

GFD

MANAGEMENT INC.

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.

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(919) 401-1115

NATE CRETAROLO • ncretarolo@gfdinc.com



GET MORE INFO HERE :

WWW.GFDINC.COM

SEVIER PLAZA

SEVIERVILLE, TENNESSEE

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



Sheet Project No. 12060-00



S. PLAZA LLC
C/O GED MANAGEMENT INC.
6550 QUADRANGLE DRIVE, SUITE 205
SEVIERVILLE, TN 37875
PH: 931-401-5500 FAX: 931-401-5501

SEVIER PLAZA
SEVIERVILLE, TENNESSEE

PROJECT DATE:

03.08.2012

DRAWN BY:

LTL

APPROVED BY:

LMM

SHEET NO.:

SP-1

▶ TENANT LIST

SPACE

1
2
3
4
5
Outparcel

STORE

Tractor Supply
Farrell-Calhoun Paint
Roses Express
Ollie's Bargain Outlet
Aaron's
Hardee's

SQ. FT.

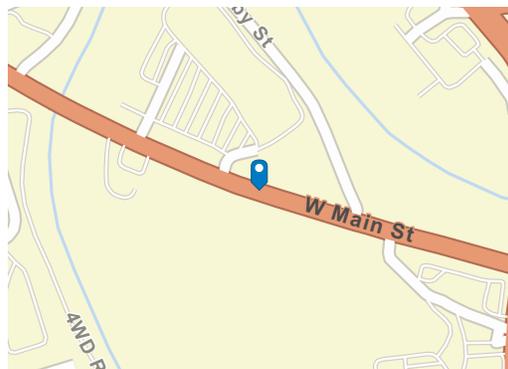
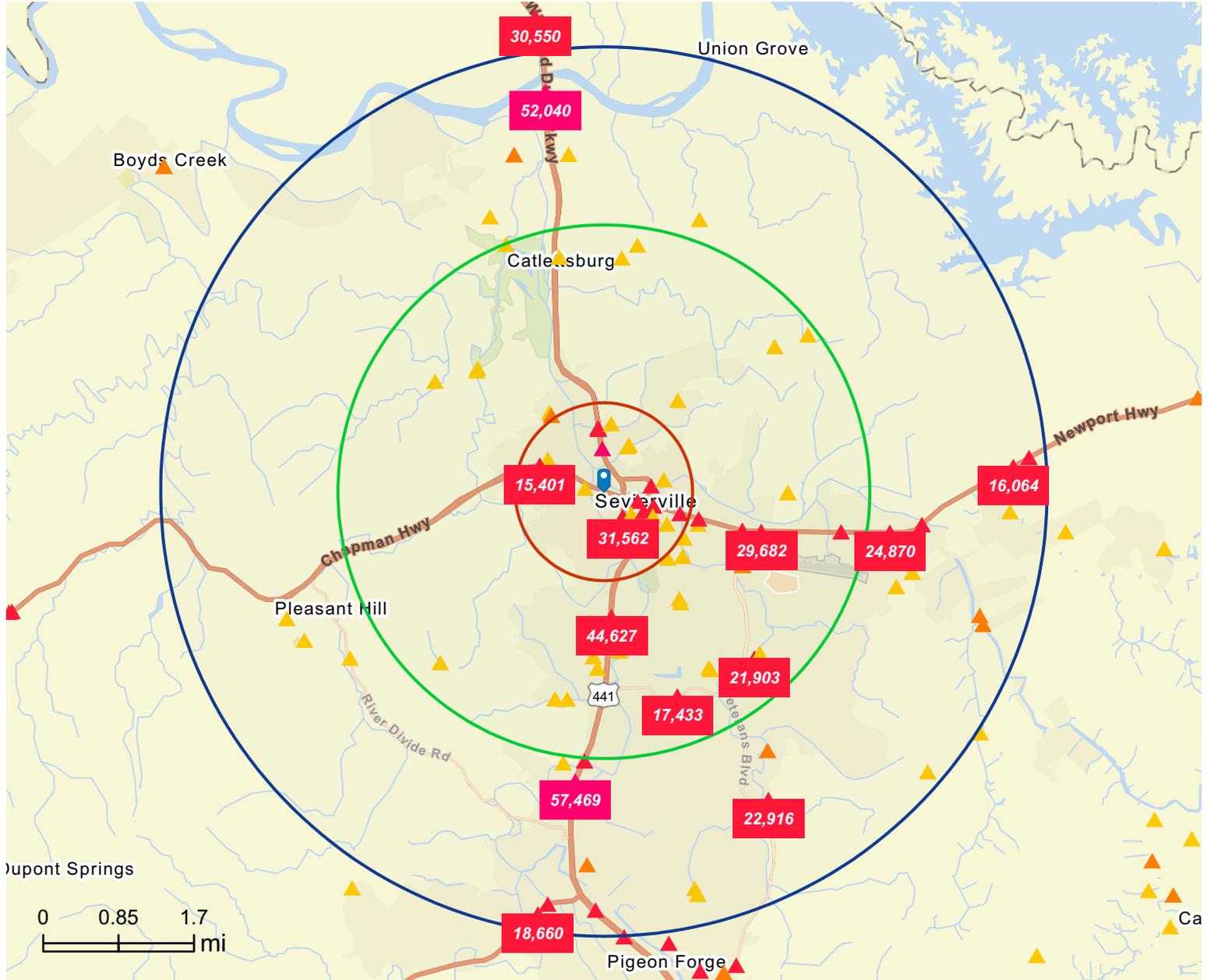
21,891
5,157
30,000
30,543
8,024
3,207

