

CONGRESS CROSSING - OUTPARCEL

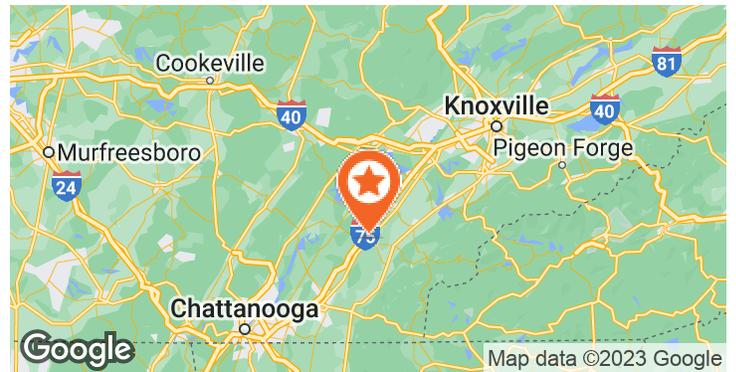
1802 DECATUR PIKE , ATHENS, TN 37303

FOR SALE OR
GROUND LEASE



LOCATION DESCRIPTION

Athens, TN, the county seat of McMinn County, has a population of 53,569. The city of Athens is strategically located between Knoxville and Chattanooga. Congress Crossing, a 174,021 SF regional retail shopping center, sits in the heart of the dominant retail corridor at the intersection of Decatur Pike (20,909 VPD) and Congress Pkwy South (16,938 VPD). National tenants in the market include Walmart Supercenter, Burkes Outlet, Dollar Tree, Lowes, Ingles Market, Auto Zone, and Harbor Freight.



PROPERTY HIGHLIGHTS

- Congress Crossing has signalized access on Decatur Pike and signalized access from Congress Pkwy S.
- This regional center features national tenants including Hobby Lobby, Dunham's Sports, T-Mobile, Cato Fashions, Bath and Body Works, Bargain Hunt, and Shoe Dept.
- The market's largest employers include Mayfield Dairy Farms (1,700 employees) and DENSO Manufacturing (1,000 employees)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Total Population	2,528	15,042	22,469
2023 Total Households	1,179	6,167	9,055
2023 Average HH Income	\$31,231	\$60,591	\$68,219



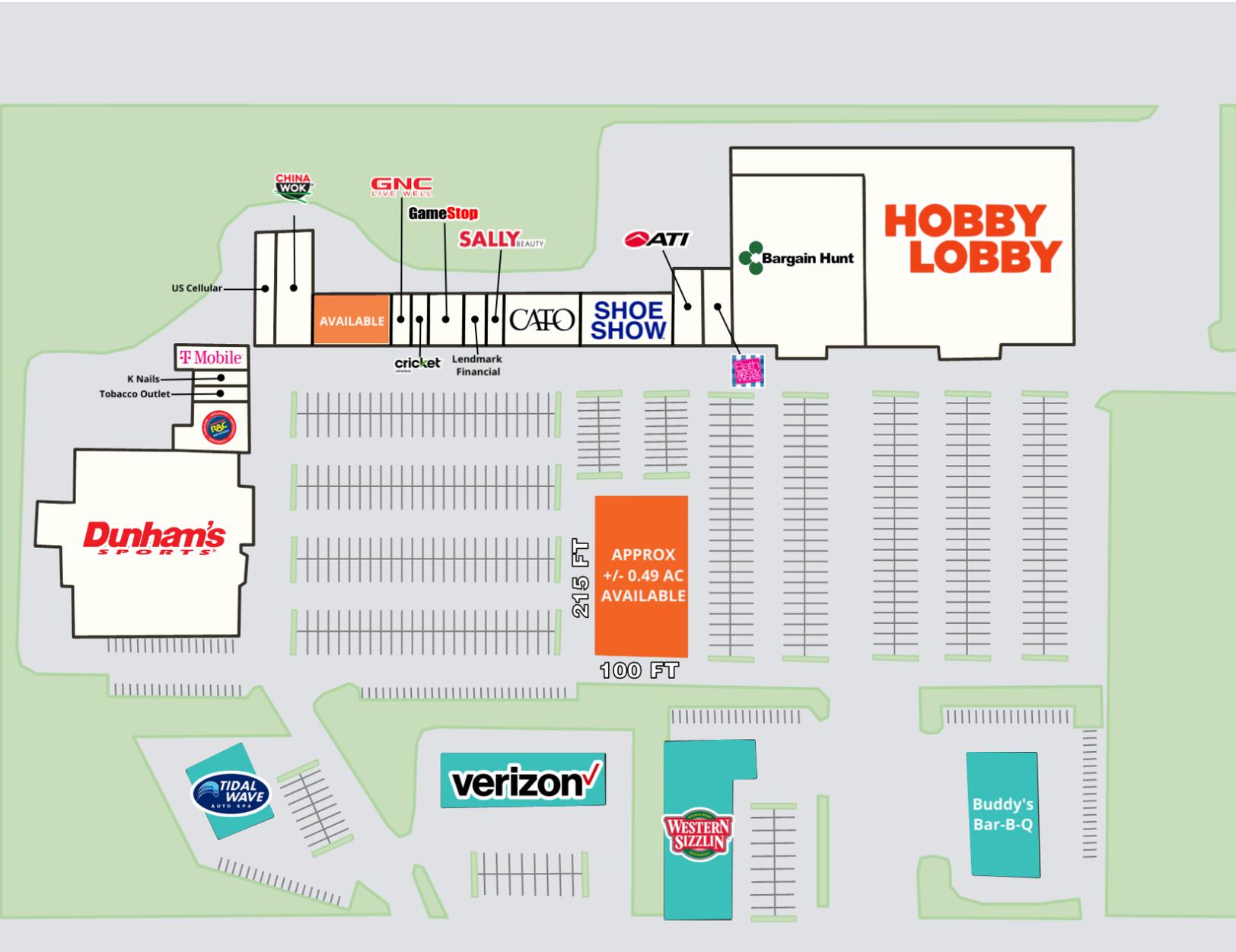
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