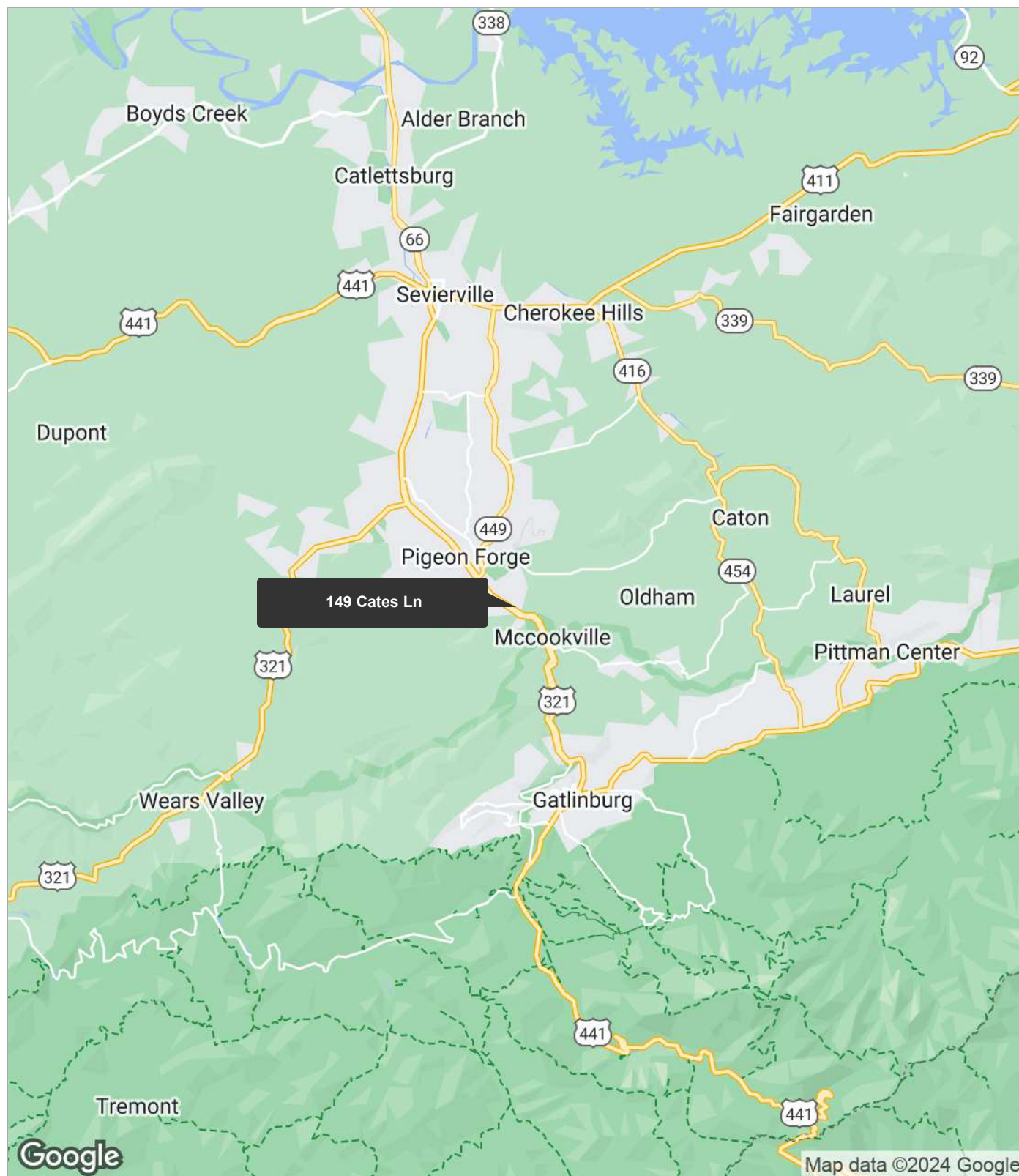
For Sale

Former Entertainment Venue In Pigeon Forge, TN

Property Name:	149 Cates Ln
Property Address:	149 Cates Ln Pigeon Forge, TN 37863
APN:	095 042.00
Number Of Stories:	5
Parking Spaces:	670
Parking Ratio:	5.94/1000 SF
Elevators:	2 (One elevator serves all 5 floors, and the other serves the bottom four floors)
Escalators:	2