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SEVIER PLAZA, SEVIERVILLE, TENNESSEE

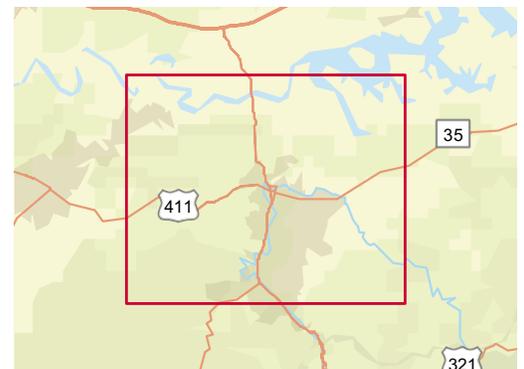
Traffic Count Map

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)

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%

Households by Income	2025		2030	
	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

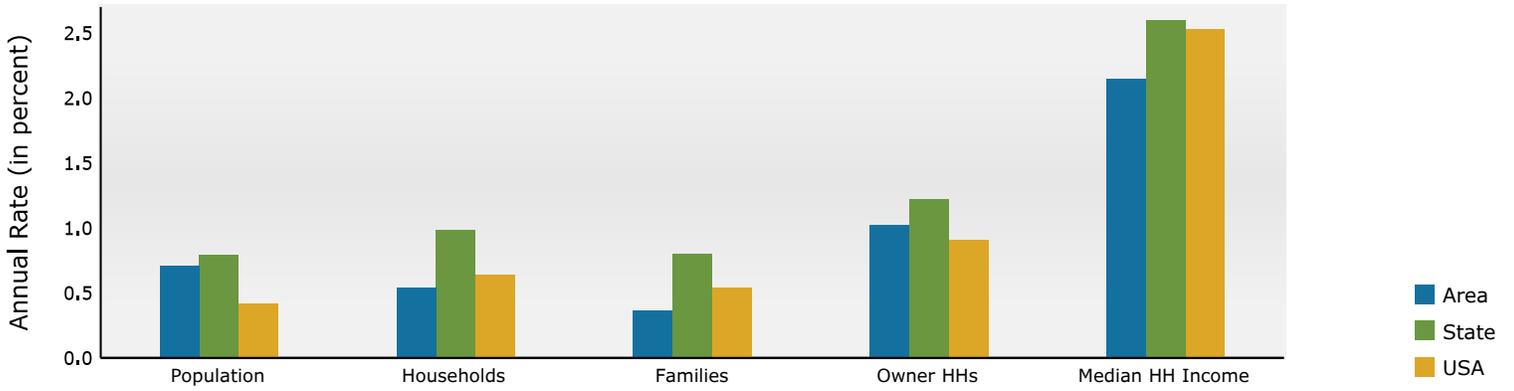
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,268	5.9%	4,882	5.0%	5,105	4.9%	5,228	4.8%
5 - 9	5,297	5.9%	5,394	5.5%	5,545	5.3%	5,403	5.0%
10 - 14	5,687	6.3%	6,072	6.2%	5,816	5.5%	5,860	5.4%
15 - 19	5,831	6.5%	5,866	6.0%	5,963	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%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	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%

