



PROPERTY HIGHLIGHTS

- Short drive to Gatlinburg and Pigeon Forge; popular tourists attractions
- Over 1.5 Billion Dollars in sales for the second year in a row**

LOCATION HIGHLIGHTS

- As of 2024, Sevier County's estimated population is 101,831*
- \$84,470 estimated average household income Sevier County in 2024*

**Demographics obtained from Esri*



LEASING CONTACT

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**CURRENTLY
AVAILABLE**

FULLY LEASED



MORE INFO
www.gfdinc.com
919.401.1115



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

SEVIER PLAZA

SEVIERVILLE, TENNESSEE

SITE PLAN
SCALE: 1" = 75'-0"



SP-1

SHEET NO.

DATE

DESIGNED BY

APPROVED BY

DATE

PROJECT NO.

PROJECT NAME

SEVIERVILLE, TENNESSEE

SEVIER PLAZA

S. PLAZA LLC
C/O GFD MANAGEMENT INC.
6350 QUADRANGLE DRIVE, SUITE 205
CHAPEL HILL, NORTH CAROLINA 27517
PH: 919-401-5500 FAX: 919-401-5501

LMHT ASSOCIATES
architectural
engineering
2005 HERRICK PARKWAY, SUITE 200
RALEIGH, NC 27601
TEL: 919-444-9399

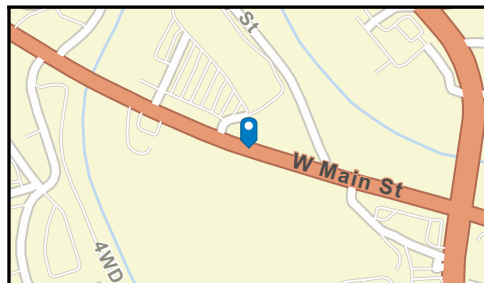
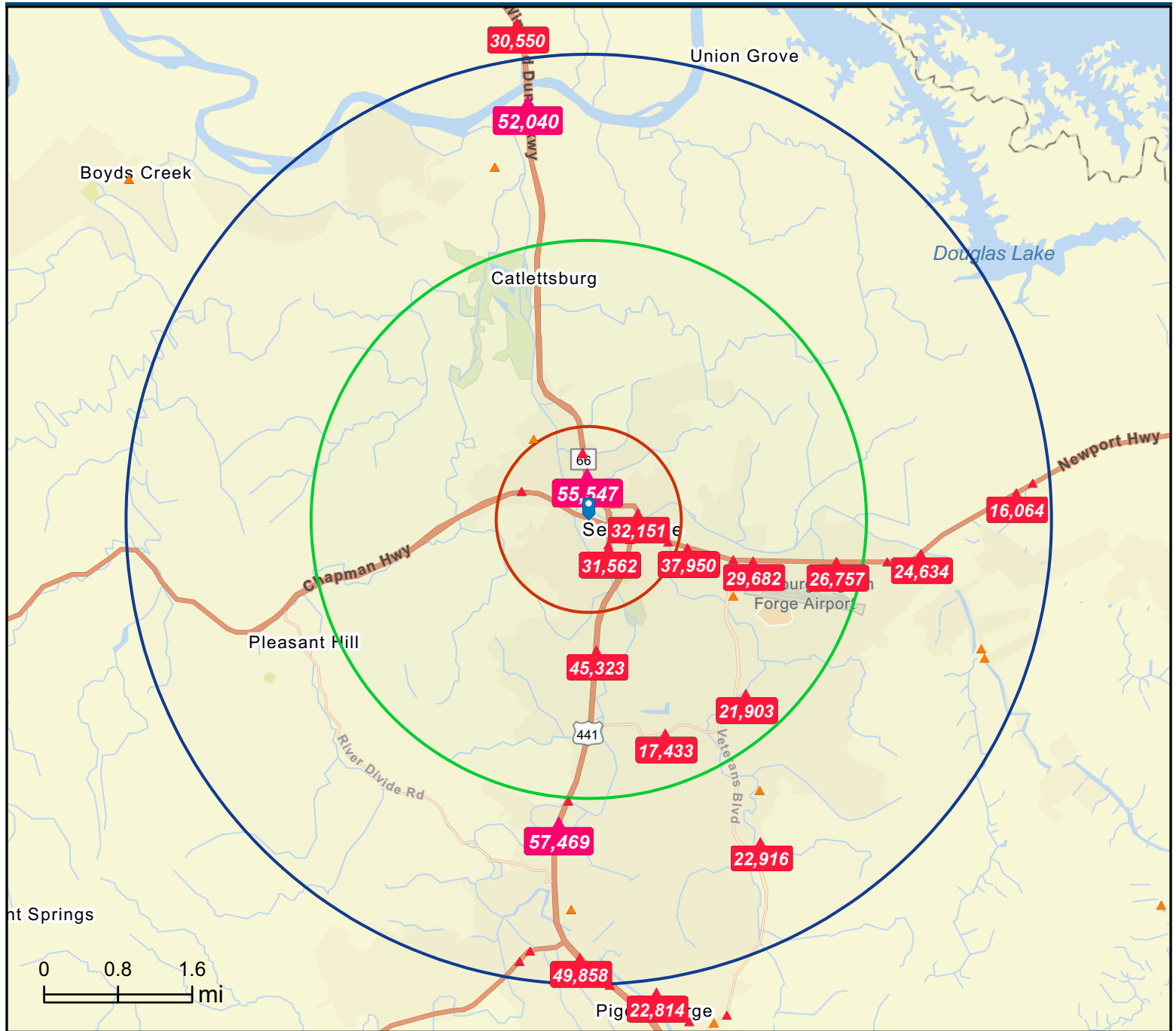
SEVIER PLAZA
SEVIERVILLE, TENNESSEE
Tenant List