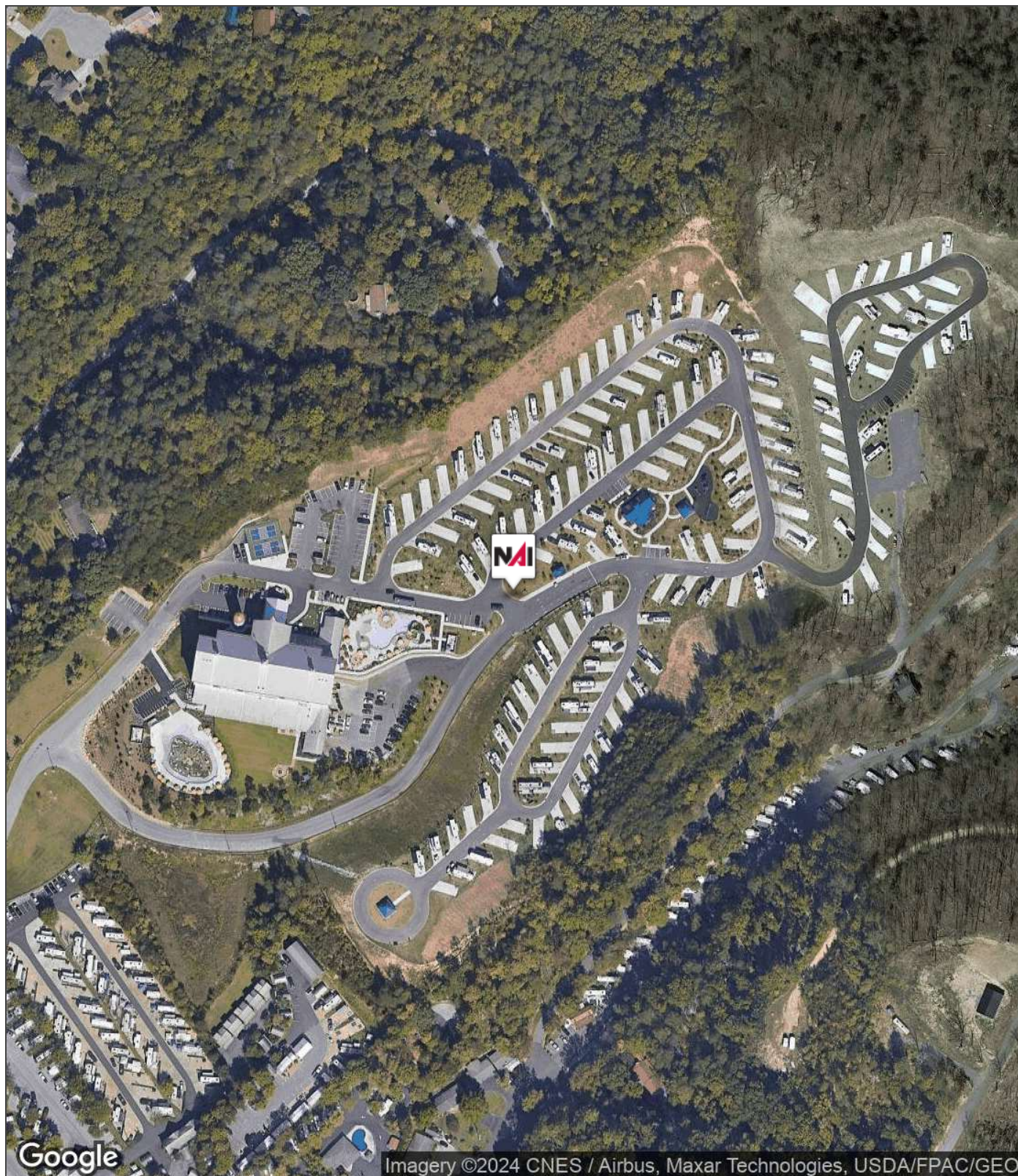
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Former Entertainment Venue In Pigeon Forge, TN



