



THE
MOUNTAIN MILE
PIGEON FORGE, TENNESSEE

CINNAMOLIC
CURRAHEE WINERY

OPEN

SUGAR

The General Store

DI

THE ULTIMATE REGIONAL DESTINATION

FOR OVER 75 YEARS - PIGEON FORGE HAS BEEN A FAMILY VACATION DESTINATION AND CONTINUES TO SET REVENUE AND VISITATION RECORDS ON A YEARLY BASIS.

TOP FEEDER MARKETS

ATLANTA, GA

GREENVILLE, SC

ASHEVILLE, NC

NASHVILLE, TN

KNOXVILLE, TN

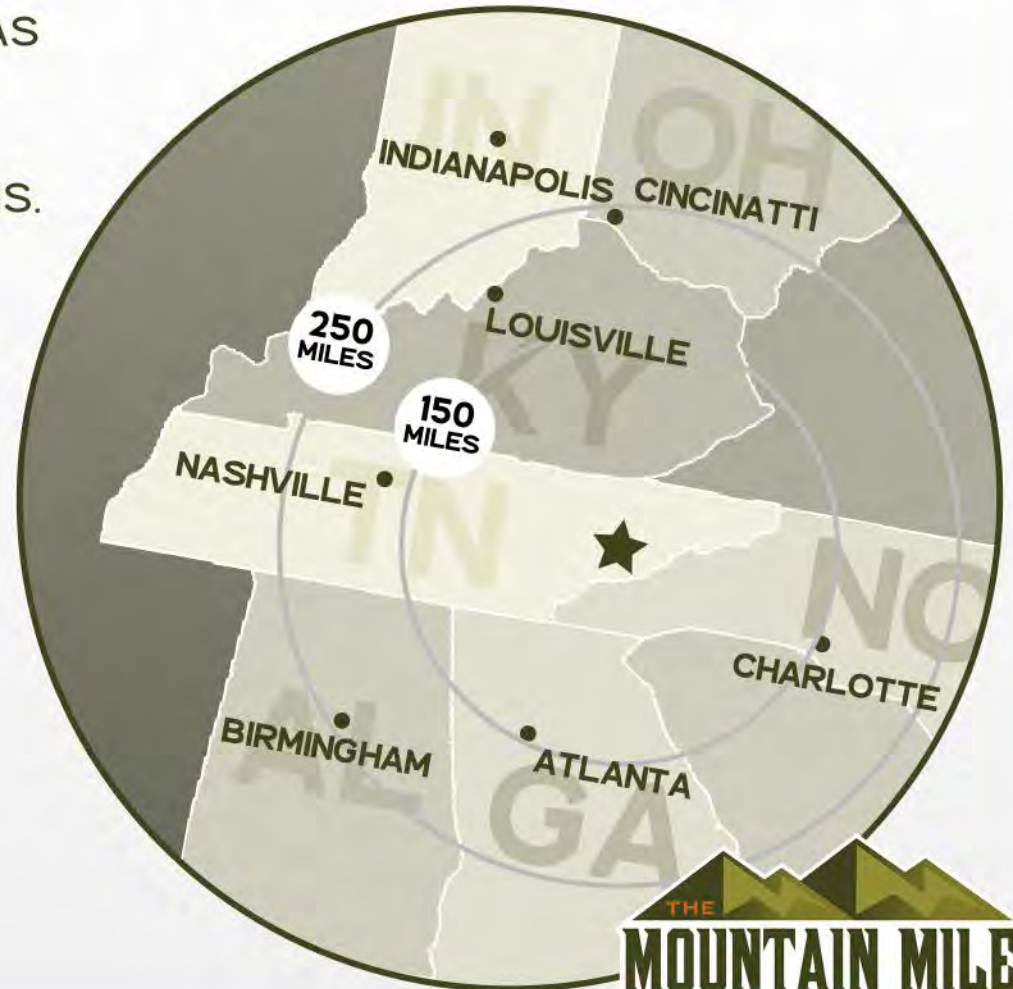
CHATTANOOGA, TN

LEXINGTON, KY

CINCINNATI, OH

CHARLOTTE, NC

BIRMINGHAM, AL



THE
MOUNTAIN MILE
PIGEON FORGE, TENNESSEE

YEARLY VISITATION AT A GLANCE

SEVIER COUNTY 19 MILLION

SEVIER COUNTY, TN IS COMPRISED OF THE THREE MOST POPULAR CITIES IN THE STATE – PIGEON FORGE, GATLINBURG, AND SEVIERVILLE.

PIGEON FORGE 15 MILLION

PIGEON FORGE HAS BEEN A FAMILY VACATION DESTINATION AND CONTINUES TO SET REVENUE AND VISITATION RECORDS ON A YEARLY BASIS.

