GFD
MANAGEMENT INC.

GFD Management Inc. 50th ANNIVERSARY 1976 – 2026

222 CLOISTER COURT, CHAPEL HILL, NC 27514

*Welcome to*

# SEVIER PLAZA

## SEVIERVILLE, TENNESSEE

## LOCATION HIGHLIGHTS

- Short drive to Gatlinburg and Pigeon Forge; popular tourist attractions
- As of 2025, Sevier County's estimated population is 104,902*
- $87,430 is the estimated average household income Sevier County in 2025 *

* Demographics obtained from Esri

## CURRENTLY AVAILABLE

**FULLY LEASE**

Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

**(919) 401-1115**

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**GET MORE INFO HERE :** **WWW.GFDINC.COM**

LMHT Project No. 12060.00

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**SEVIER PLAZA**
SEVIERVILLE, TENNESSEE

PROJECT DATE: 03.08.2012
DRAWN BY: LTL
APPROVED BY: LNM
SHEET NO.: **SP-1**

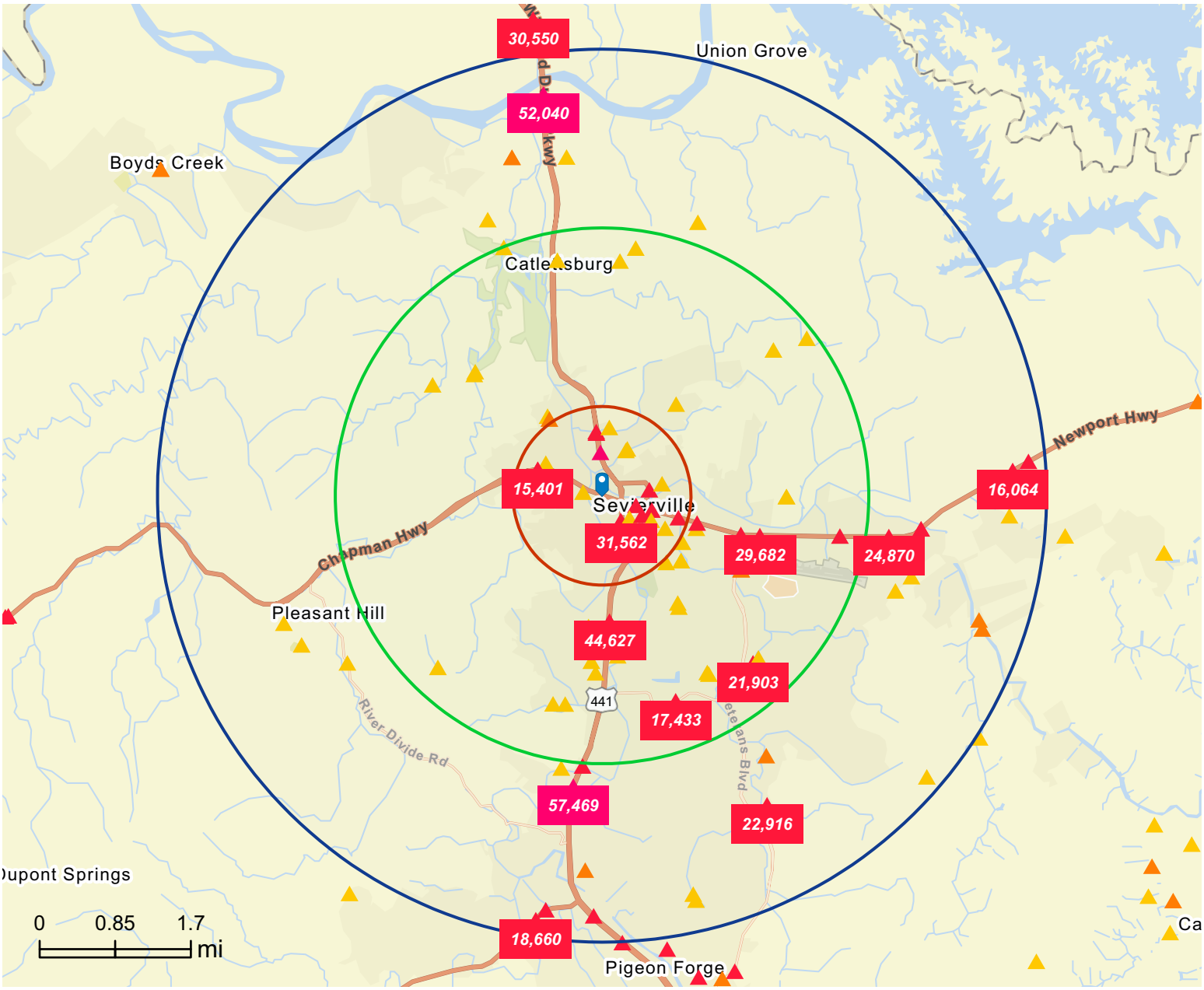
# TENANT LIST

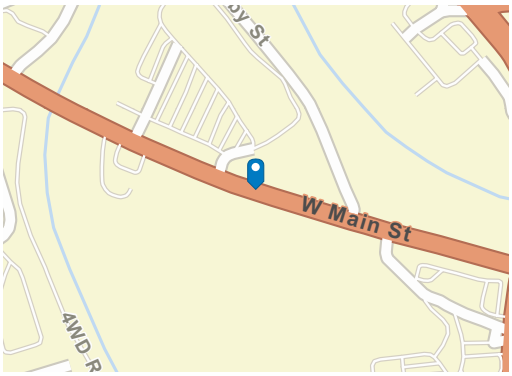
| SPACE | STORE | SQ. FT. |
|---|---|---|
| 1 | Tractor Supply | 21,891 |
| 2 | Farrell-Calhoun Paint | 5,157 |
| 3 | Roses Express | 30,000 |
| 4 | Ollie's Bargain Outlet | 30,543 |
| 5 | Aaron's | 8,024 |
| Outparcel | Hardee's | 3,207 |

GFD MANAGEMENT INC.

# Traffic Count Map

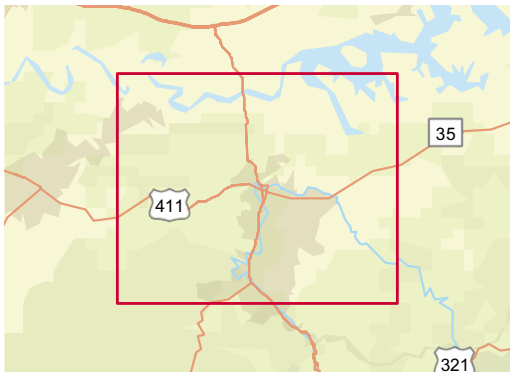
Sevier Plaza
326 W Main St, Sevierville, Tennessee, 37862
Rings: 1, 3, 5 mile radii




Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day




Source: Traffic Counts (2025)

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# Demographic and Income Profile

