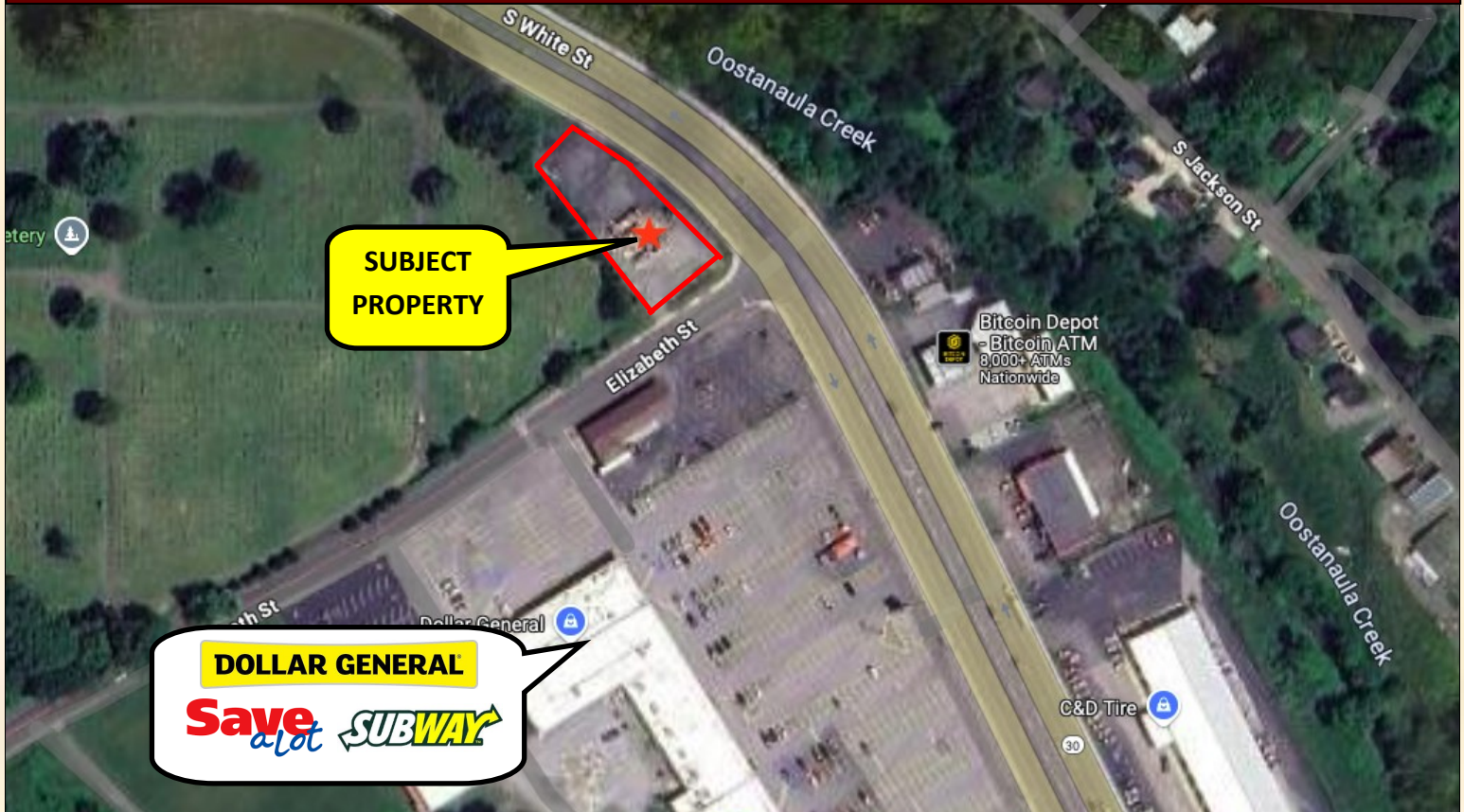


330 S WHITE STREET
ATHENS, TN



COMMERCIAL TRACT FOR LEASE

Property Information

- ◆ 0.58 Acres
- ◆ \$55,000 per year + NNN
- ◆ 2024 Taxes: \$800
- ◆ Traffic Count: 21,140 S White St
- ◆ Retail Nearby: Dollar General, Save A Lot, Food City, Hardee's, CVS