NATIONAL PARK 14.1 MILLION

GREAT SMOKY MOUNTAINS NATIONAL PARK IS THE MOST VISITED NATIONAL PARK IN THE COUNTRY WITH OVER 14.1 MILLION VISITORS IN 2021

DOLLYWOOD 2.7 MILLION

DOLLYWOOD IS THE #1 TICKETED ATTRACTION IN TENNESSEE AND HAS BEEN VOTED ONE OF THE BEST THEME PARKS IN THE COUNTRY.

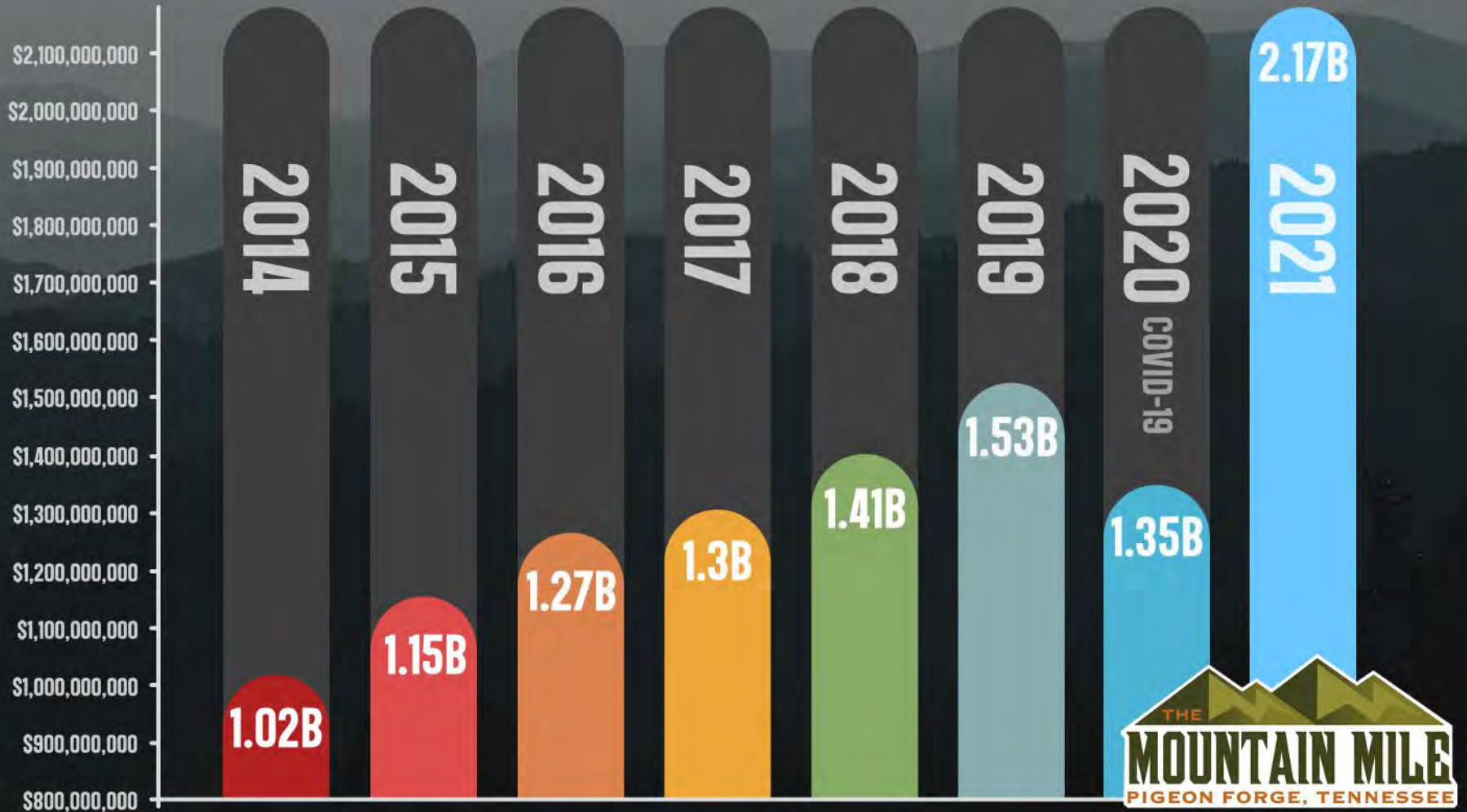


AVERAGE PARTY SIZE: 4 PEOPLE
AVERAGE LENGTH OF STAY: 3.5 DAYS
AVERAGE SPENDING: \$1,200 PER PARTY



PIGEON FORGE TOTAL GROSS REVENUE

A CONTINUING *UPWARD* TREND

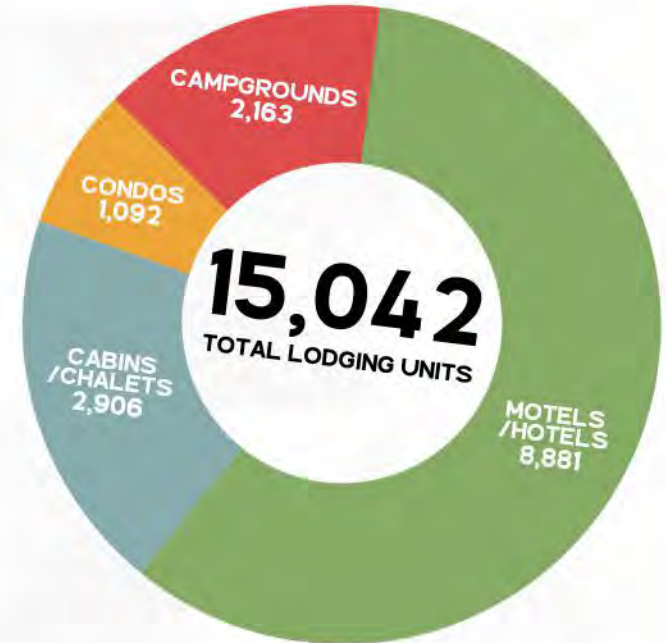


2022 BUSINESS FOOT TRAFFIC RANKINGS

WHERE DO THESE SEVIER COUNTY LOCATIONS RANK IN FOOT TRAFFIC VERSUS OTHER LOCATIONS ACROSS THE US?

BUSINESS	FOOT TRAFFIC RANKING
RETAIL / SHOPPING	
NIKE	1 & 2
TALBOTS	1
COACH	1
OAKLEY	1
BURKES	2
MICHAEL KORS	5
OLD TIME POTTERY	1
WALMART	1
COLUMBIA SPORTSWEAR	1
KIRKLAND'S	1
VERA BRADLEY	1
PUBLIX	4
BATH & BODYWORKS	3
KATE SPADE NEW YORK	3
LOFT OUTLET	1
DINING	
JOE'S CRAB SHACK	2
CHICK-FIL-A	3
MCDONALD'S	3
OLIVE GARDEN	3

WHERE ARE THEY STAYING?



STATISTICS FROM PLACER.AI



RESTAURANTS: SERVING UP BIG NUMBERS

ONE OF EVERYONES FAVORITE PART OF VACATION IS THE UNIQUE DINING OPTIONS! FROM FAMILY OWNED RESTAURANTS TO NATIONAL CHAINS PIGEON FORGE HAS ENOUGH RESTAURANTS TO SATISFY EVERY CRAVING AND BUDGET.

TOP RESTAURANT SALES DATA (APPROXIMATE)

