



ATHENS, TENNESSEE
RETAIL CORRIDOR
 I-75, CONGRESS PARKWAY, DECATUR PIKE



DEMOGRAPHICS & STATISTICS

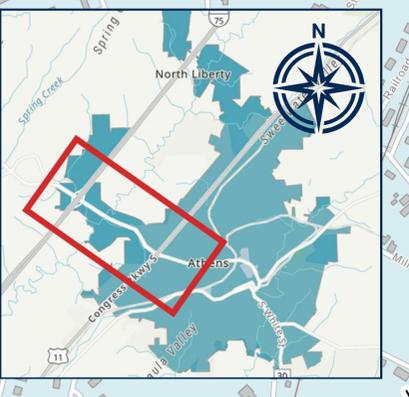
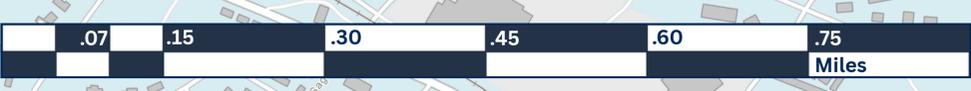
- ATHENS POPULATION (2025): 15,050 (6.9% INCREASE FROM 2020).
- MCMINN COUNTY POPULATION (2025): 56,800 (6.5% INCREASE FROM 2020).
- MEDIAN AGE: 41 YEARS.
- PERSONS UNDER 5 YEARS: 5.8%.
- PERSONS UNDER 18 YEARS: 21.1%.
- PERSONS OVER 65 YEARS: 17.9%.
- NUMBER OF HOUSEHOLDS: 6,031 CITY / 21,471 COUNTY.
- MEDIAN VALUE OF OWNER-OCCUPIED HOUSING: U.S. CENSUS BUREAU- \$225,000 | ZILLOW - \$254,061
- MEDIAN HOUSEHOLD INCOME: \$53,151
- LOW COST OF LIVING INDEX: 77.6 / 100.
- LOW PROPERTY TAX RATE: 1.0078 PER \$100 OF ASSESSED VALUE.
- LOW UTILITY RATES THROUGH ATHENS UTILITIES BOARD & TVA - WWW.AUB.ORG -
- SALES TAX RATE: 9.75%.
- MAJOR EMPLOYERS INCLUDE: DENSO (AUTO PARTS), MAYFIELD DAIRY, HEIL TRAILER, WALMART, ABB INSTALLATION PRODUCTS, STARR REGIONAL MEDICAL CENTER.

SOURCE: U.S. CENSUS BUREAU, ICSC



- ★ Land for Sale with Utilities
- ★ Shells / Development Properties with Utilities
- City Limits

FOR MORE INFORMATION, CONTACT:
 RETAIL@ATHENSTN.GOV
 RETAIL DEVELOPMENT - 423-744-2702



ATHENS, TN PREMIER RETAIL COMMERCIAL SITES



SITE A

- Lot Size : 4 Acres
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 046, 226.00
- Contact : 865-405-9999
- I-75 visibility, across from hotel
- Location ready for site preparation.



SITE B

- Lot Size : 3 Acres +/-
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 046, 224.00
- Contact : Realty Executives, 423-836-9494
- Located beside Hotel, I-75 Visibility
- End lot on Holiday Drive.



SITE C

- Lot Size : 2 Acres
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 056 K A, 002.00
- Decatur Pike, Athens, TN 37303
- Contact : Keller Williams, 423-664-1900
- Location ready for retail site.



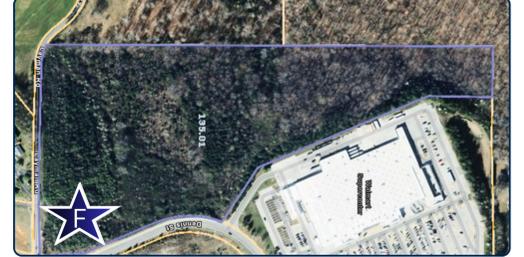
SITE D

- Lot Size : 1.6 Acres +/-
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 046, 239.00
- 2604 Decatur Pike, Athens, TN 37303
- Contact : Wolford Dev. 423-874-0811
- Retail location w/ high traffic volume



SITE E

- Lot Size : 1 Acres +/-
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- 2505 Decatur Pike, Athens, TN 37303
- Contact : SIG Real Estate 423-874-0811
- Retail location w/ high traffic volume



SITE F

- Lot Size : 31 +/- Acres
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 056, 135.01
- Contact : Raines Group, 423-875-3600
- Adjacent to national retailers - Walmart
- Strategic vehicular access



SITE G

- Lot Size : 25 +/- Acres
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 056, 135.00
- Contact : Raines Group, 423-875-3600
- Adjacent to national retailers - Walmart
- Strategic vehicular access



SITE H

- Lot Sizes : 99 ac; .91 ac; .83 ac; .69 ac
- Zoning : B-3, Intensive Business
- Trico Properties:
- Contact : Stacey CaChat 407.576.5239
- Direct location on Decatur Pike



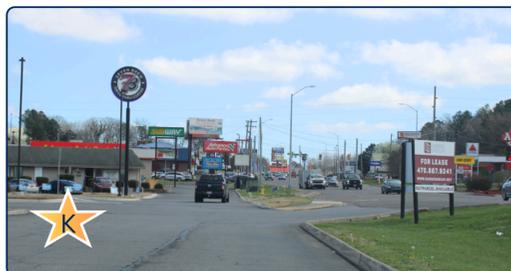
SITE I

- Lot Size : 2,000 square feet
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 056, 129.02
- Contact : Centennial, 615-234-4900
- Direct location on Decatur Pike
- Verizon Wireless Center



SITE J

- Lot Size : 4,800 SQF
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 056, 129.00
- Contact : TSCG, 770-955-2434
- Ample Parking
- Hobby Lobby / Dunhams Center



SITE K

- Lot Size : - 1 Acre
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Contact : Garner Group, 470-867-9241
- In a high traffic & commercial location
- Location ready for sale or lease



SITE L

- Lot Size : 5.78 +/- Acres
- Zoning : B-3, Intensive Business
- Contact : 423-271-9070
- Just off Decatur Pike, high traffic area



SITE M

- Lot Size : .7 Acres
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- 1212 Decatur Pike, Athens, TN 37303
- Contact : TJ Galloway, 865-637-3770
- Location ready for retail site.



SITE N

- Lot Size : 2 Acres
- Zoning : B-3, Intensive Business
- Utilities : All utilities available to site
- Parcel : 056 K A, 002.00
- Decatur Pike, Athens, TN 37303
- Contact : Keller Williams, 423-664-1900
- Location ready for retail site.