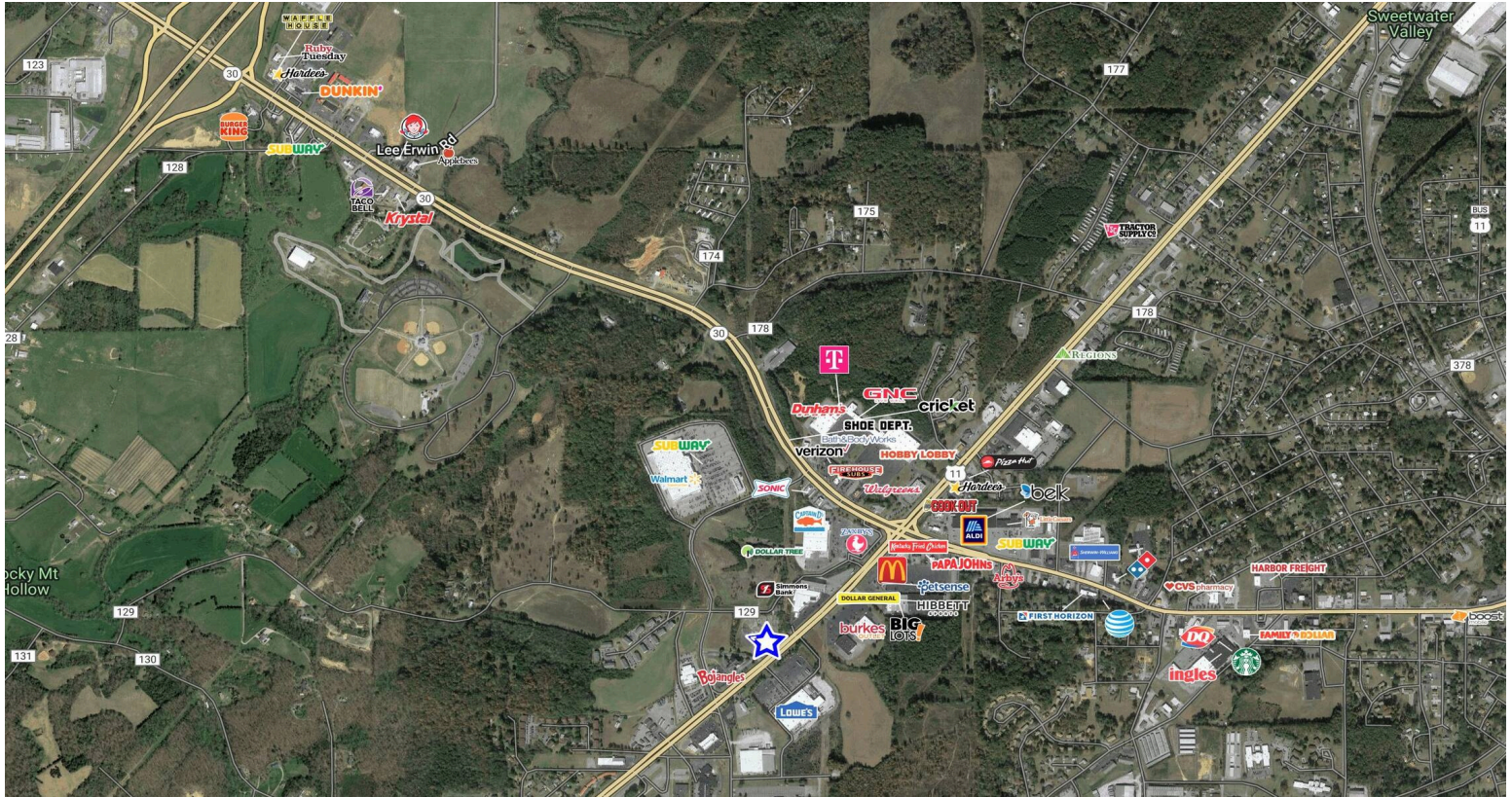


Athens Shops

1712 Congress Pkwy S, Athens, TN 37303
McMinn County



HIGHLIGHTS

County: McMinn
Type: Retail

CONTACT

Stacey CaChat
407.576.5239
stacey@tricolor.net

SHOP SPACE AND PADS AVAILABLE

- Developing a new multi-tenant retail building, centrally located within McMinn County
- Opportunity for a Freestanding building with a drive thru
- Excellent visibility along US Route 11 at a signalized intersection shared with Lowe's Home Improvement
- Conveniently located close to I-75, Athens is the midway point between Chattanooga and Knoxville
- 20,000 + vehicles per day
- Close proximity to McMinn County Grade Schools (K-12), City & County Administrative Operations, Tennessee College of Applied Technology, and McMinn County Vocational School

