

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, Foam Warriorz and Workout Anytime

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 Fuddrucker's.

DEMOGRAPHICS*

POPULATION

2022 Estimate:

1 Mile - 1,744

3 Mile - 16,875

5 Mile - 32,371

2027 Projection

1 Mile - 1,804

3 Mile - 17,615

5 Mile - 34,024

2022 MEDIAN AGE

1 Mile - 38

3 Mile - 39

5 Mile - 41

2021 AVERAGE HH INCOME

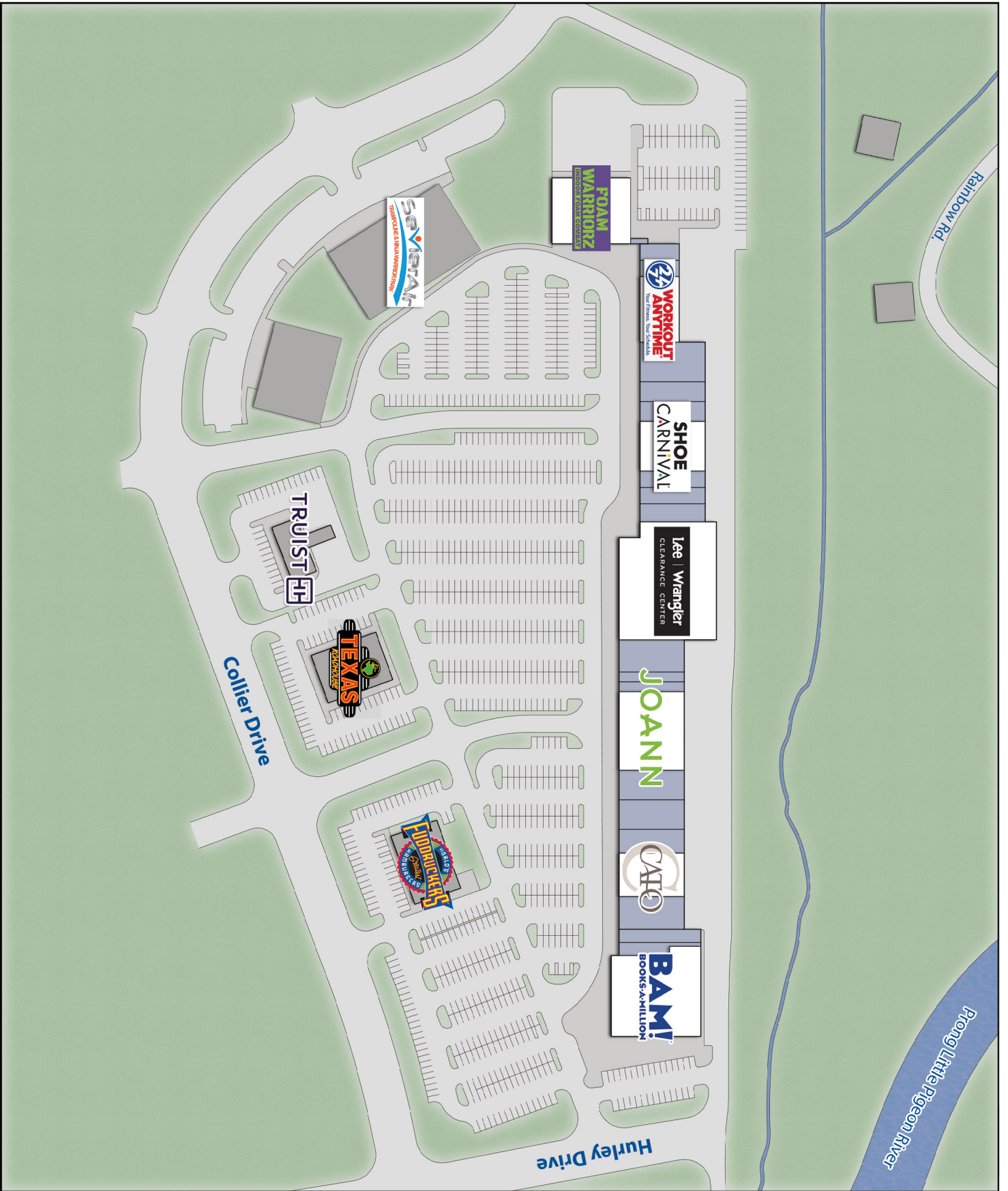
1 Mile - \$51,919

3 Mile - \$63,794

5 Mile - \$66,176

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

SEVIERVILLE, TN 37862

Mail and Transit Building
(Great Knoxville Area)

TOTAL MAIL 140,508 SF
G.A.

LEASE PLAN

LEASING & MANAGEMENT AGENTS:



RETAIL PROPERTIES, LLC

925 S. Federal Highway
Suite 700
Beaumont, TX 77802
501-394-6433

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