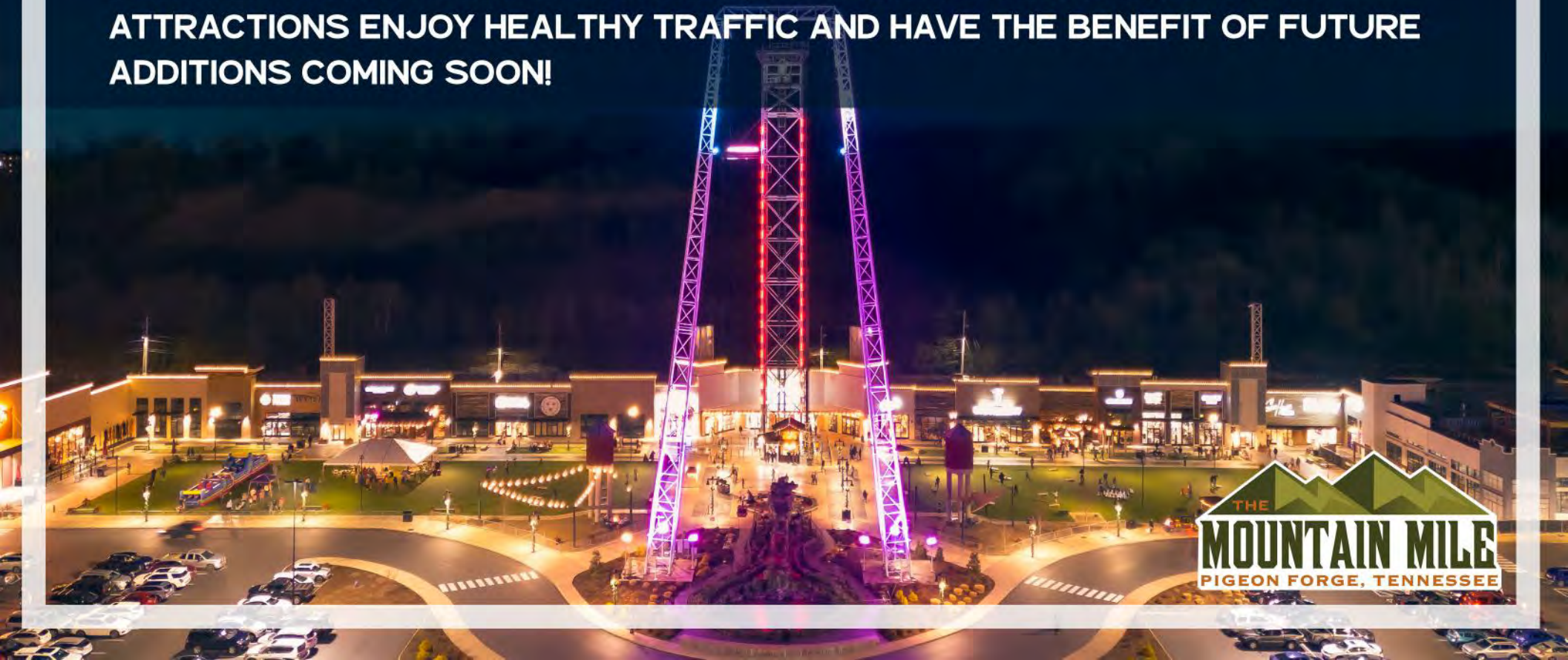
THE OLD MILL	\$18 MILLION
PAULA DEEN'S FAMILY KITCHEN...	\$15 MILLION
ALAMO STEAKHOUSE	\$11 MILLION
SUNLINER DINER	\$10 MILLION
LOCAL GOAT	\$7.5 MILLION

CURRENTLY, DINING ACCOUNTS FOR SIXTEEN PERCENT OF THE REVENUE MARKET IN PIGEON FORGE.



OUR PROJECT

THE MOUNTAIN MILE & TOWER SHOPS IS AN UNPRECEDENTED DEVELOPMENT PROJECT WHICH WILL RESHAPE THE RETAIL, RESTAURANT, LODGING, AND ATTRACTION SCENE IN PIGEON FORGE, TN. WITH OVER 1 MILE OF ROAD FRONTAGE AND 174+ ACRES IN TOTAL, THE MOUNTAIN MILE SHOPS AND ATTRACTIONS ENJOY HEALTHY TRAFFIC AND HAVE THE BENEFIT OF FUTURE ADDITIONS COMING SOON!



THE
MOUNTAIN MILE
PIGEON FORGE, TENNESSEE



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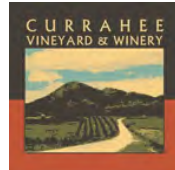
MOUNTAIN MILE (TOWER SHOPS) – PIGEON FORGE, TENNESSEE



TOWER SHOPS	ANNEX I	ANNEX II
*OPEN-AIR FESTIVAL RETAIL CENTER WITH 200' THRILL TOWER ATTRACTION	OLD TIME POTTERY 85,473 sq. ft.	LODGE CAST IRON 5,350 sq. ft.
ANCHORED BY DOWNTOWN FLAVORTOWN, REI, & NIKE	TUESDAY MORNING 10,891 sq. ft.	AVAILABLE 2,300 sq. ft.
WITH GREAT LOCAL SHOPS, RESTAURANTS, ATTRACTIONS, AND EVENT LAWNS	AVAILABLE 7,919 sq. ft.	AVAILABLE 5,237 sq. ft.
	AVAILABLE 7,825 sq. ft.	CRICKET WIRELESS 1,400 sq. ft.
	DESTINATION XL 5,325 sq. ft.	LANE BRYANT* 4,389 sq. ft.
	BURKES OUTLET 24,670 sq. ft.	BARE ARMS TRADING CO 3,627 sq. ft.
	THE LISTENING ROOM 9,867 sq. ft.	DIESEL DOGS 3,920 sq. ft.
		THRISTLE DEW NICELY 1,680 sq. ft.
		AVAILABLE 1,807 sq. ft.
		RACK ROOM SHOES 7,827 sq. ft.
		DIRECT TOOLS 4,812 sq. ft.
		J&P CYCLES 10,227 sq. ft.
TOTAL GLA: 141,027 sq. ft.	TOTAL GLA: 152,134 sq. ft.	TOTAL GLA: 52,626 sq. ft.



