



SUCCESS STORY

PIGEON RIVER CROSSING | 2655 TEASTER LANE, PIEGON FORGE, TN 37863

SALE PRICE:	\$5,150,000
DATE:	October 15, 2013
GRANTOR:	CB Pigeon Forge Outlet, LLC
GRANTEE:	Pigeon River Crossings, LLC
SIZE:	390,248± SF on 107.69± acres
OCCUPANCY:	50%
OUR ROLE:	Seller's exclusive listing agent

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COMMENTS:

Pigeon River Crossings is a 390,248± square foot retail outlet mall with 3 buildings located on a prominent 107-acre site one block from the major traffic artery in the market (US Hwy 441) with a 46,000 vehicle traffic count. The main building is an enclosed climate-controlled mall and the other two include both big-box and shop space. The facility offers ample ingress/egress, signage and parking, and the improvements are well-suited for their intended use.