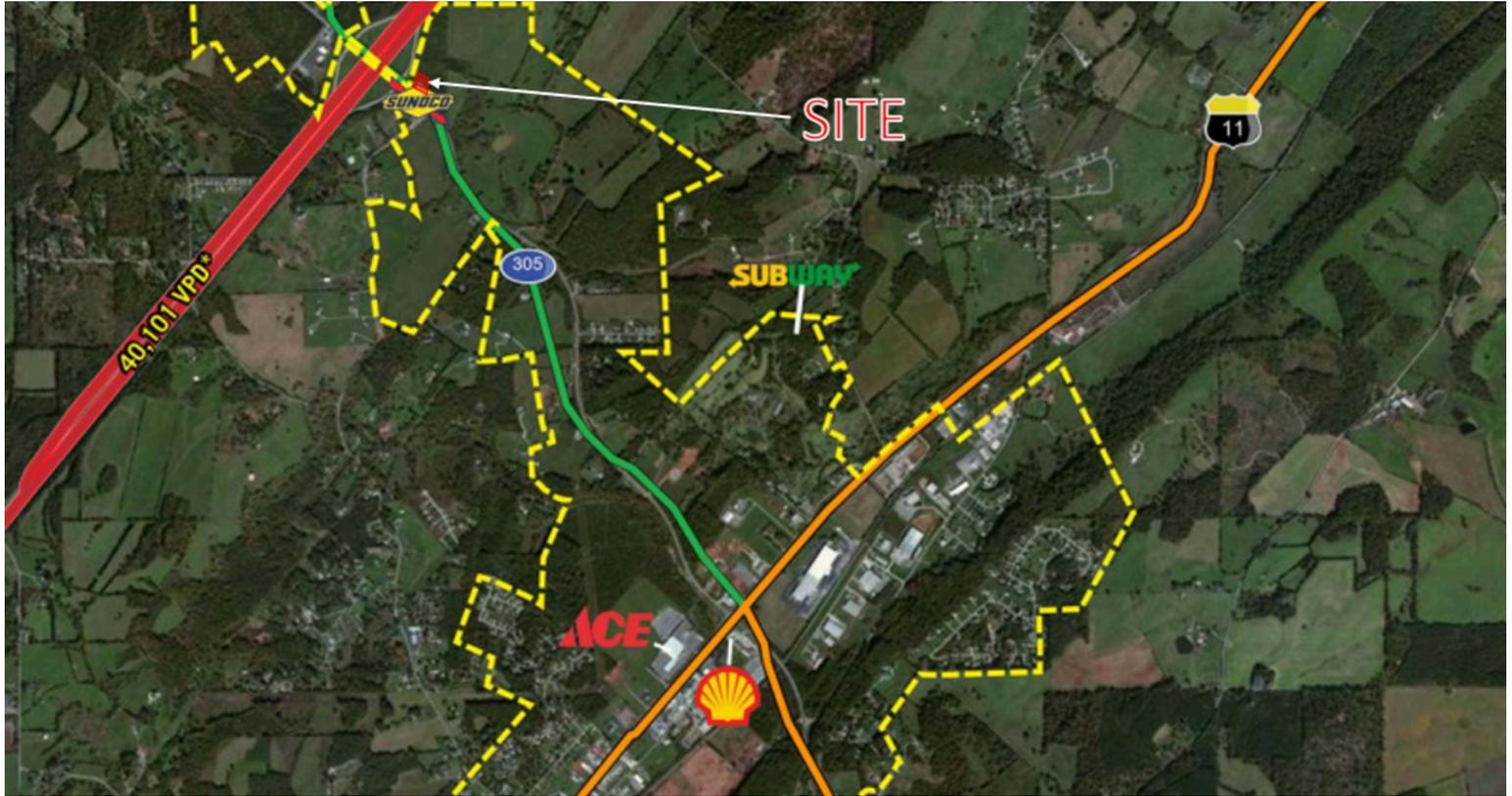


472 Highway 305

472 Highway 305, Athens, TN 37303
McMinn County | Highway 305



HIGHLIGHTS

For Sale
County: McMinn
Type: Commercial
Total SF: 3,188
Parking Spaces: 15

CONTACT

Seth C. Sumner
423-744-2701
citymanager@cityofathenstn.com

- 0.8 acres available of of Interstate 75 in Athen's TN along Highway 305
 - VPD: 2,132
- This site has a preexisting building with 3,188 SF with high visibility
 - Central Haeat & Air Conditioning
 - 1 Restroom
 - Parking Lot
 - Utilities
- Tennessee Wesleyan University is located approximately 2 miles from the property
 - Students: 1,103 per semester
- 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	5,497	18,822	16,955
Daytime Population	4,855	26,564	24,140
Households	2,219	7,797	6,941
Median Household Income (\$)	36,417	33,901	33,232
Average Age	40	40	40

RETAILERS INCLUDE



472 Highway 305

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Retailer in Area Sunoco

1 Available