

3259 Parkway | Pigeon Forge



Keith Widmer

865-777-0000 Office keithwidmer@sigreusa.com

Nick Widmer

865-777-0000 Office 865-567-4237 Mobile nickwidmer@ sigreusa.com



SIGREUSA.COM **The Island The Ripken Experience OVERVIEW** • 75 ft of Parkway frontage LeConte Center o • Traffic count is 49,480 (ADT) at Parkway Shirt World • Exposure to 11 million visitors 49,480 (AADT) **LeConte Center** Across from Cheddars Pigeon Forge Factory Outlet Mall Minutes from Dollywood Bennett's Pit Bar B-Oue · Minutes from The Island **Factory Outlet Mall** • \$10,000/month NNN lease • 3150 SF .35 Acres **Subject Property** Days Inn & Suites by Wyndham Pigeon Fo **Fantasy Golf Action Park Cheddars Speed Zone** A Light of Love ne Old Mill Pottery louse Café & Grille Pigeon Forge City Hall

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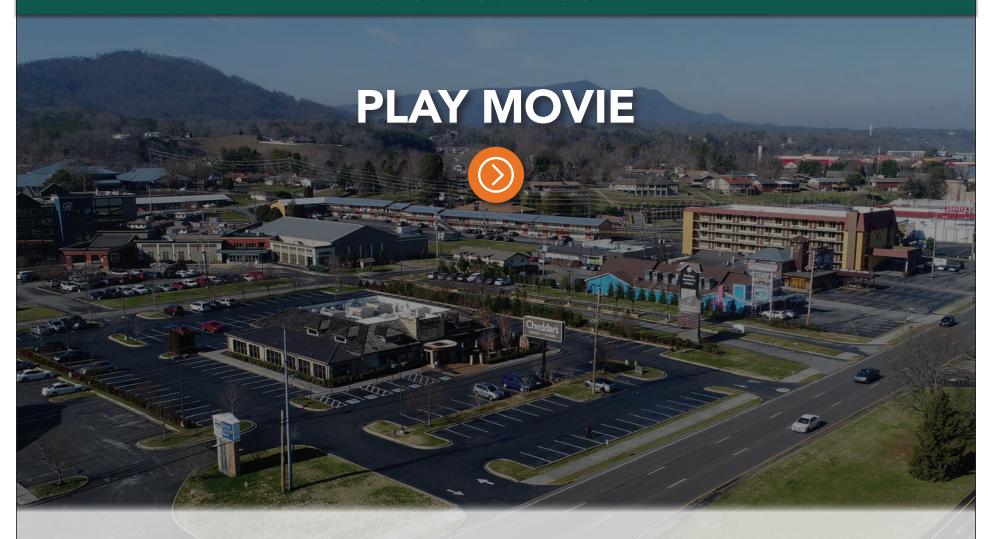
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