<u>SPACE</u>	<u>TENANT</u>	<u>SQ. FT.</u>
1	TRACTOR SUPPLY CO.	21,891
2	FARRELL-CALHOUN PAINT	5,157
3	ROSES EXPRESS	30,000
4	OLLIE'S BARGAIN OUTLET	30,543
5	AARON'S	8,024
OUTPARCEL	HARDEE'S	3,207

Traffic Count Map

Sevier Plaza
326 W Main St, Sevierville, Tennessee, 37862
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.87034
Longitude: -83.57141



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Demographic and Income Profile

Sevier County, TN 2
 Sevier County, TN (47155)
 Geography: County

Prepared by Esri

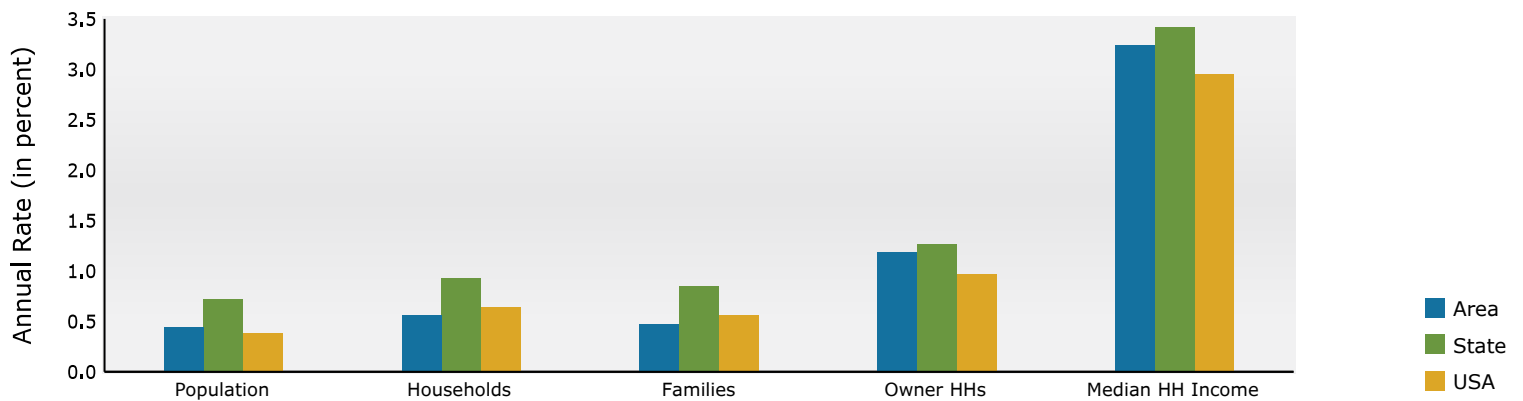
Summary	Census 2010		Census 2020		2024		2029	
Population	89,889		98,380		101,831		104,092	
Households	35,343		39,520		41,124		42,281	
Families	25,002		27,258		28,037		28,709	
Average Household Size	2.52		2.47		2.46		2.45	
Owner Occupied Housing Units	24,283		27,062		28,925		30,681	
Renter Occupied Housing Units	11,060		12,458		12,199		11,600	
Median Age	41.0		44.0		44.2		44.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.44%		0.72%		0.38%			
Households	0.56%		0.93%		0.64%			
Families	0.47%		0.85%		0.56%			
Owner HHs	1.19%		1.26%		0.97%			
Median Household Income	3.24%		3.42%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,513	8.5%	2,914	6.9%		
\$15,000 - \$24,999			3,305	8.0%	2,589	6.1%		
\$25,000 - \$34,999			3,041	7.4%	2,463	5.8%		
\$35,000 - \$49,999			5,065	12.3%	4,541	10.7%		
\$50,000 - \$74,999			8,675	21.1%	8,666	20.5%		
\$75,000 - \$99,999			5,371	13.1%	5,750	13.6%		
\$100,000 - \$149,999			7,465	18.2%	9,093	21.5%		
