

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, Dollar Tree (Coming Soon) 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 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

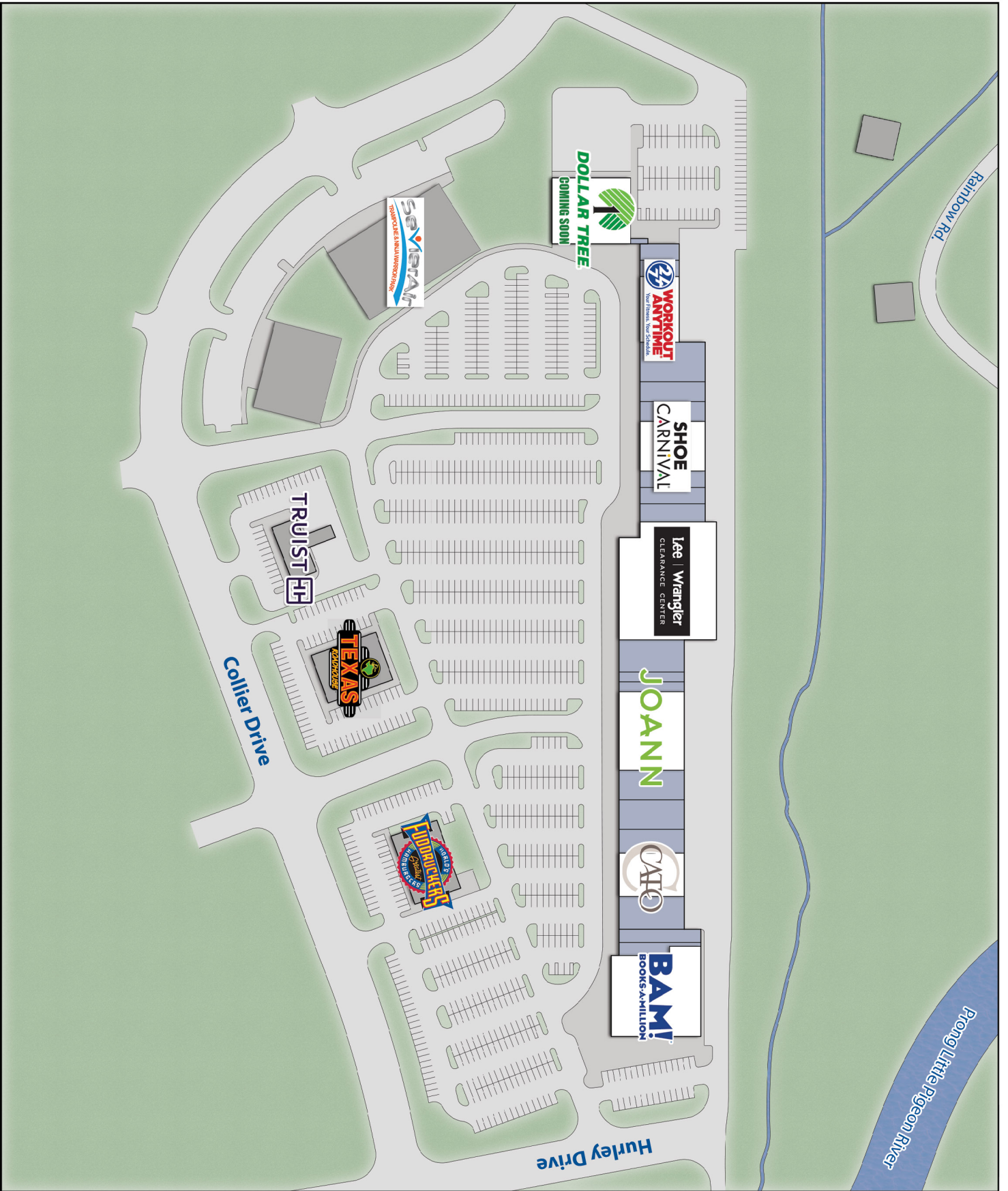
1 Mile - \$58,609

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 Truist Building
(Over Leasable Area)

ANCHORS	SF
DOLLAR TREE	12,083
LEE WRANGLER	25,798
JOANN	17,523
BAM!	17,523
TOTAL	67,370
WALKERS	5,894
SHOE CARNIVAL	7,562
CATO	6,253
TOTAL	201,175
SMALL SHOP	53,023
TOTAL MALL	140,868

LEASE PLAN

LEASING & MANAGEMENT AGENTS:



RETAIL PROPERTIES, LLC

925 S. Federal Highway
Suite 700
Beaumont, TX 77705
501-394-6453

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