RETAILERS INCLUDE

MATTRESS FIRM

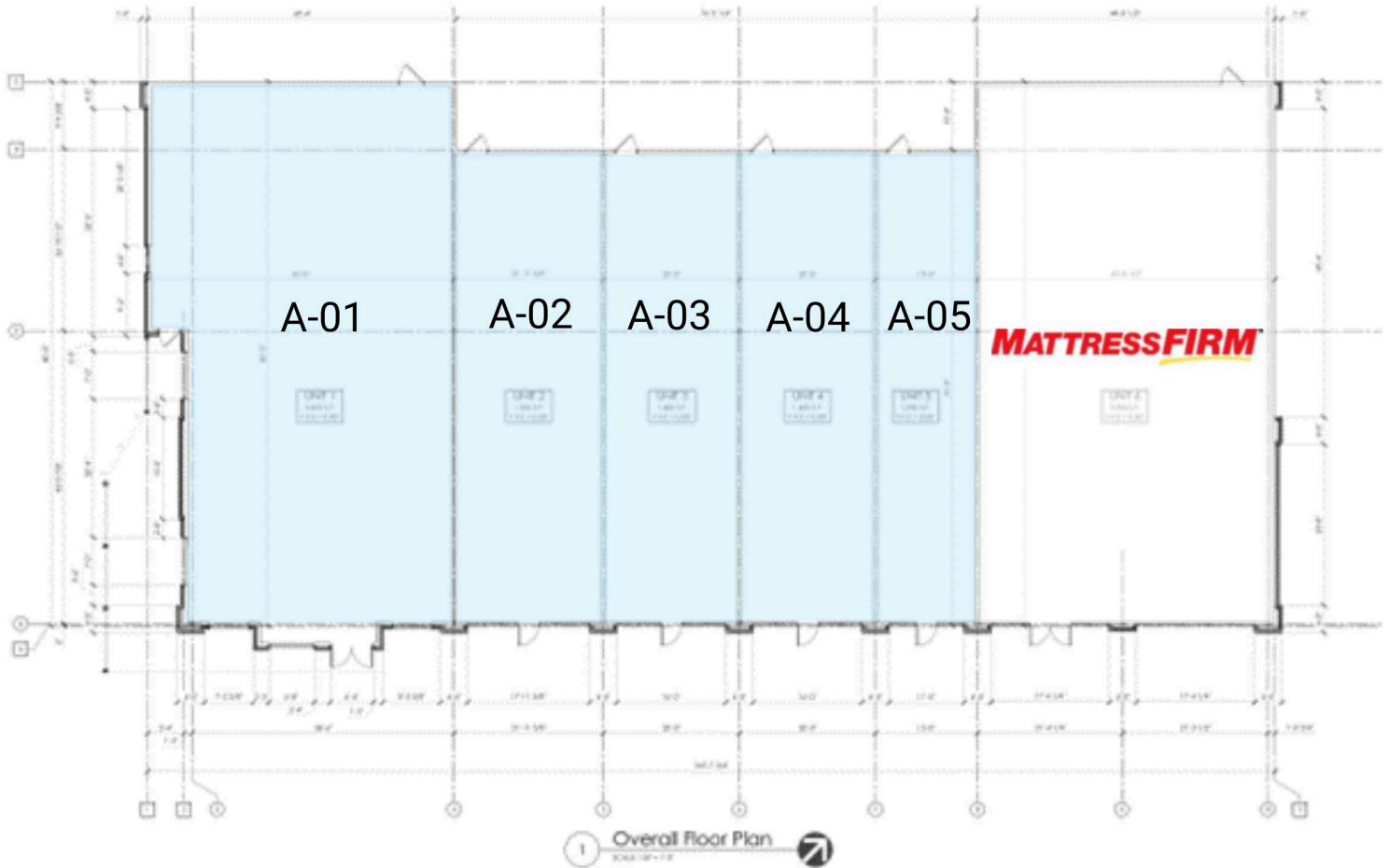
DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
Population	16,093	23,816	44,505
Average Household Income (\$)	52,787	59,108	61,849

Athens Shops

1712 Congress Pkwy S, Athens, TN 37303
McMinn County

TRICOR



A-01 Available	3,200 SF
A-02 Available	1,900 SF
A-03 Available	1,400 SF

A-04 Available	1,400 SF
A-05 Available	1,400 SF
A-06 Mattress Firm	3,500 SF