\$150,000 - \$199,999			2,749	6.7%	4,024	9.5%		
\$200,000+			1,940	4.7%	2,241	5.3%		
Median Household Income			\$63,838		\$74,864			
Average Household Income			\$84,470		\$97,249			
Per Capita Income			\$34,123		\$39,511			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,268	5.9%	4,882	5.0%	5,003	4.9%	5,087	4.9%
5 - 9	5,297	5.9%	5,394	5.5%	5,541	5.4%	5,225	5.0%
10 - 14	5,687	6.3%	6,072	6.2%	5,715	5.6%	5,697	5.5%
15 - 19	5,831	6.5%	5,866	6.0%	5,902	5.8%	5,427	5.2%
20 - 24	5,249	5.8%	5,419	5.5%	5,519	5.4%	5,312	5.1%
25 - 34	10,431	11.6%	11,437	11.6%	12,043	11.8%	12,392	11.9%
35 - 44	12,176	13.5%	11,277	11.5%	12,173	12.0%	13,226	12.7%
45 - 54	13,641	15.2%	12,865	13.1%	12,681	12.5%	12,466	12.0%
55 - 64	12,392	13.8%	14,668	14.9%	14,600	14.3%	13,821	13.3%
65 - 74	8,568	9.5%	12,543	12.7%	13,071	12.8%	14,026	13.5%
75 - 84	4,043	4.5%	6,248	6.4%	7,585	7.4%	8,905	8.6%
85+	1,306	1.5%	1,709	1.7%	1,998	2.0%	2,508	2.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	84,217	93.7%	85,656	87.1%	87,524	86.0%	88,297	84.8%
Black Alone	711	0.8%	812	0.8%	955	0.9%	1,055	1.0%
American Indian Alone	342	0.4%	454	0.5%	551	0.5%	593	0.6%
Asian Alone	774	0.9%	1,122	1.1%	1,269	1.2%	1,435	1.4%
Pacific Islander Alone	20	0.0%	24	0.0%	48	0.0%	38	0.0%
Some Other Race Alone	2,616	2.9%	4,288	4.4%	4,893	4.8%	5,419	5.2%
Two or More Races	1,209	1.3%	6,024	6.1%	6,591	6.5%	7,255	7.0%
Hispanic Origin (Any Race)	4,787	5.3%	8,614	8.8%	9,701	9.5%	10,706	10.3%

Data Note: Income is expressed in current dollars.