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

Prepared by Esri

| Summary | Census 2010 | Census 2020 | 2025 | 2030 |
|---|---|---|---|---|
| Population | 89,889 | 98,380 | 104,902 | 108,686 |
| Households | 35,343 | 39,520 | 41,626 | 42,758 |
| Families | 25,002 | 27,258 | 27,937 | 28,437 |
| Average Household Size | 2.52 | 2.47 | 2.51 | 2.53 |
| Owner Occupied Housing Units | 24,283 | 27,062 | 28,897 | 30,398 |
| Renter Occupied Housing Units | 11,060 | 12,458 | 12,729 | 12,360 |
| Median Age | 41.0 | 44.0 | 44.3 | 44.9 |

| Trends: 2025-2030 Annual Rate | Area | State | National |
|---|---|---|---|
| Population | 0.71% | 0.79% | 0.42% |
| Households | 0.54% | 0.98% | 0.64% |
| Families | 0.36% | 0.80% | 0.54% |
| Owner HHs | 1.02% | 1.22% | 0.91% |
| Median Household Income | 2.15% | 2.60% | 2.53% |

| | 2025 | | 2030 | |
|---|---|---|---|---|
| Households by Income | Number | Percent | Number | Percent |
| <$15,000 | 2,471 | 5.9% | 2,217 | 5.2% |
| $15,000 - $24,999 | 4,078 | 9.8% | 3,425 | 8.0% |
| $25,000 - $34,999 | 2,995 | 7.2% | 2,760 | 6.5% |
| $35,000 - $49,999 | 6,303 | 15.1% | 5,998 | 14.0% |
| $50,000 - $74,999 | 7,638 | 18.3% | 7,611 | 17.8% |
| $75,000 - $99,999 | 5,441 | 13.1% | 5,708 | 13.3% |
| $100,000 - $149,999 | 7,243 | 17.4% | 7,991 | 18.7% |
| $150,000 - $199,999 | 2,993 | 7.2% | 3,909 | 9.1% |
| $200,000+ | 2,464 | 5.9% | 3,139 | 7.3% |
| | | | | |
| Median Household Income | $65,151 | | $72,462 | |
| Average Household Income | $87,430 | | $95,315 | |
| Per Capita Income | $34,703 | | $37,507 | |

| | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|---|---|---|---|---|---|---|---|---|
| Population by Age | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 5,268 | 5.9% | 4,882 | 5.0% | 5,105 | 4.9% | 5,228 | 4.8% |
| 5 - 9 | 5,297 | 5.9% | 5,394 | 5.5% | 5,545 | 5.3% | 5,403 | 5.0% |
| 10 - 14 | 5,687 | 6.3% | 6,072 | 6.2% | 5,816 | 5.5% | 5,860 | 5.4% |
| 15 - 19 | 5,831 | 6.5% | 5,866 | 6.0% | 5,963 | 5.7% | 5,606 | 5.2% |
| 20 - 24 | 5,249 | 5.8% | 5,419 | 5.5% | 5,358 | 5.1% | 5,455 | 5.0% |
| 25 - 34 | 10,431 | 11.6% | 11,437 | 11.6% | 12,790 | 12.2% | 12,629 | 11.6% |
| 35 - 44 | 12,176 | 13.5% | 11,277 | 11.5% | 12,745 | 12.1% | 14,250 | 13.1% |
| 45 - 54 | 13,641 | 15.2% | 12,865 | 13.1% | 13,053 | 12.4% | 13,364 | 12.3% |
| 55 - 64 | 12,392 | 13.8% | 14,668 | 14.9% | 14,788 | 14.1% | 14,106 | 13.0% |
| 65 - 74 | 8,568 | 9.5% | 12,543 | 12.7% | 13,623 | 13.0% | 14,668 | 13.5% |
| 75 - 84 | 4,043 | 4.5% | 6,248 | 6.4% | 8,081 | 7.7% | 9,369 | 8.6% |
| 85+ | 1,306 | 1.5% | 1,709 | 1.7% | 2,035 | 1.9% | 2,748 | 2.5% |

| | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|---|---|---|---|---|---|---|---|---|
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 84,217 | 93.7% | 85,656 | 87.1% | 89,754 | 85.6% | 91,675 | 84.3% |
| Black Alone | 711 | 0.8% | 812 | 0.8% | 1,059 | 1.0% | 1,191 | 1.1% |
| American Indian Alone | 342 | 0.4% | 454 | 0.5% | 552 | 0.5% | 584 | 0.5% |
| Asian Alone | 774 | 0.9% | 1,122 | 1.1% | 1,388 | 1.3% | 1,589 | 1.5% |
| Pacific Islander Alone | 20 | 0.0% | 24 | 0.0% | 30 | 0.0% | 35 | 0.0% |
| Some Other Race Alone | 2,616 | 2.9% | 4,288 | 4.4% | 5,199 | 5.0% | 5,874 | 5.4% |
| Two or More Races | 1,209 | 1.3% | 6,024 | 6.1% | 6,920 | 6.6% | 7,738 | 7.1% |
| | | | | | | | | |
| Hispanic Origin (Any Race) | 4,787 | 5.3% | 8,614 | 8.8% | 10,279 | 9.8% | 11,569 | 10.6% |

