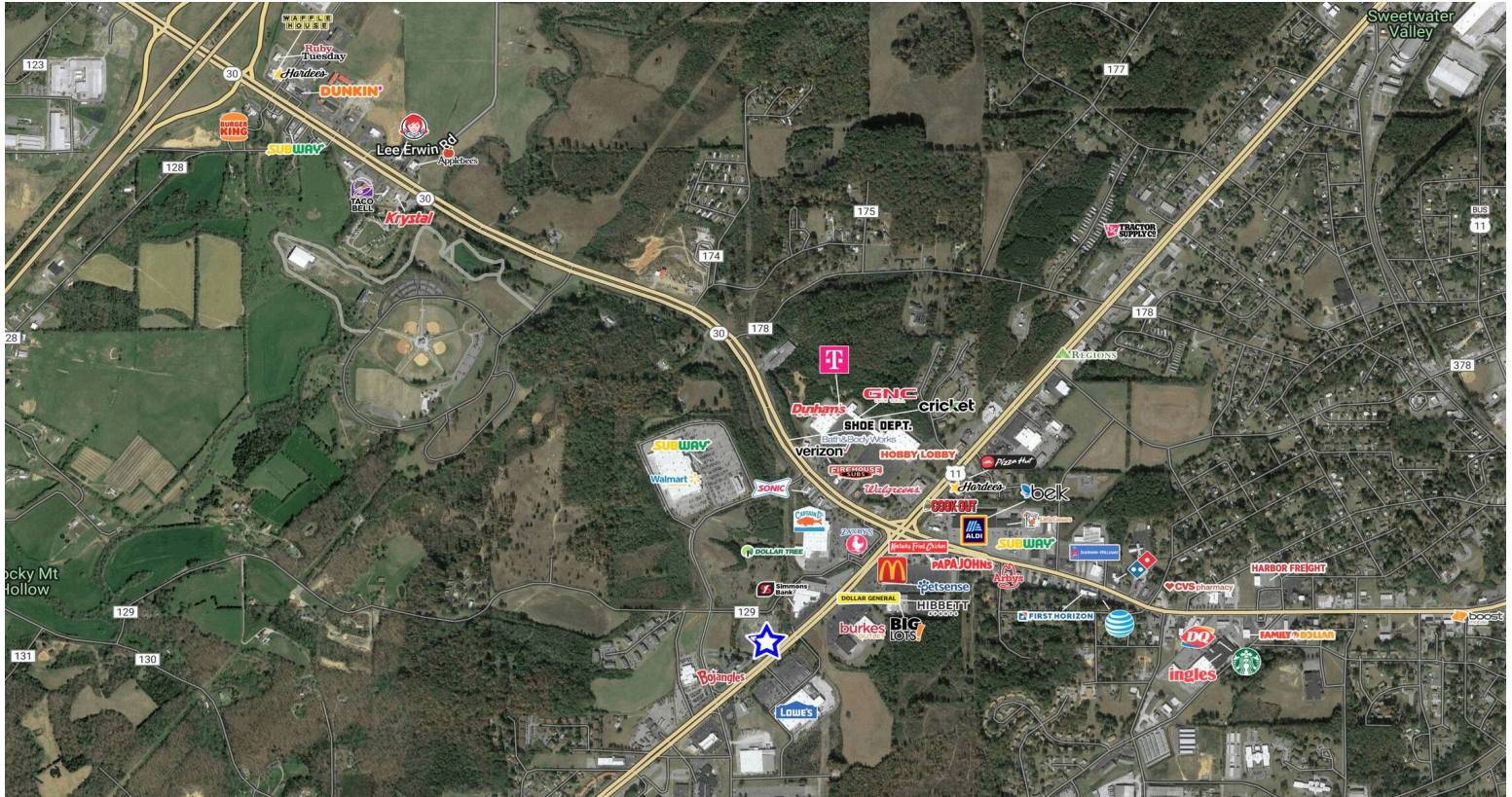


# Athens Shops

1712 Congress Pkwy S, Athens, TN 37303  
McMinn County

TRICOR



## HIGHLIGHTS

County: McMinn  
Type: Retail

## CONTACT

Deirdre Delaporte  
407.775.1645  
Deirdre@Tricor.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