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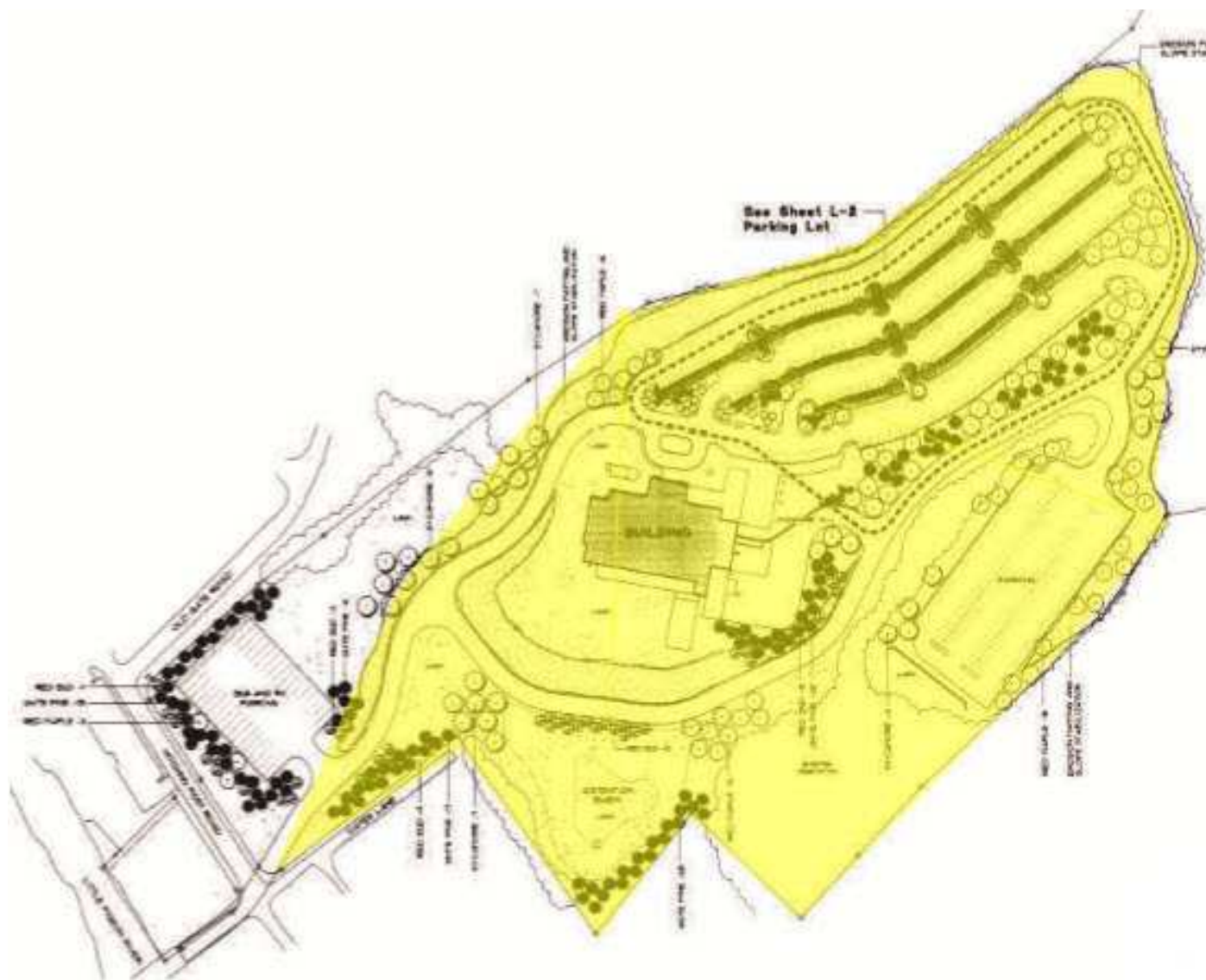
Former Entertainment Venue In Pigeon Forge, TN