◆ Demographics:	<u>5-Mile</u>	<u>7-Mile</u>	<u>10-Mile</u>
Population:	22,319	34,901	51,269
Avg Household Income:	\$73,172	\$77,108	\$76,612

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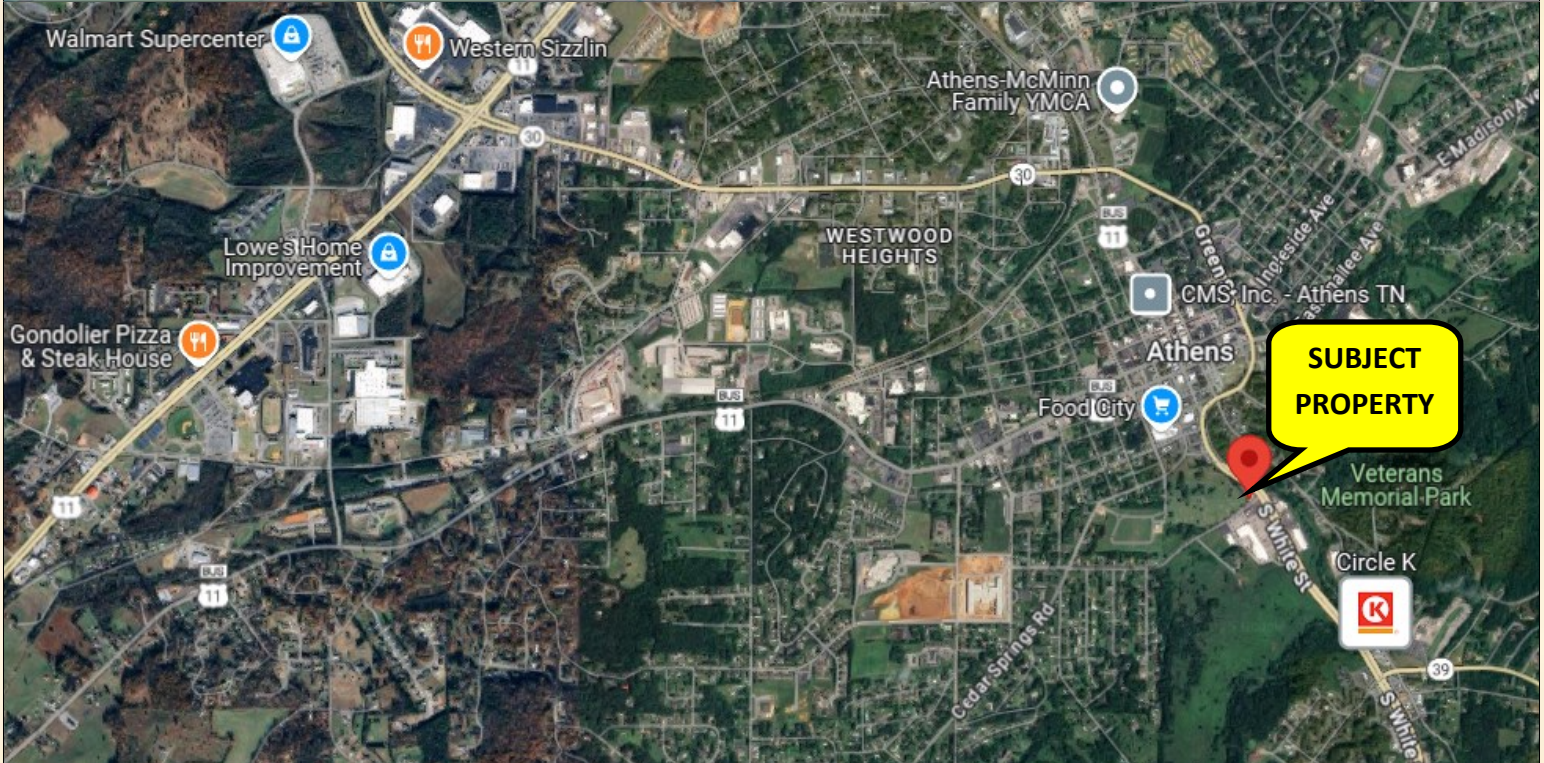
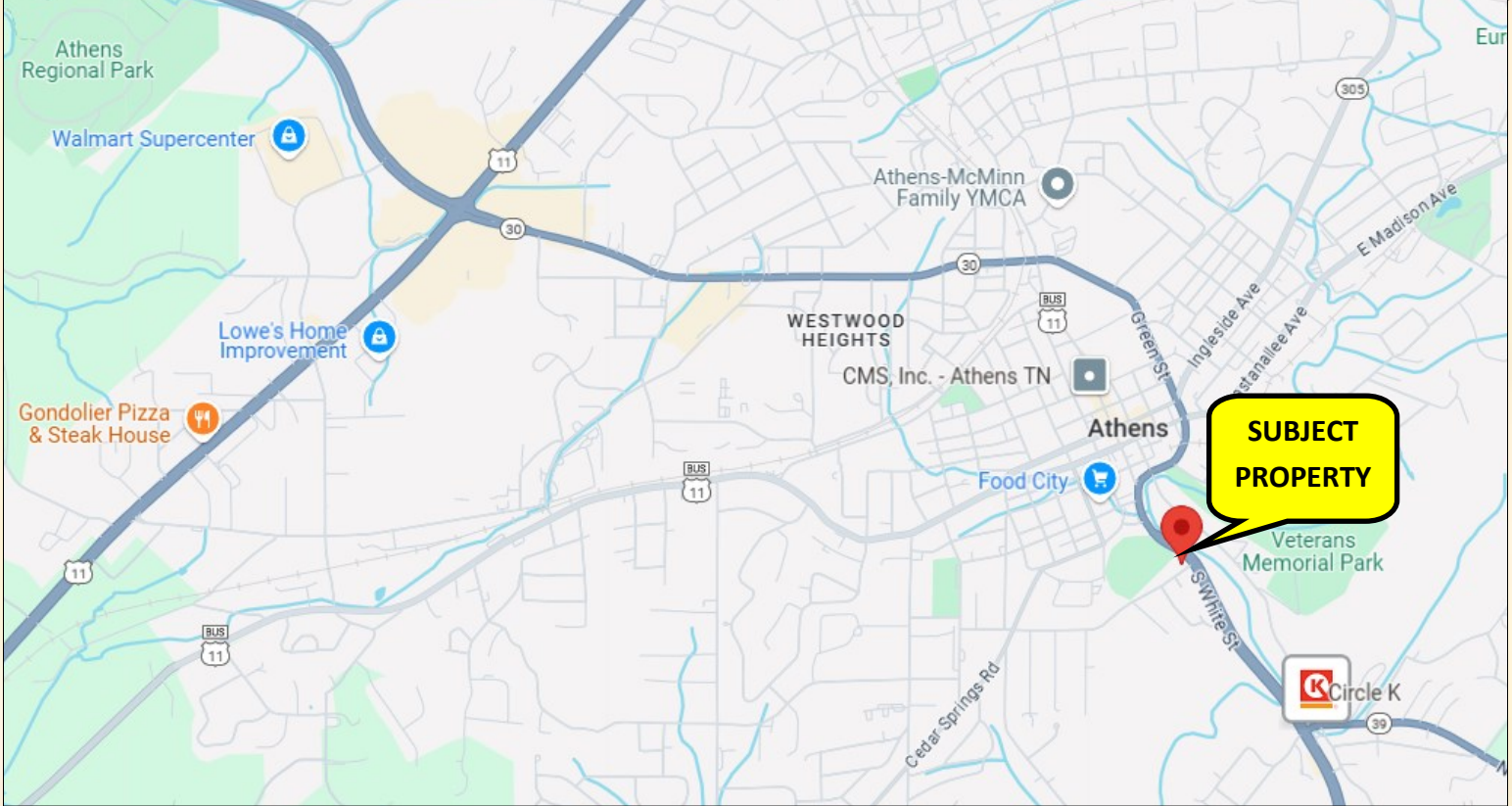
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Regional Map