MATTRESSFIRM

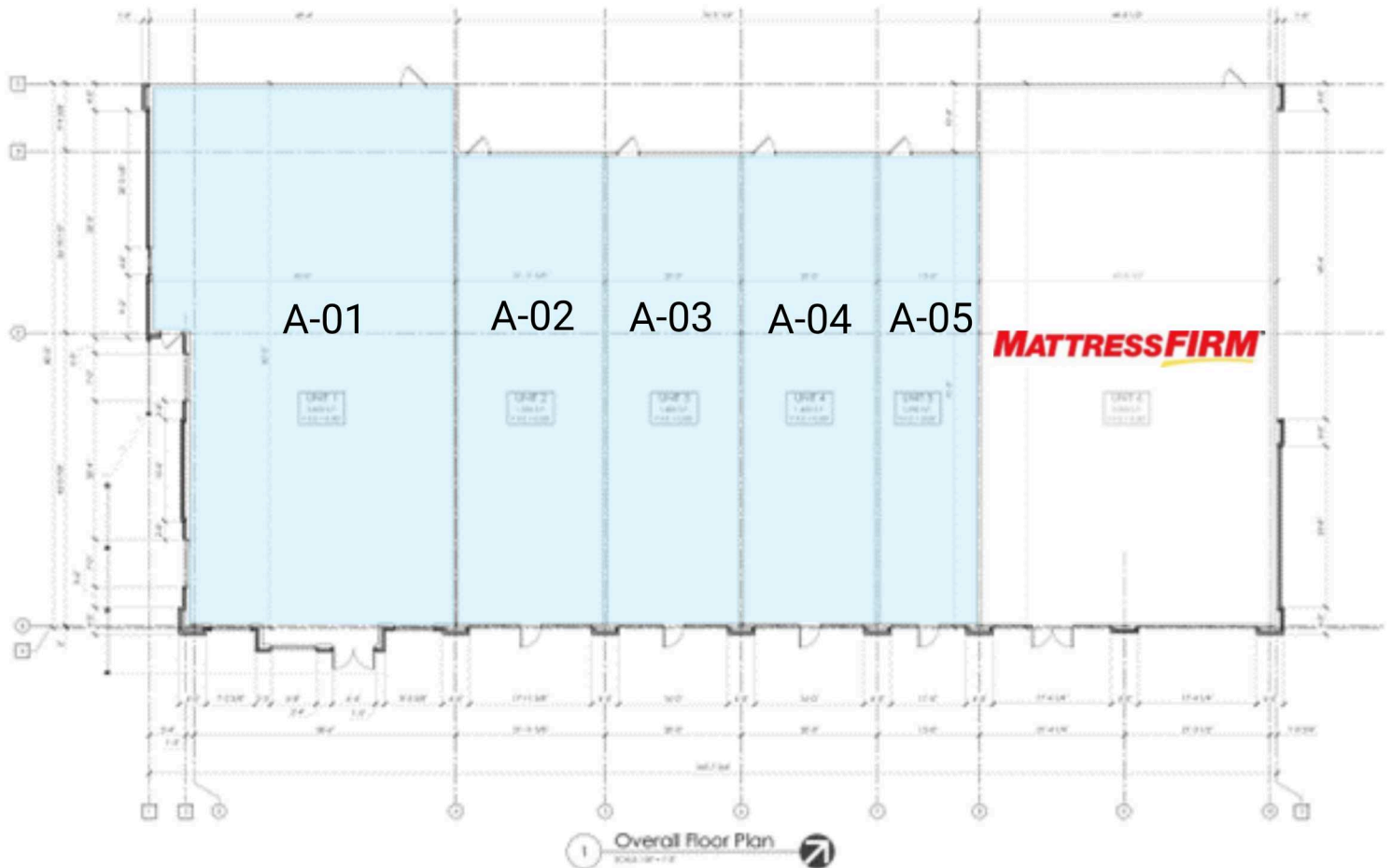
## DEMOGRAPHICS

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

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**TRICOR**



A-01 Available

3,200 SF

A-04 Available

1,400 SF

A-02 Available

1,900 SF

A-05 Available

1,400 SF

A-03 Available

1,400 SF

A-06 Mattress Firm

3,500 SF