## GOVERNOR'S CROSSING FACT SHEET

**LOCATION** 

NUMBER OF STORES

TOTAL RETAIL SQFT.

212 Collier Drive Sevierville, TN 37862

26

140,568 SF

## **MAJOR RETAILERS**

Lee Wrangler Clearance Center, Books A Million, JOANN, Shoe Carnival, CATO and Elite Fit Labz

## **COMMENTS**

Governor's Crossing is located in Sevierville, Tennessee, approximately 25 miles southeast of Knoxville. Sevierville is one of three Sevier County tourist towns, along with Pigeon Forge and Gatlinburg, that brings in 11–13 million annual visitors. The center is highly visible from US Hwy 441 and Collier Drive, with easy access from Interstate 40.

The shopping center lies within the Governor's Crossing Development, a 153-acre development consisting of restaurants, a hotel, two music theaters, and residential neighborhoods. Tanger Outlets Sevierville is less than one mile away, while other nearby retailers include Walmart Supercenter, Texas Roadhouse, and Fuddruckers.

## **DEMOGRAPHICS\***

POPULATION 2023 MEDIAN AGE

2023 Estimate: 1 Mile - 39 1 Mile - 1,793 3 Mile - 40 3 Mile - 17,023 5 Mile - 41

5 Mile - 32,535

2028 Projection

3 Mile - 17,784 5 Mile - 34.198

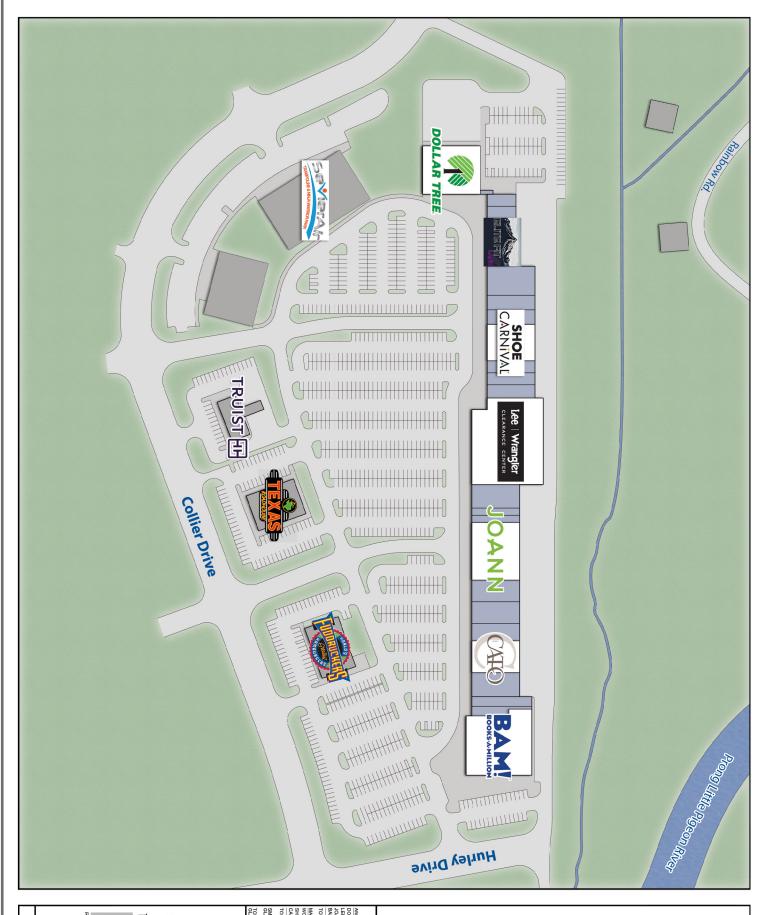
1 Mile - 1,861

2023 AVERAGE HH INCOME

1 Mile - \$58,609 3 Mile - \$69,035 5 Mile - \$72,085

Source: Urban Retail Properties, LLC Market Research ©2024 The Nielson Company. All rights reserved.





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MAY 2025



LEASE PLAN

ANCHORS

ANCHORS

DOLLAG TREE

LEE WRANGLER

JOANN

TOTAL

GOVERNOR'S CROSSING SEVIERVILLE, TN 37862