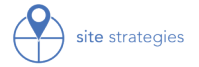


# 1208 Congress Pkwy.

1208 Congress Pkwy., Athens, TN 37303

McMinn County | Decatur Pike/ Congress Pkwy



## HIGHLIGHTS

For Sale  
County: McMinn  
Type: Commercial

## CONTACT

Charlie Simpson  
423-745-4446  
charliesimpson@century21.com

- 1.60 acres of vacant land available adjacent to Walgreens in retail corridor of Athens, TN
  - Price: \$375,000
- Street access from Congress Crossing with shared access to adjoining center
  - VPD: 15,977
- Retailers less than 1 mile away:
  - Walmart Supercenter, Bath & Body Works, Lowe's, Walgreens, & Dollar Tree
- Located 0.97 miles from McMinn County High School & 1.3 miles from Industrial job facilities
  - Students: 1,500
  - Employees: 200+
- Approximately 1.1 miles away from Starr Regional Medical Center - Athens, TN
  - 118-bed acute-care facility
  - Employees: 661
- Athens, TN is located 50 miles Northeast of Chattanooga and 50 miles Southwest of Nashville along Interstate 75

## DEMOGRAPHICS

	3 MILE	5 MILE	10 MIN
Population	16,075	23,274	22,069
Daytime Population	25,003	28,939	30,166
Households	6,725	9,446	9,016
Median Household Income (\$)	31,593	36,718	35,702
Average Age	40	40	40

## RETAILERS INCLUDE

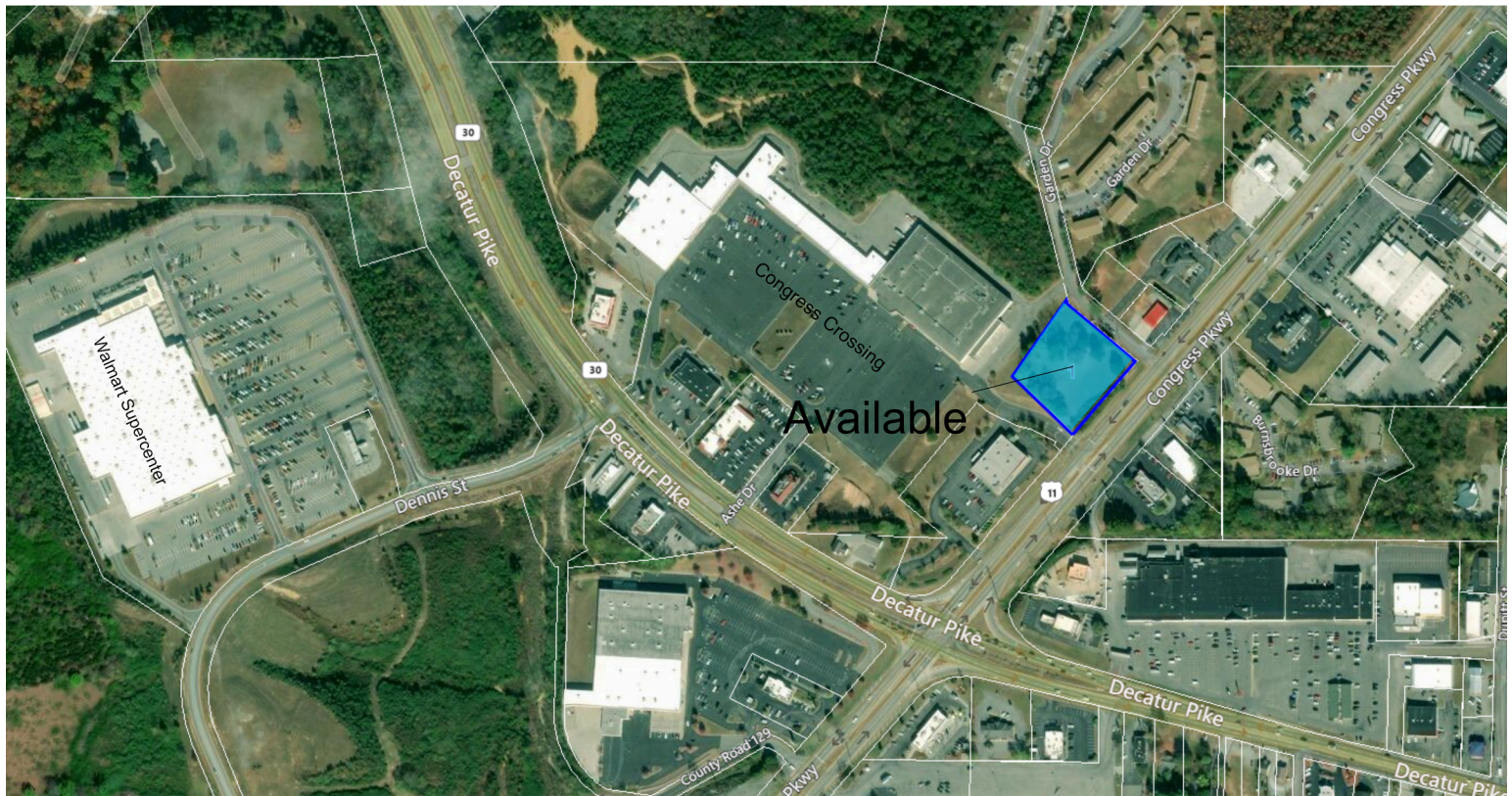




# 1208 Congress Pkwy.

1208 Congress Pkwy., Athens, TN 37303

McMinn County | Decatur Pike/ Congress Pkwy



Available

Retailer in Area Walmart Supercenter