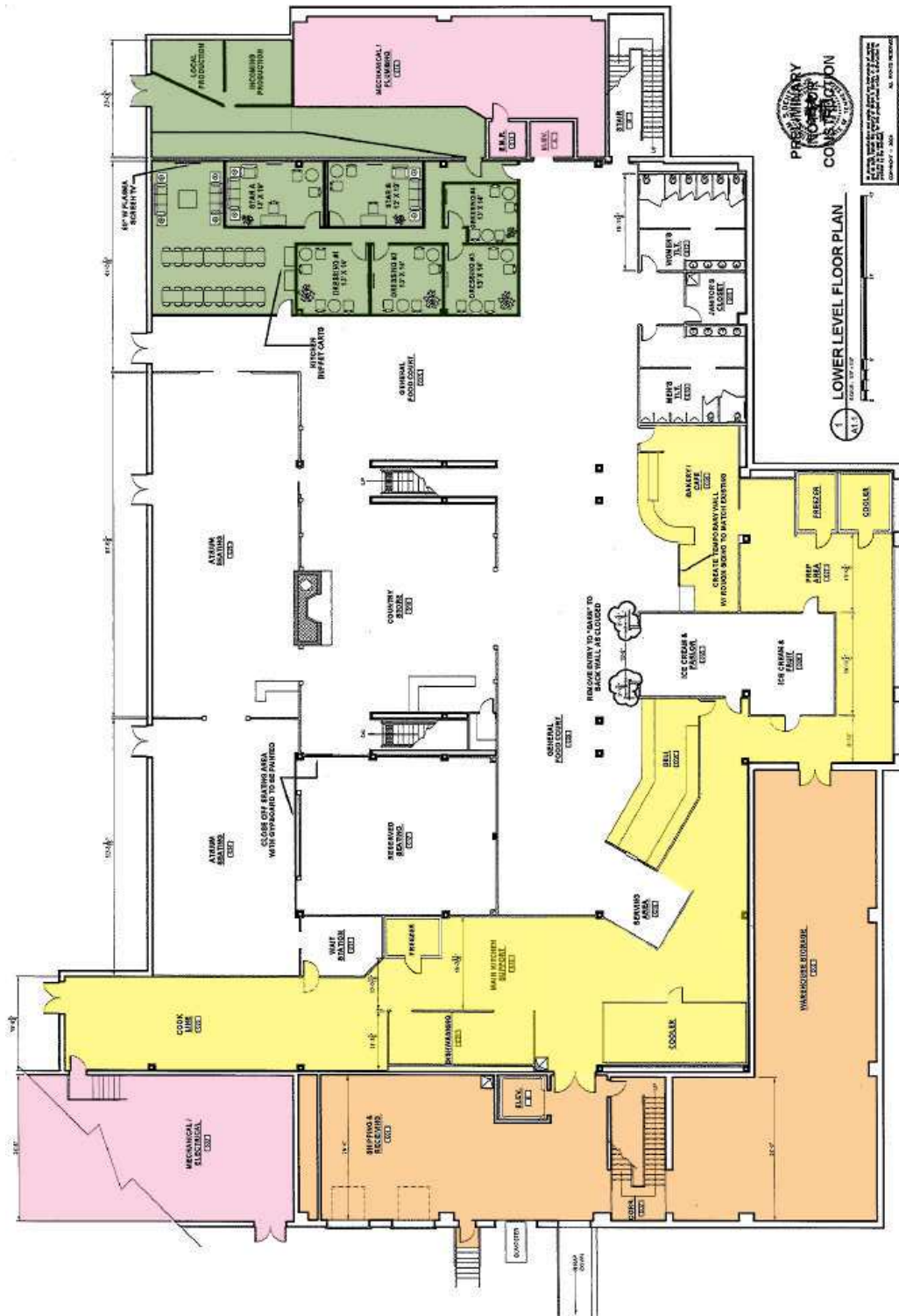
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Landscaping Site Plan