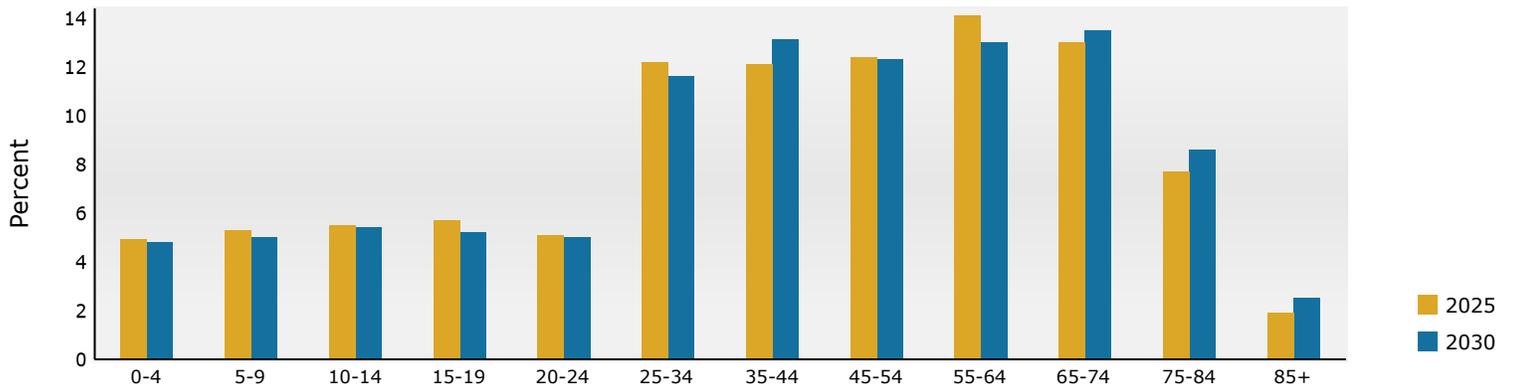
Data Note: Income is expressed in current dollars.

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

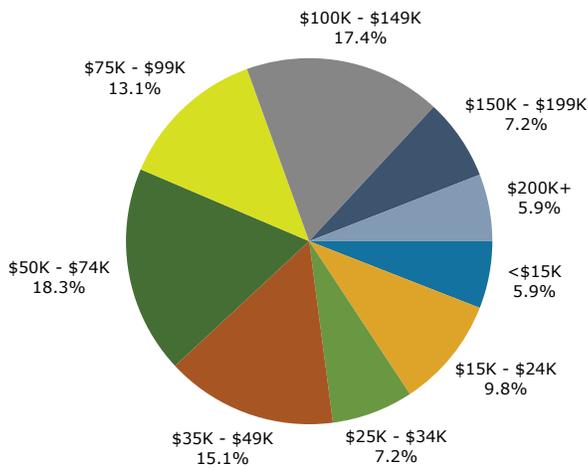
Trends 2025-2030



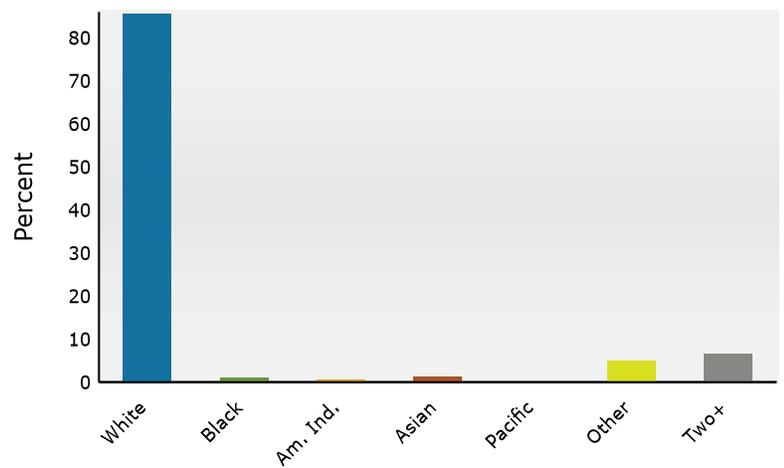
Population by Age



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.