



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 \$3.8 billion in annual sales revenue.

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

101,831 – Sevierville, TN

TOURIST HUB

12-15 million visitors
to Sevier County, TN



BIRKENSTOCK

TECOVAS

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).



65,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Knoxville Airport
25 miles west of the center

¹ Includes surrounding roadways that may not be visible on aerial; Source: Inrix 2023 AADT



AREA RANKINGS

#1 Most Visited National Park –
Great Smoky Mountains
National Park
National Geographic

#4 Best Places to Visit in
Tennessee – Pigeon Forge
U.S. News & World Report

#9 Best Mountain Towns to
Visit in the U.S. - Pigeon Forge
U.S. News & World Report



EXPANSIVE VISITOR DRAW

Popular drive-in tourist market
welcoming **12-15 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
<10 miles away

University of Tennessee (38K
students)
<25 miles away



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+18 Hotels

+2.4K Hotel Rooms

Recently opened luxury hotels
include **Dollywood's HeartSong**
Lodge & Resort and **DreamMore**
Resort & Spa (600+ Rooms)

Source: CoStar

Demographics

TRADE AREA

10.3M

2024 Population

3.2%

2024-2029 Population Growth Rate
U.S. 1.9%

41.5

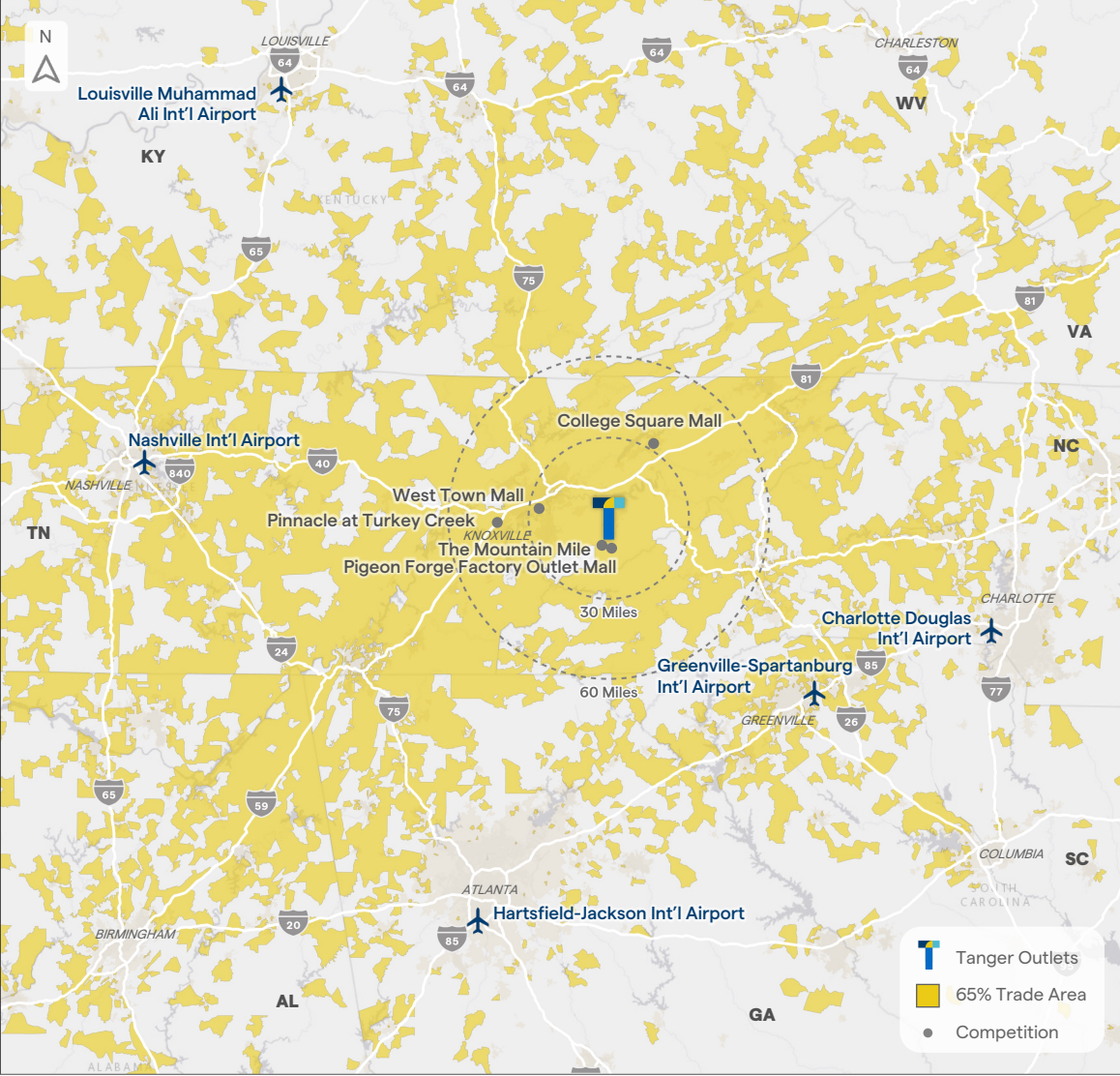
Median Age
U.S. 39.3

\$95K

Average Household Income
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Sevierville, TN MSA
2024 Population	10,253,031	133,122	760,209	1,264,628	101,831
2024-2029 Pop. Growth Rate	3.2%	2.4%	3.2%	3.2%	2.2%
Households	4,029,667	53,541	312,107	519,165	41,124
Avg. HH Income	\$94,937	\$85,073	\$89,337	\$93,097	\$84,470
Median Age	41.5	44.9	40.5	42.1	44.2

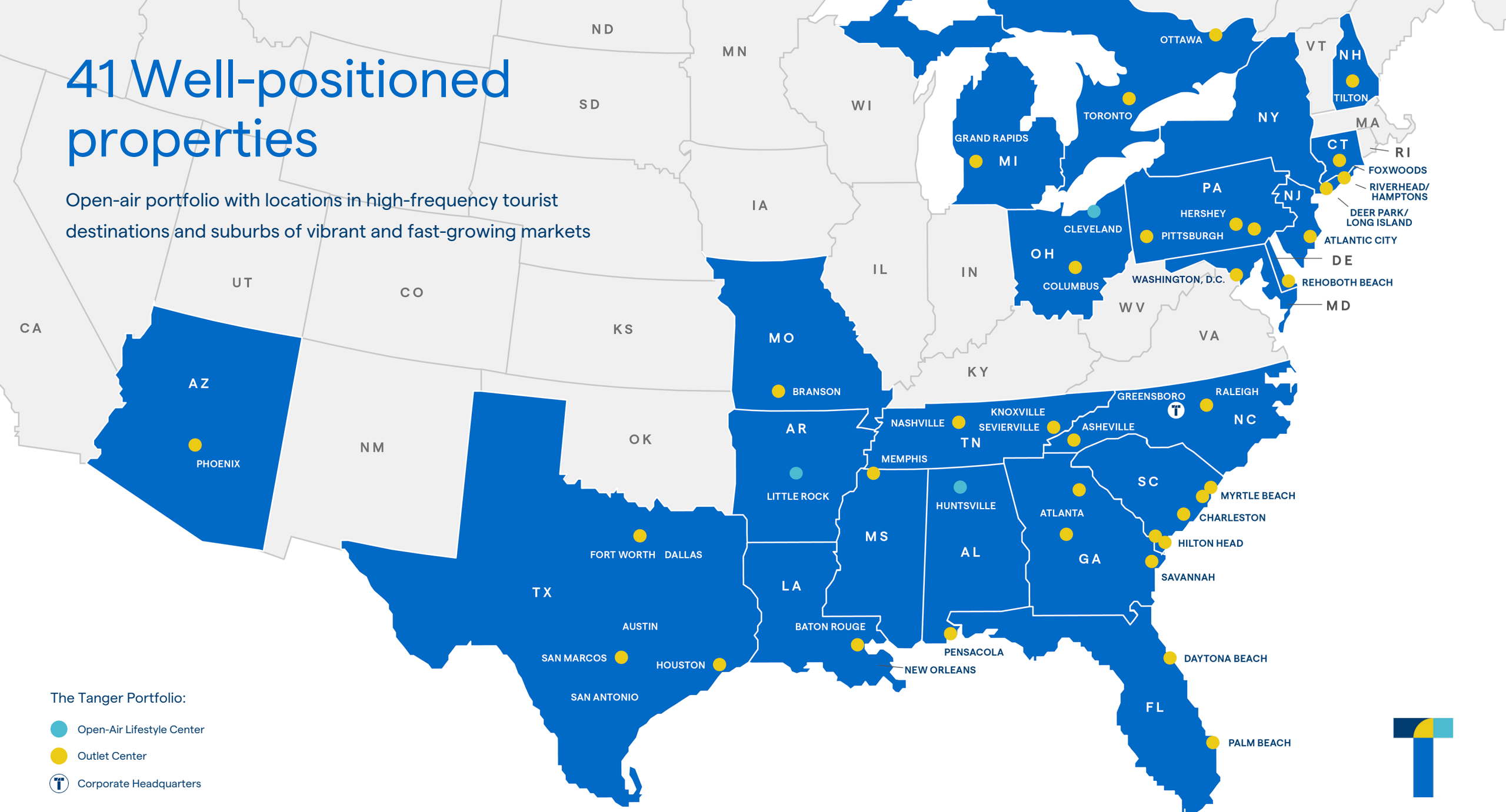
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



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

41 Well-positioned properties

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



CONTACT US



1645 Parkway, Sevierville, TN 37862
leasing.tanger.com

Tanger[®]