For Sale

Lower Level

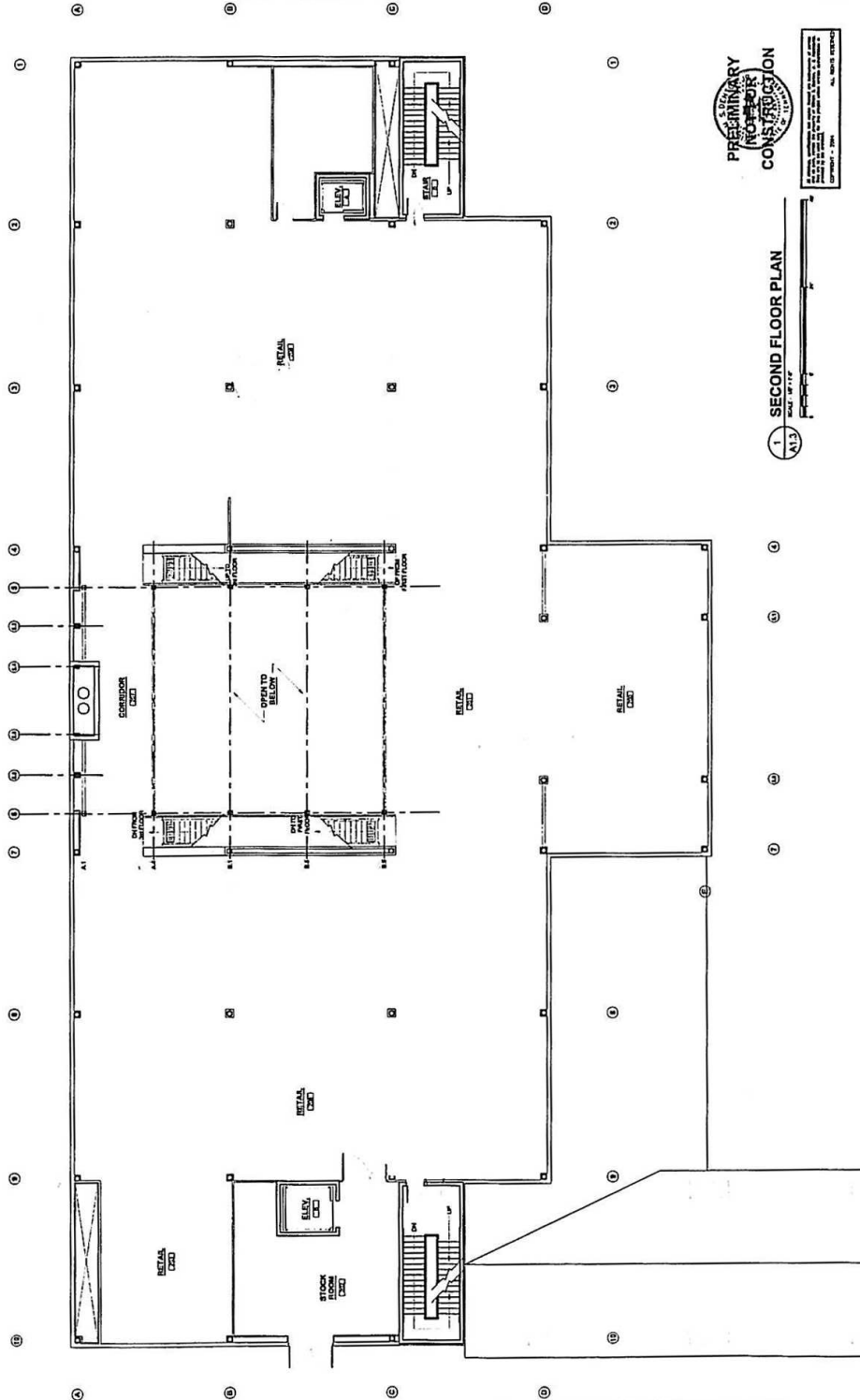


1st Floor