FOR LEASING / PROJECT INFO PLEASE CONTACT:
Dixon Greenwood, CCIM 865-585-2307
Tim Zitzman 865-804-4131
www.mountainmilepigeonforge.com



Sunnyland Farms



Hatley



CREAM & SUGAR



OLYER HOUSE

ESCAPOLOGY
The live escape game



1,700-5,415 SF



FOOD TRUCK PARK
BEER GARDEN
EVENT LAWN

EVENT LAWN
CONCERTS/MOVIES
AXE THROWING
POP UP MARKETS
ICE SKATING (WINTER)

AZUL Cantina



200' TALL
THRILL TOWER



TESLA SUPERCHARGER

813 TOTAL
PARKING SPACES

TEASTER LANE

MERCHANDISE PLAN
(CURRENT)

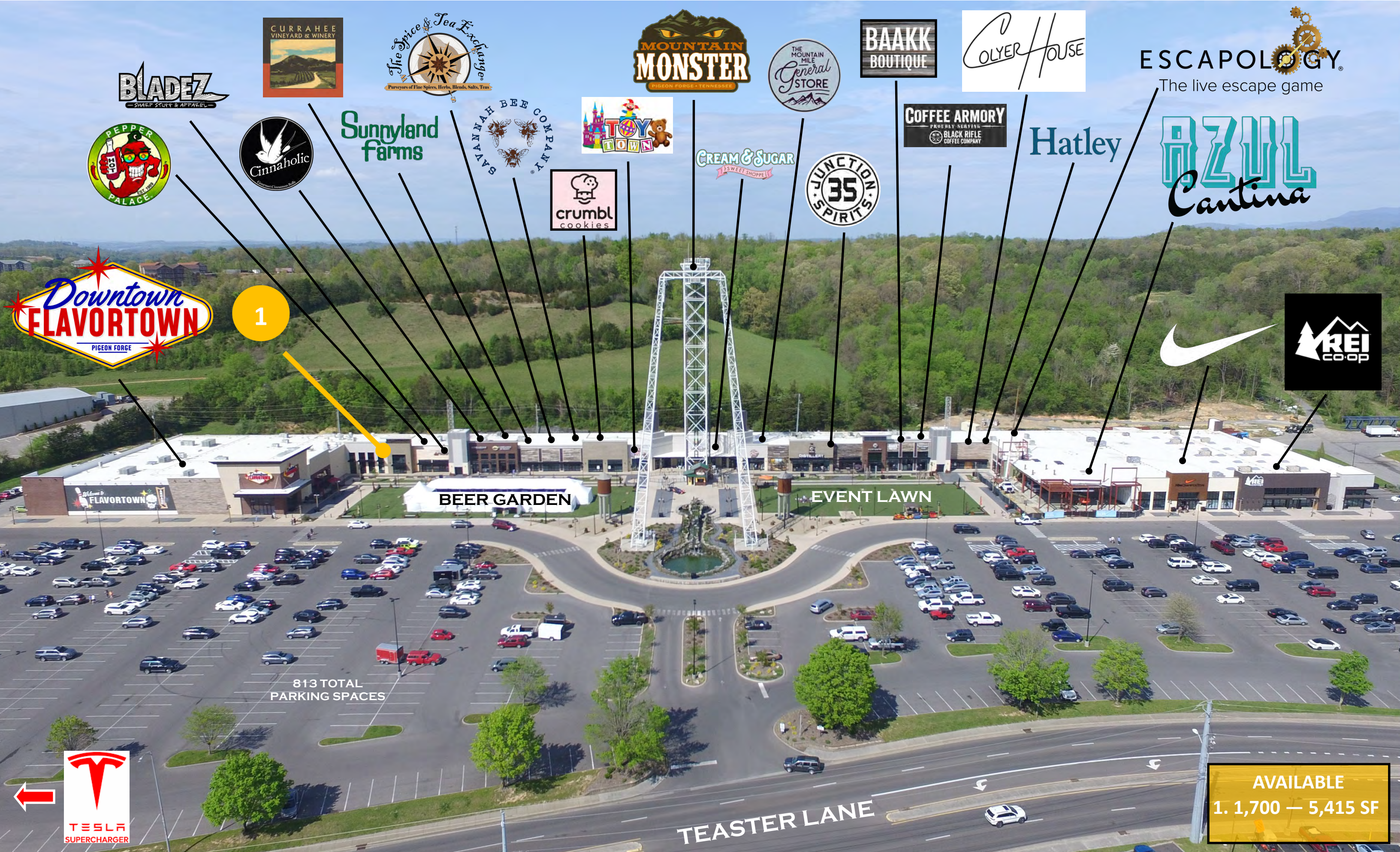
LEASED

LOI

AVAILABLE

PROPOSED





BLADEZ
SHARP STUFF & APPAREL

CURRAHEE
VINEYARD & WINERY

The Spice & Tea Exchange
Purveyors of Fine Spices, Herbs, Blends, Salts, Teas

MOUNTAIN MONSTER
PIGEON FORGE • TENNESSEE

THE MOUNTAIN MILE
General STORE

BAAKK
BOUTIQUE

OLYER HOUSE

ESCAPOLOGY
