



Tanger
SEVIERVILLE

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER SEVIERVILLE



A tourism magnet in the heart of Sevier County

Tanger Sevierville is the most visited shopping center in the market, drawing from a trade area well beyond 250 miles. The area is a thriving tourism destination with over \$3.7 billion in annual sales revenue, and \$2 billion of that revenue comes from the retail sector.

ADDRESS

1645 Parkway,
Sevierville, TN 37862

450K SF

Open-air shopping
destination

100+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Gatlinburg, TN (10 mi)
Knoxville, TN (20 mi)
Asheville, NC (60 mi)

MSA POPULATION

101,455 – Sevierville, TN

TOURIST HUB

15 million visitors to
Sevier County, TN



Prime location

Positioned near US 441, connecting the center to visitors from Knoxville, Gatlinburg, and beyond. Located near popular attractions including Dollywood (10 minute drive) and Great Smoky Mountains National Park (25 minute drive).



64,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Knoxville Airport
25 miles west of the center

¹Includes surrounding roadways that may not be visible on aerial



PIGEON FORGE AREA RANKINGS

#4 Best Places to Visit in Tennessee

U.S. News & World Report

#9 Best Mountain Towns to Visit in the U.S.

U.S. News & World Report



EXPANSIVE VISITOR DRAW

Popular drive-in tourist market welcoming **15 million visitors annually**

Home to **7K** cabins, chalets, condos, campgrounds, and bed & breakfast inns

Sevier County is located at the foothills of the **Great Smoky Mountains National Park**



PROXIMITY TO MARKET DESTINATIONS

Dollywood, Dolly Parton's theme park
3 miles away

TITANIC Museum
<1 mile away

Great Smoky Mountains National Park
9 miles away



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+248 Multi-Family Units

+20 Hotels

+2.5K Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

7.3M

2023 Population

42.4

Median Age
U.S. 39.0

1.5%

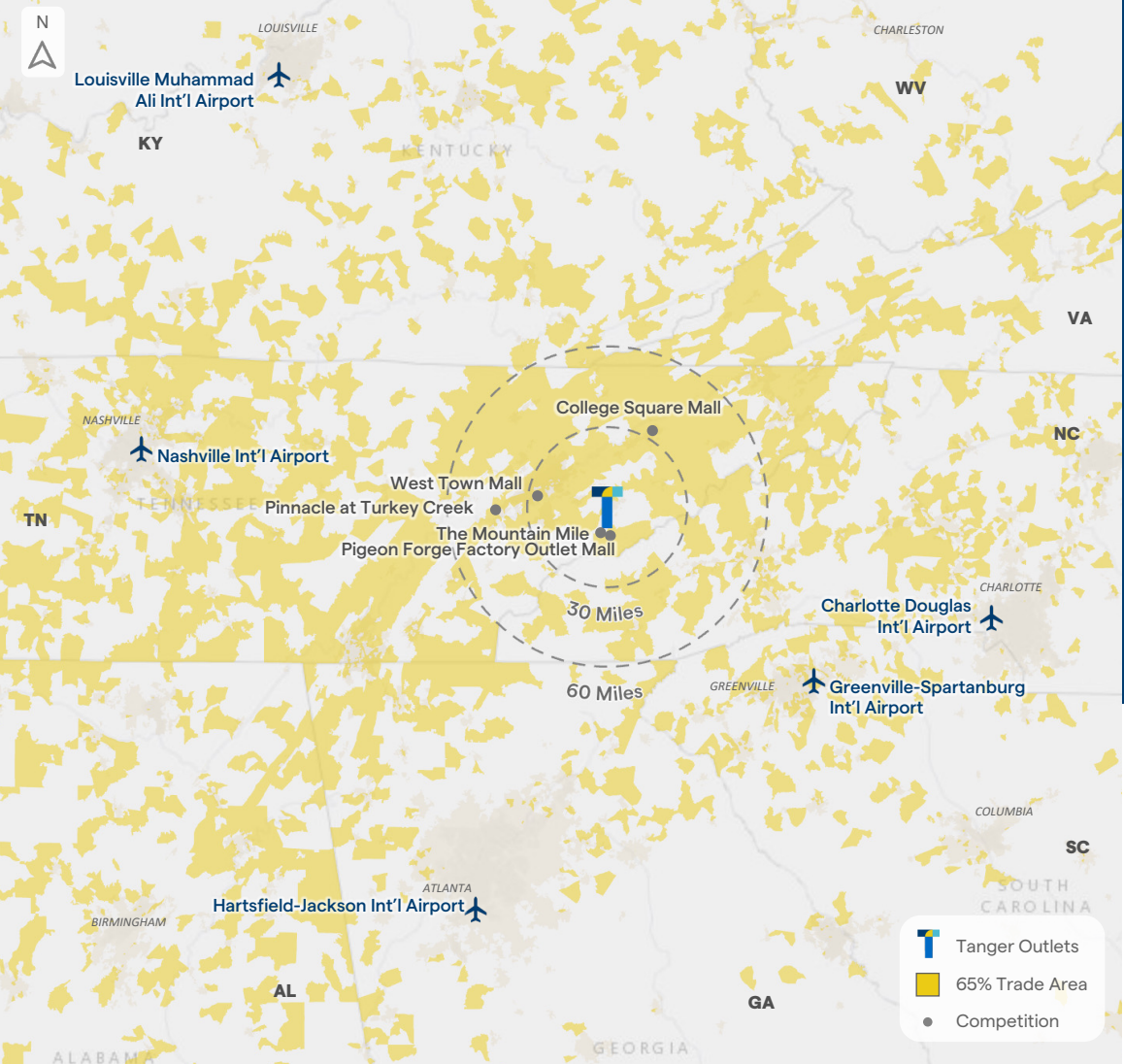
2023-2028 Population Growth Rate
U.S. 1.5%