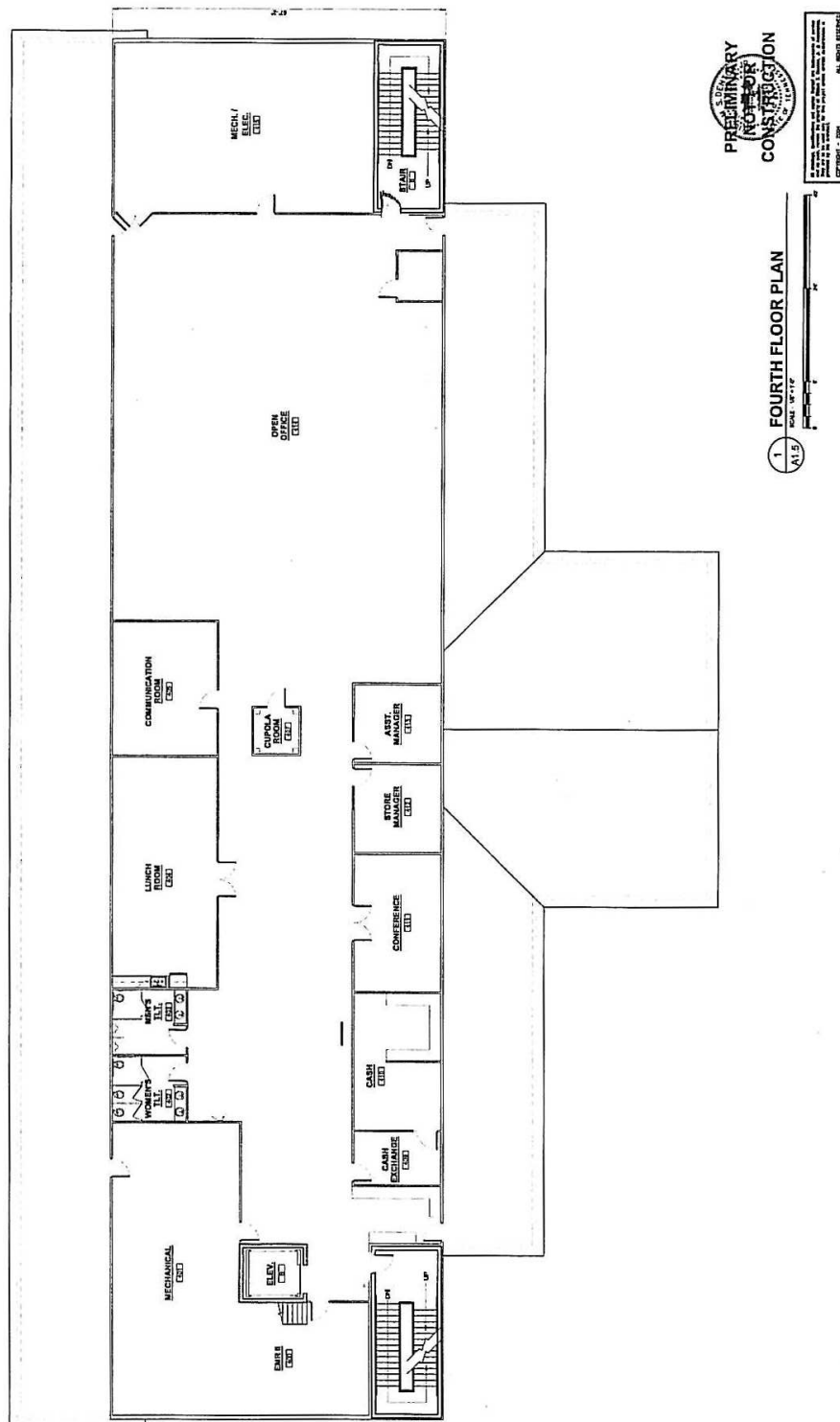
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2nd Floor