The live escape game

PEPPER PALACE

Cinnaholic
Cinnamon Rolls

Sunnyland Farms

SAVANNAH BEE COMPANY

TOY TOWN

crumbl cookies

CREAM & SUGAR
SWEET SHOPPE

JUNCTION 35 SPIRITS

COFFEE ARMORY
PROUDLY SERVING BLACK RIFLE COFFEE COMPANY

Hatley

AZUL
Cantina

Downtown FLAVORTOWN
PIGEON FORGE

1

BEER GARDEN

EVENT LAWN

813 TOTAL PARKING SPACES

TEASTER LANE

AVAILABLE
1,170 — 5,415 SF

TESLA SUPERCHARGER

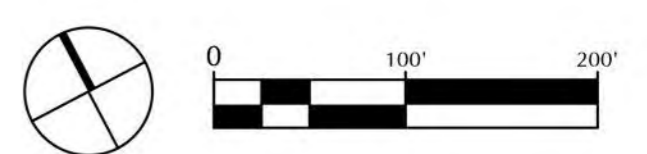
MERCHANDISE PLAN (CURRENT)

6 STORY PARKING GARAGE WITH 1,200 PARKING SPACES



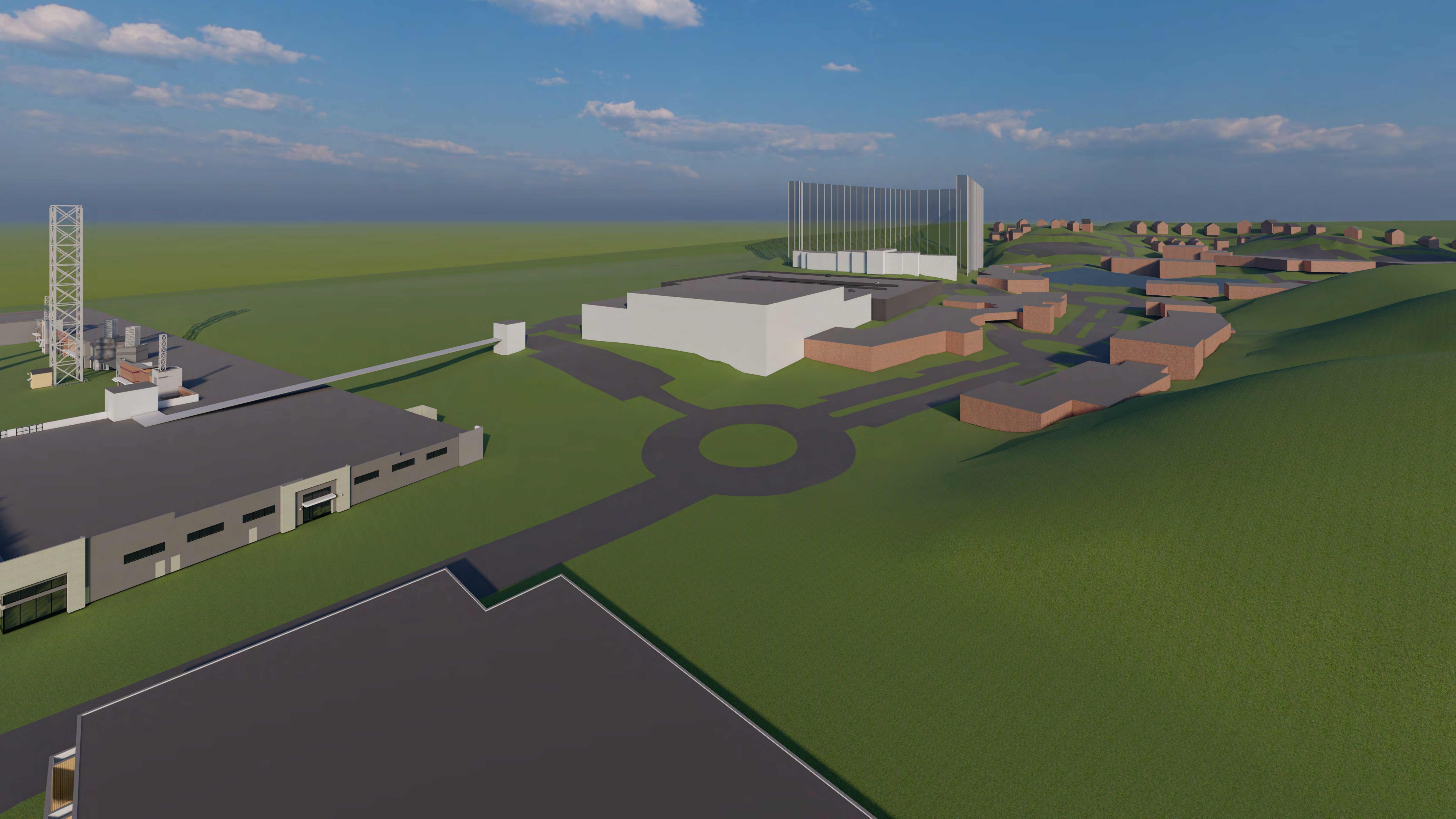
LEGEND	
BUILDING	SQUARE FOOTAGE
A	36,000 SF
B	22,700 SF
C	33,500 SF
D	5,000 SF
E	31,500 SF
F	6,600 SF
G	7,300 SF
H	13,500 SF
I	14,400 SF
J	15,000 SF
K	6,300 SF
L	16,700 SF
M	7,500 SF
N	16,000 SF
O	(39) 400 SF RENTAL CABINS
P	(6) 1,600 SF RENTAL CABINS
TOTAL	309,200 SF