\$87K

Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Sevierville, TN MSA
2023 Population	7,272,730	131,884	751,779	1,247,875	101,455
2023-2028 Pop. Growth	1.5%	1.9%	2.2%	2.1%	2.1%
Households	2,881,430	52,909	307,712	510,544	40,873
Avg. HH Income	\$87,086	\$79,135	\$82,740	\$85,881	\$78,659
Median Age	42.4	44.3	41.2	42.8	43.9

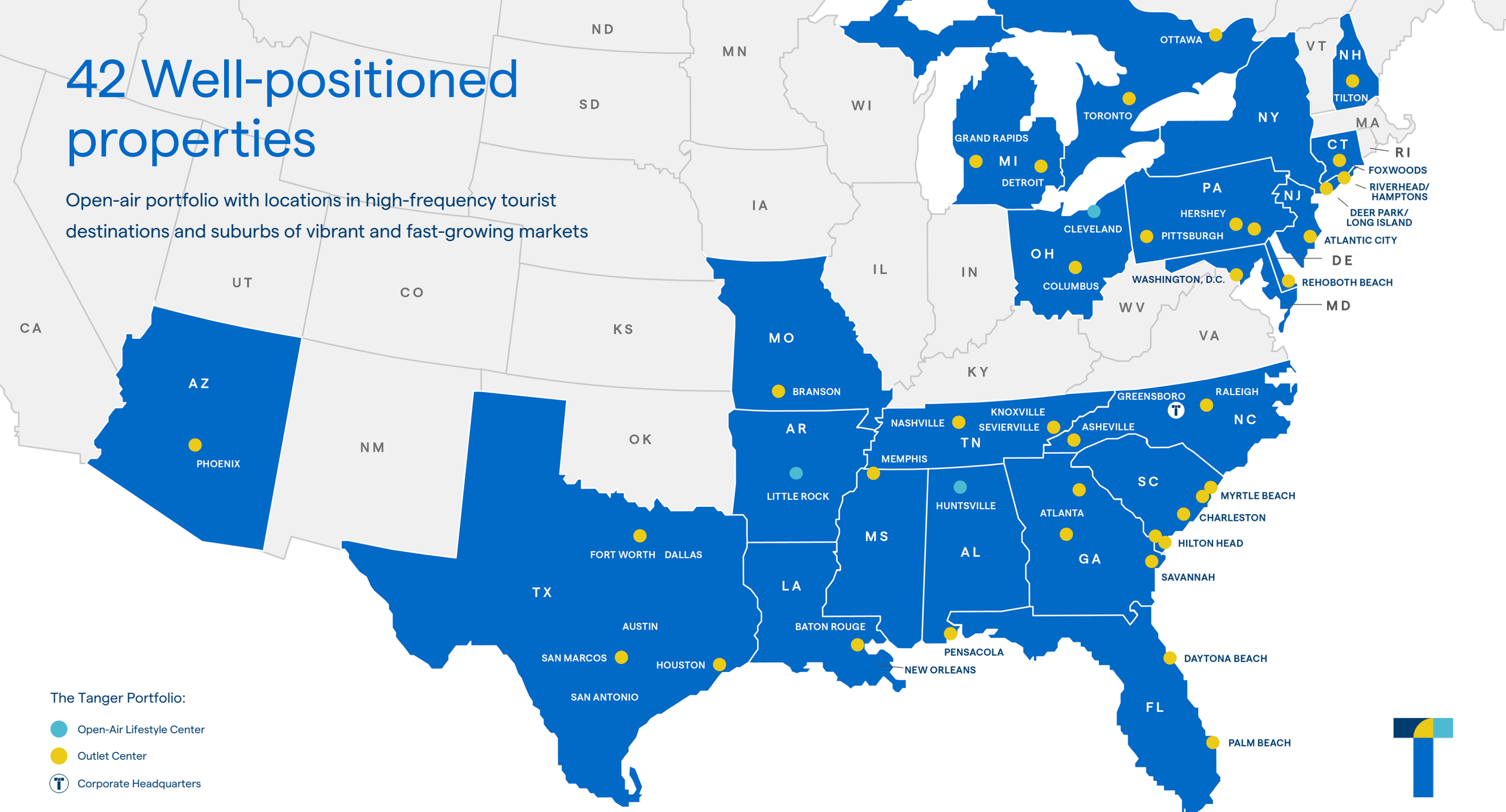
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
The Mountain Mile	2	9
Pigeon Forge Factory Outlet Mall	2	10
West Town Mall	27	52
College Square Mall	32	48
Pinnacle at Turkey Creek	33	57

42 Well-positioned properties

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets



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