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 25, 2026

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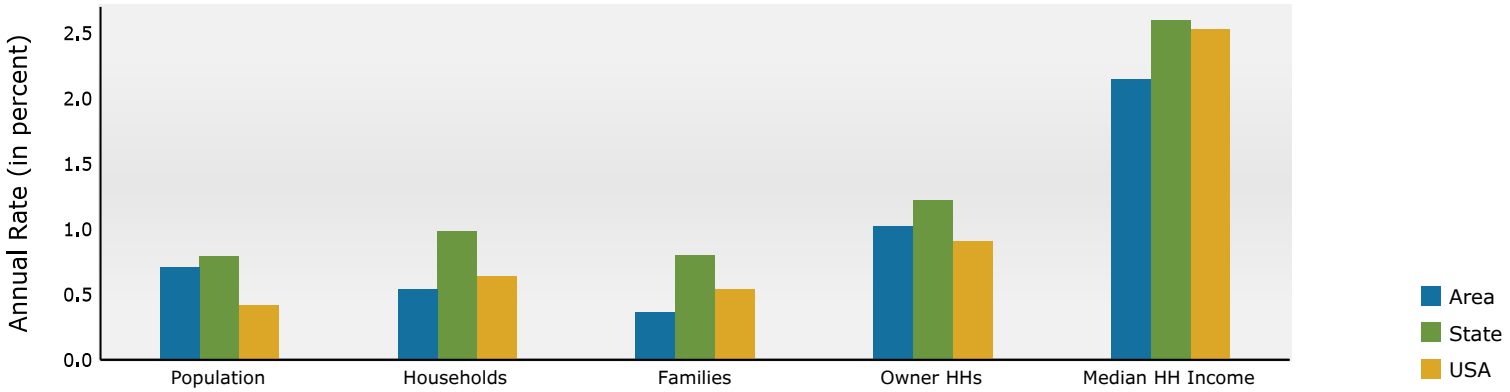
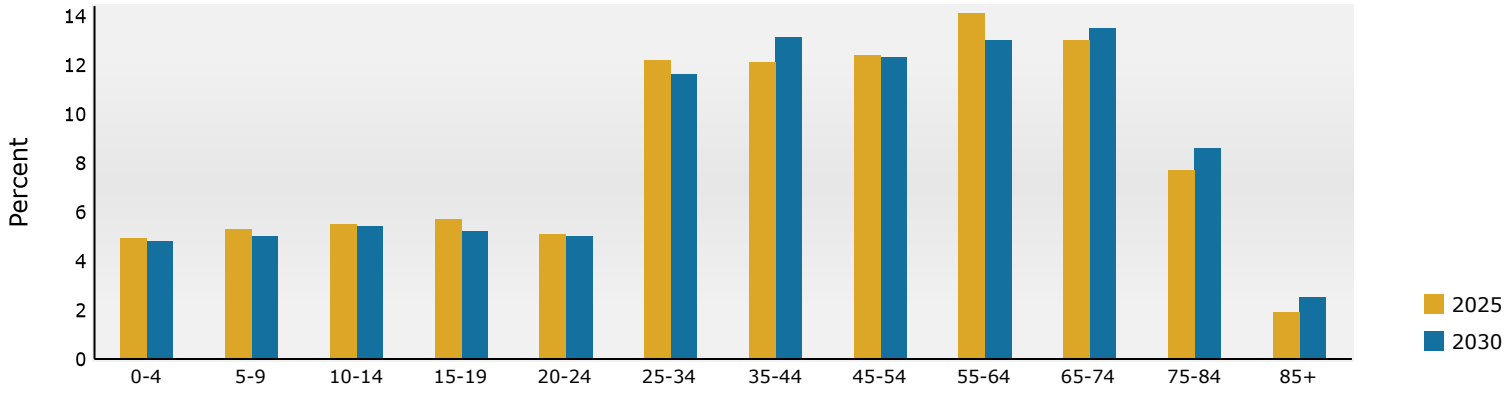
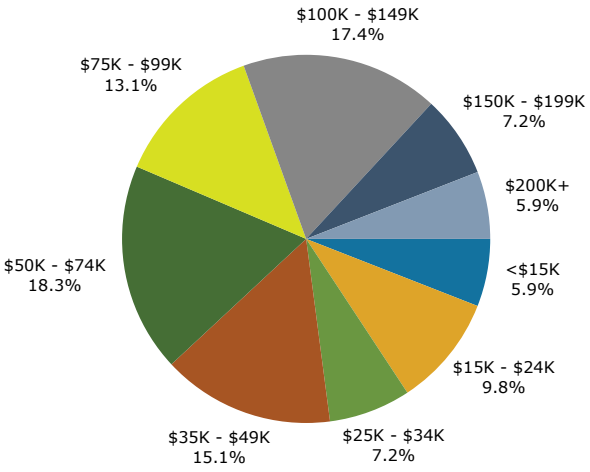
## Trends 2025-2030



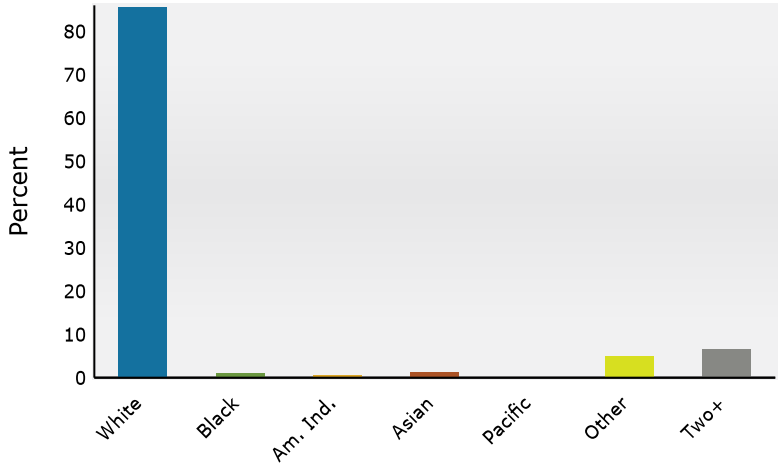

## Population by Age




## 2025 Household Income




## 2025 Population by Race




2025 Percent Hispanic Origin:9.8%

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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