

GOVERNOR'S CROSSING FACT SHEET

LOCATION

212 Collier Drive
Sevierville, TN 37862

NUMBER OF STORES

26

TOTAL RETAIL SQFT.

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 Estimate:

1 Mile - 1,793

3 Mile - 17,023

5 Mile - 32,535

2028 Projection

1 Mile - 1,861

3 Mile - 17,784

5 Mile - 34,198

2023 MEDIAN AGE

1 Mile - 39

3 Mile - 40

5 Mile - 41

2023 AVERAGE HH INCOME

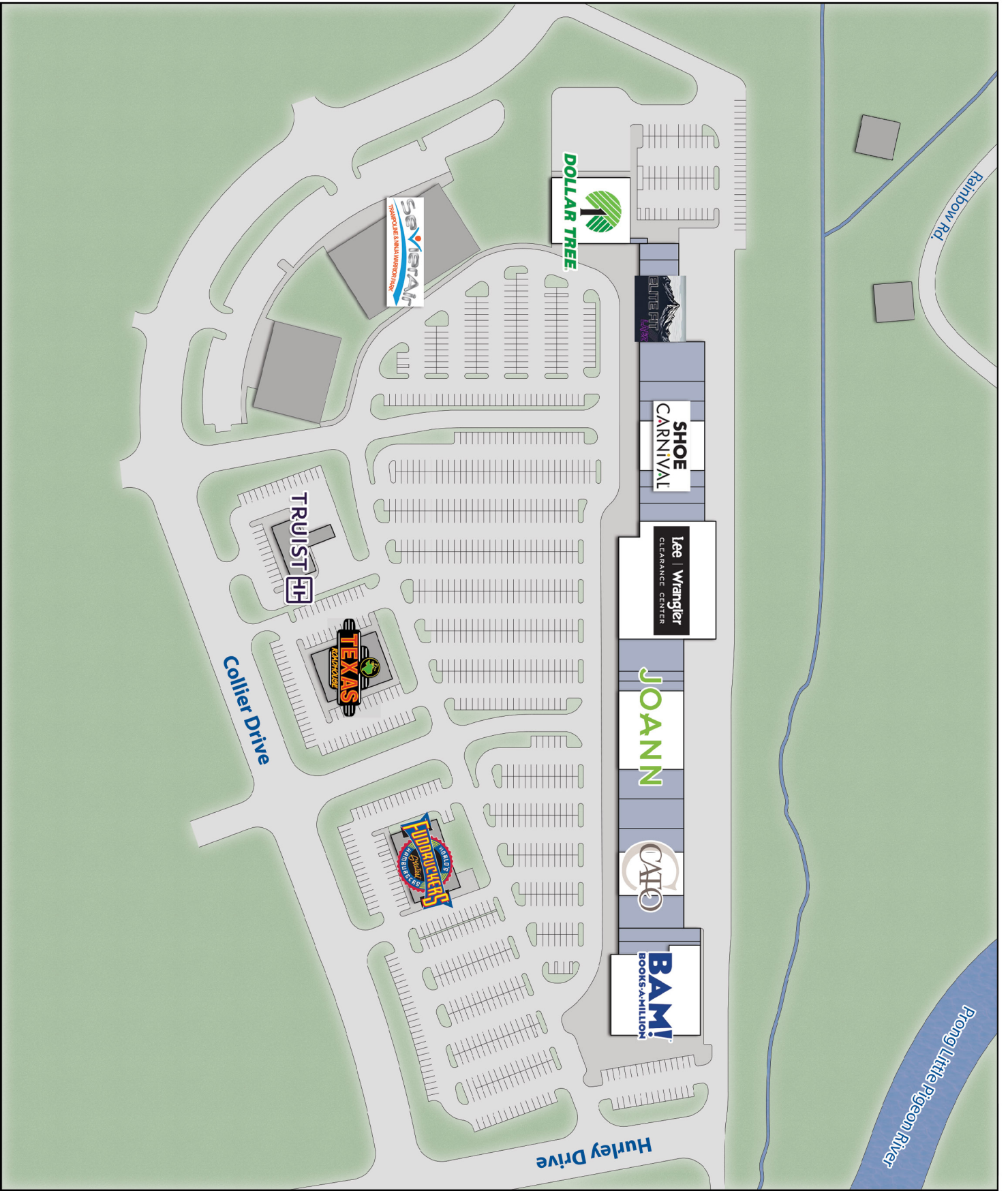
1 Mile - \$58,609

3 Mile - \$69,035

5 Mile - \$72,085

Source: Urban Retail Properties, LLC Market Research
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GOVERNOR'S CROSSING SEVIERVILLE, TN 37862

*Mall and Transit Building
(Gross Leasable Area)*

ANCHORS	
DOLLAR TREE	12,083 SF
LEE'S WRANGLER	26,768 SF
SHOE CARNIVAL	17,523 SF
BAM!	17,523 SF
TOTAL	67,370 SF
ANCHORS	
JOANN	5,894 SF
SHOE CARNIVAL	7,562 SF
CAT O	6,623 SF
TOTAL	20,175 SF
SMALL SHOP	53,023 SF
TOTAL MALL	140,568 SF

LEASE PLAN

LEASING &
MANAGEMENT
AGENTS:



RETAIL PROPERTIES, LLC.

925 S. Federal Highway
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