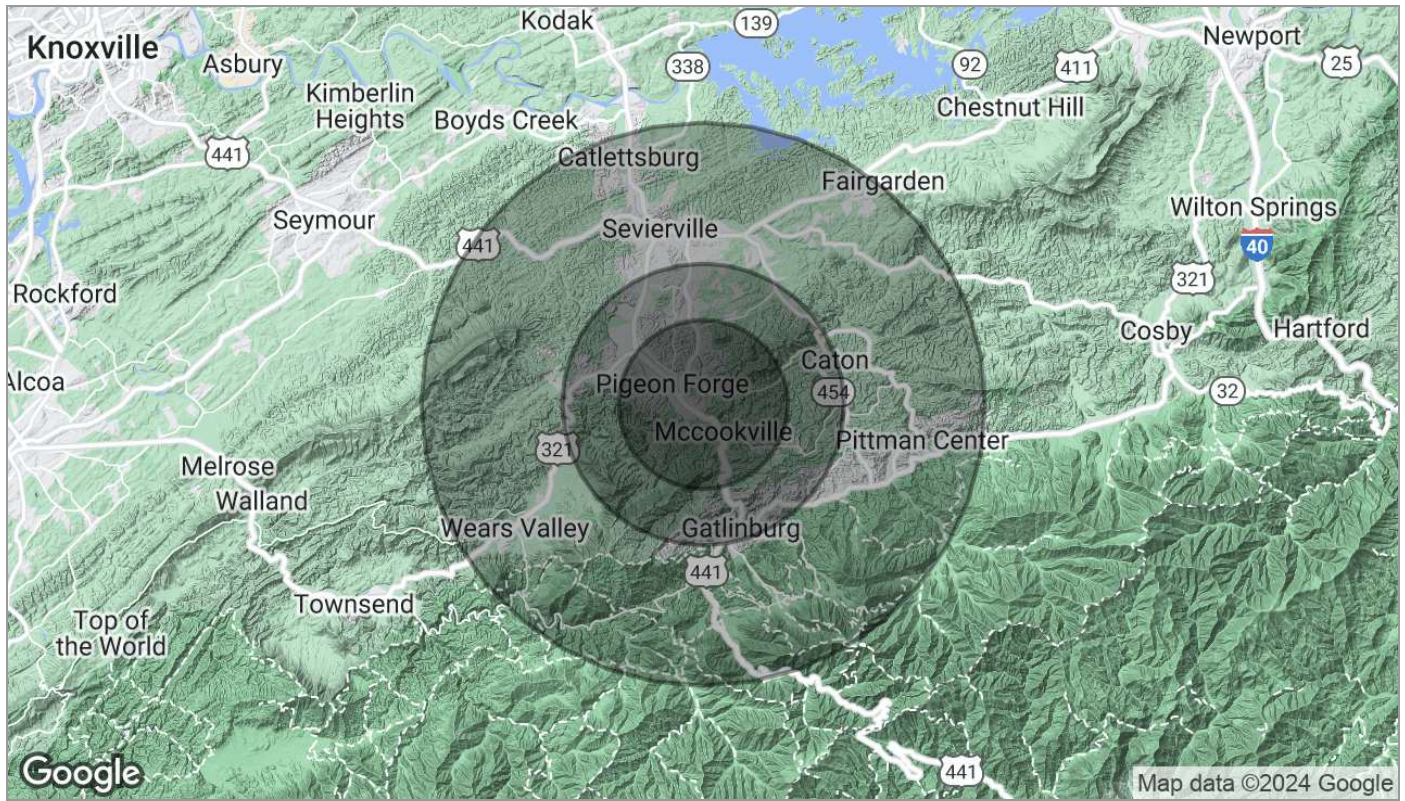
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4th Floor



For Sale

Former Entertainment Venue In Pigeon Forge, TN



Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	6,111	20,444	52,042
MEDIAN AGE	41.5	41.0	40.6
MEDIAN AGE (MALE)	43.7	41.1	39.5
MEDIAN AGE (FEMALE)	40.4	42.1	42.5
Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,574	9,144	23,421
# OF PERSONS PER HH	2.4	2.2	2.2
AVERAGE HH INCOME	\$50,004	\$51,006	\$51,125
AVERAGE HOUSE VALUE	\$217,665	\$220,195	\$215,752
Race	3 Miles	5 Miles	10 Miles
% WHITE	96.4%	94.4%	95.6%
% BLACK	0.5%	1.5%	1.0%
% ASIAN	0.8%	1.4%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	1.4%	1.4%	1.0%
Ethnicity	3 Miles	5 Miles	10 Miles
% HISPANIC	7.6%	7.3%	6.7%

* Demographic data derived from 2020 ACS - US Census