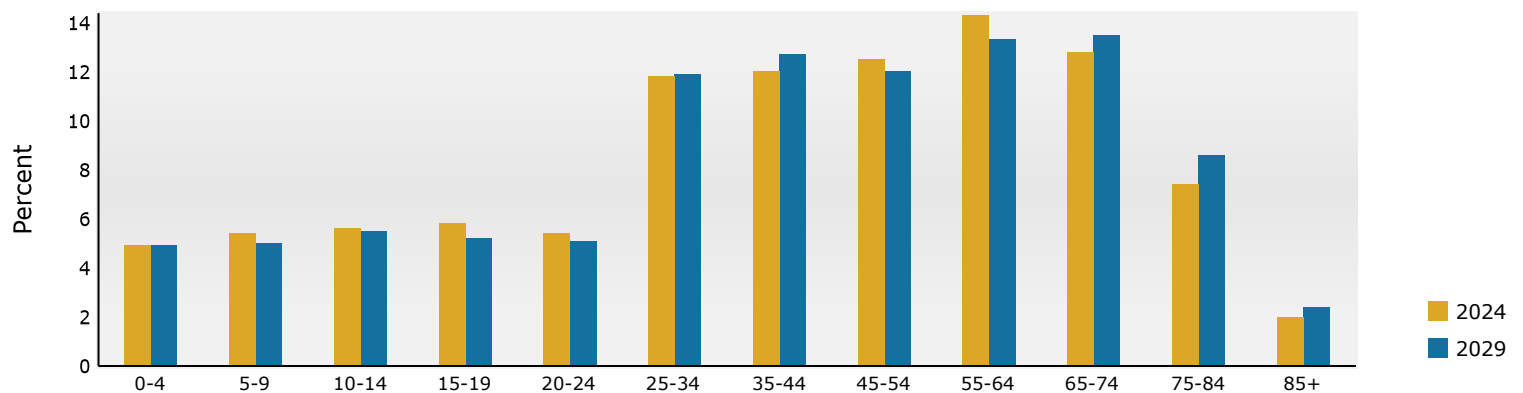
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

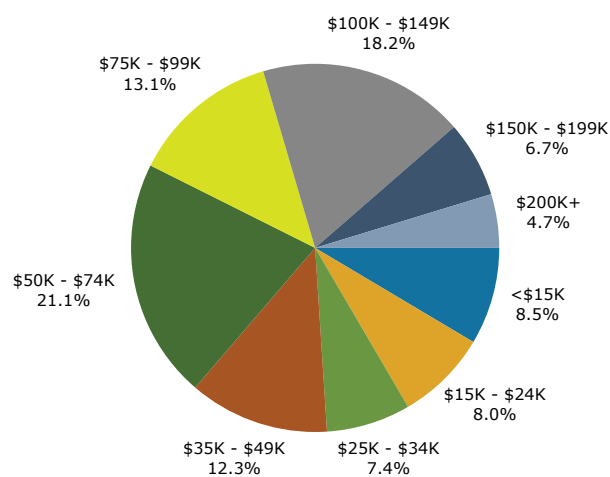
Trends 2024-2029



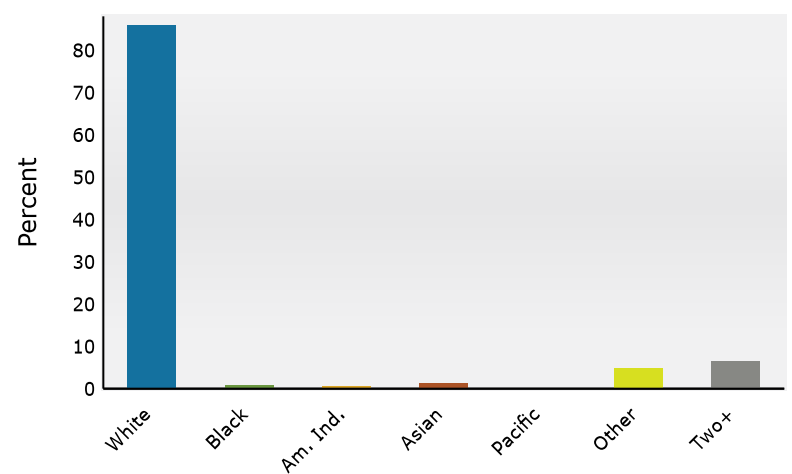
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 9.5%