MASTER PLAN



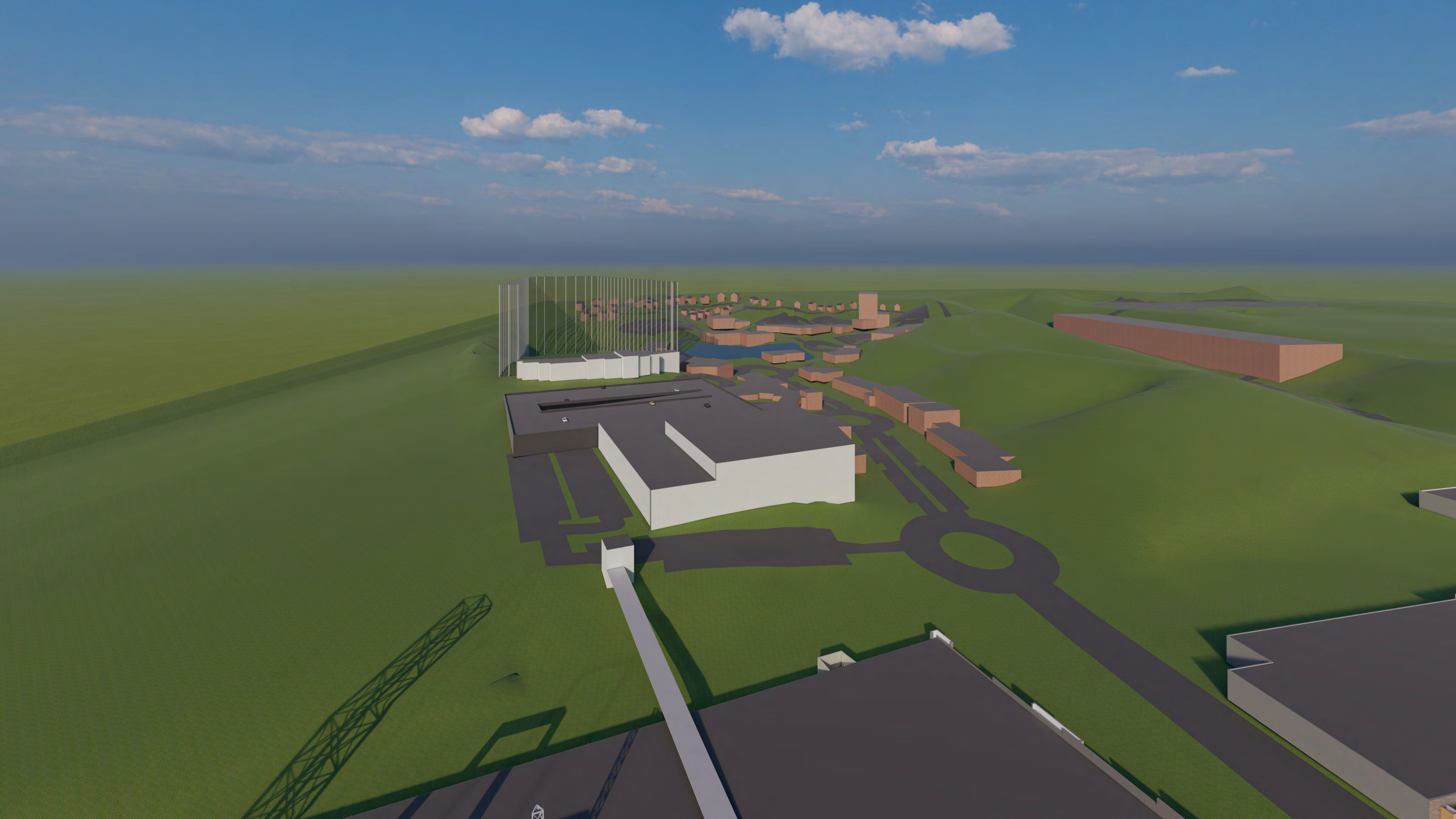
MOUNTAIN MILE

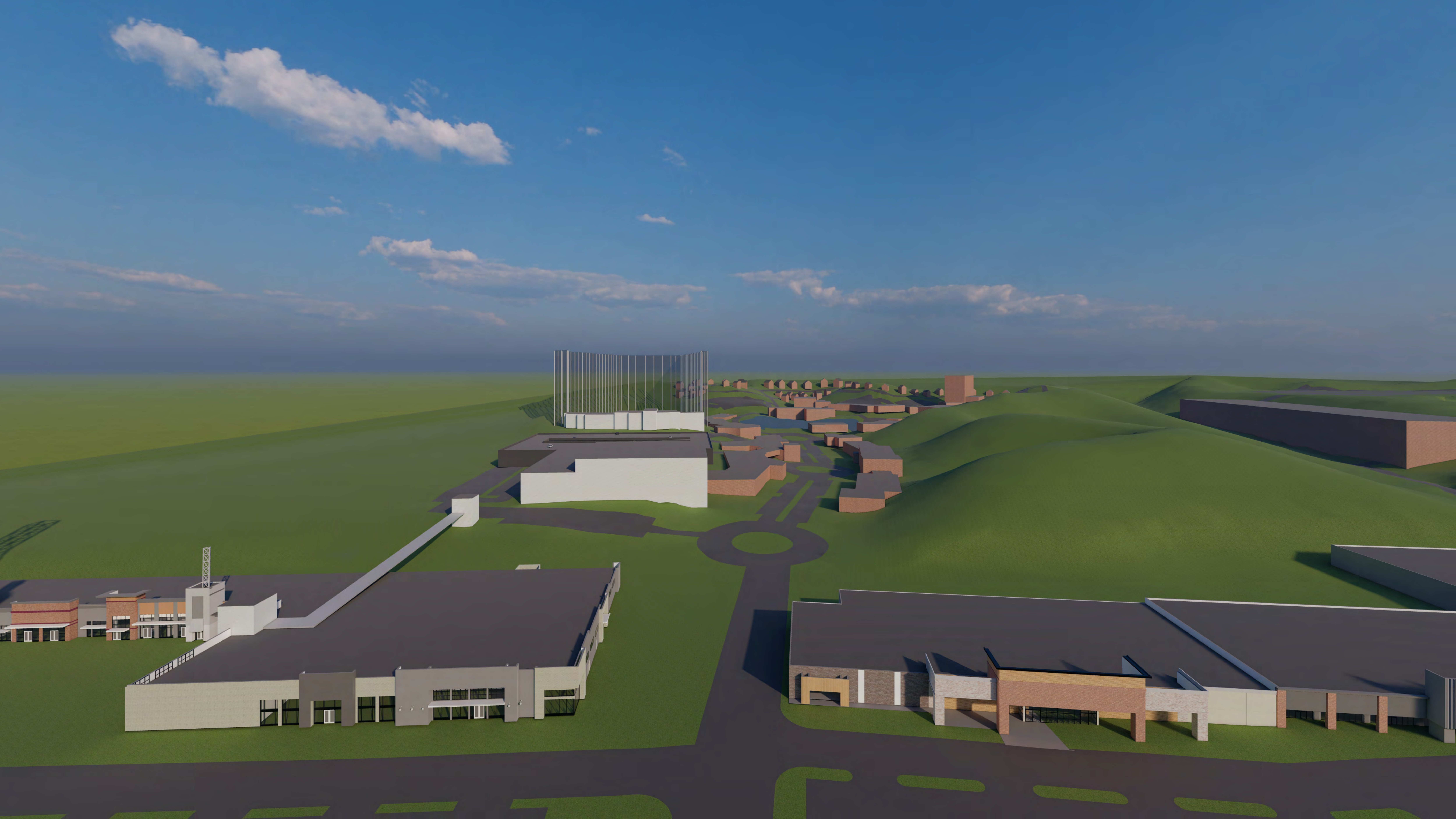
Sevierville, Tennessee











FOR SALES & LEASING OR PROJECT INFO PLEASE CONTACT:

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