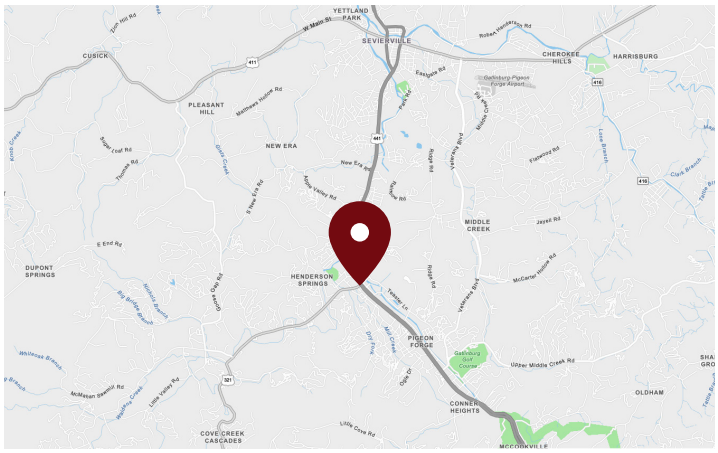
Publix #1515 - Valley Forge Shopping Center

2656 Parkway
Pigeon Forge, TN 37863
Lat 35.804, Long -83.576

FULLY LEASED

PROPERTY HIGHLIGHTS

- Publix-Anchored center located along the center of the Parkway which is the main thoroughfare in Pigeon Forge where you will find the major attractions, dinner theaters and 4 miles to Dollywood.
- Located in Sevier County, TN, home of the Great Smoky Mountains which attracts over 12 million visitors per year.
- Strategically positioned where Wears Valley Road enters the Parkway to catch the weekend cabin renters and campers from the many surrounding campgrounds.
- Center provides excellent visibility and easy entry via multiple access points.
- Less than 1 mile from Pigeon Forge High School (442 students) and Pigeon Forge Middle School (467 students).



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,905	9,948	25,956
Daytime Population	7,448	20,217	38,632
Total Households	805	3,947	10,429
Avg. HH Income	$67,880	$66,308	$74,769

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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505 Cloverdale Road, Suite 103, Montgomery, AL

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
ANC	Publix	45,600
1	Marco's Pizza	1,600
2	Jersey Mike's	1,600
3	Pigeon Forge Gift Shop	1,600
4	Urgent Care	2,000
5	Noire Nails	1,600
6	Curl de la Creme Rolled Ice Cream	1,600

TOTAL 55,600

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
1.5 Million

EST. # OF VISITS ANNUALLY
2 Million

AVG. VISITS / CUSTOMER
1.36

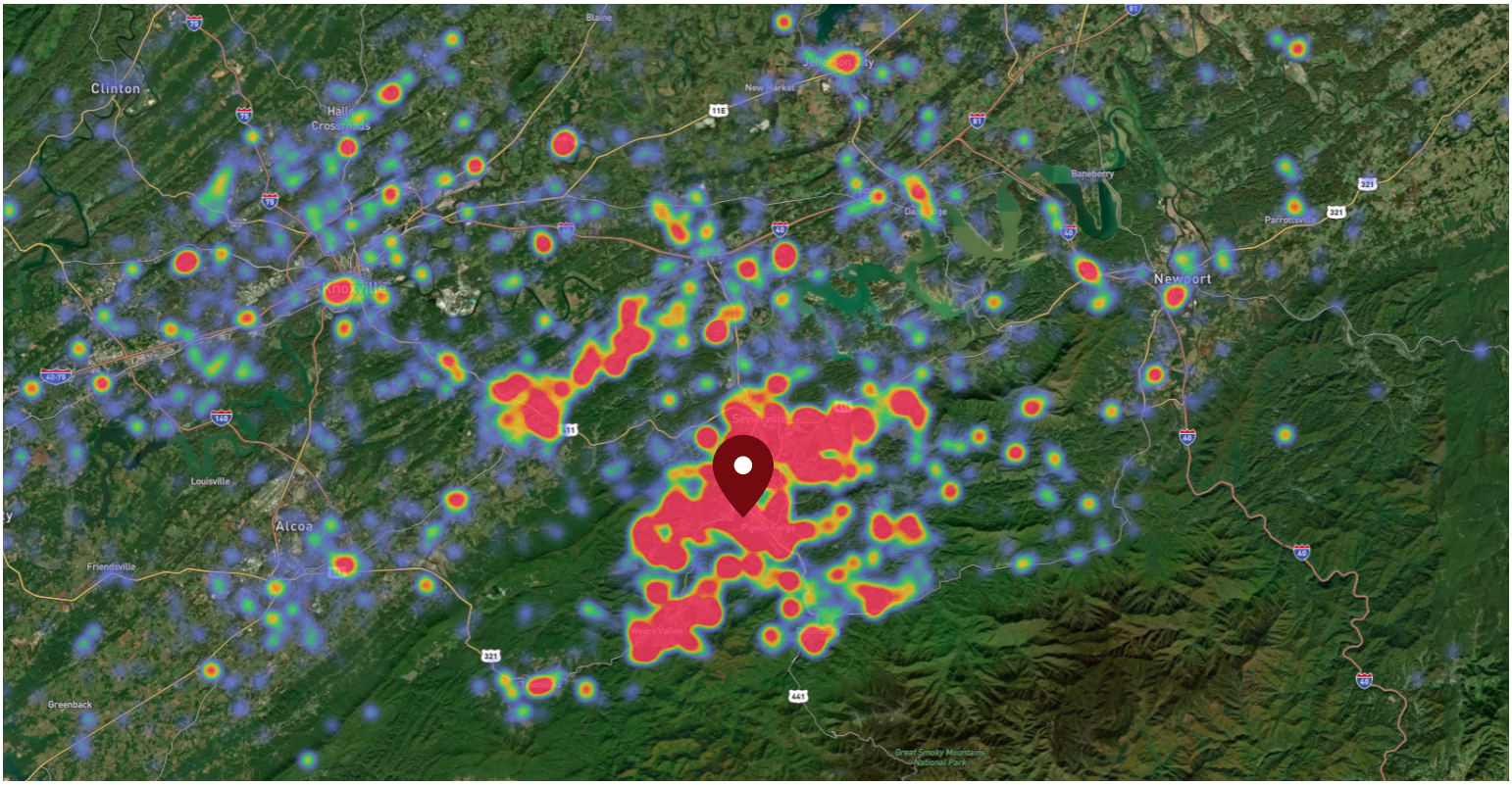
AVG. LENGTH-OF-STAY / VISIT
35 Min

TOP 3 DAYS	# OF VISITS
Friday	349,667
Saturday	332,636
Sunday	306,957

TOP 3 HOURS	# OF VISITS
7-8 PM	360,210
6-7 PM	359,552
5-6 PM	336,553

Data provided by Placer Labs Inc. (www.placer.ai) October 1, 2021 - September 30, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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