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Trade Area Aerial



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Site Aerial



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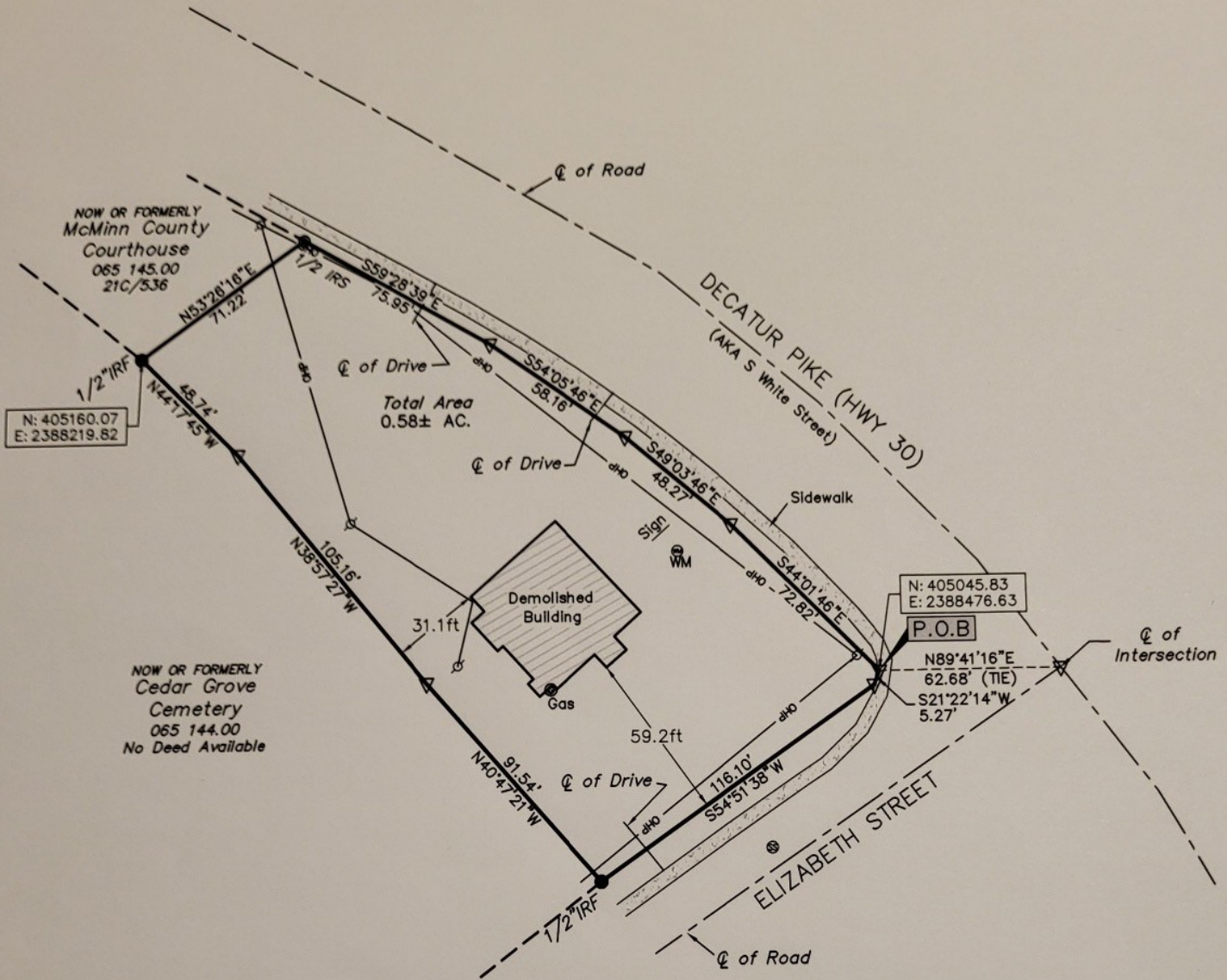
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Survey



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Demographics



EASI Updated Site Selection Reports & Analysis
Executive Summary

Address: 330 S White Street Athens TN
 Latitude: 35° : 26' : 16"
 Longitude: -84° : 35' : 25"



Description	5 Miles	7 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/2000)	19,793	30,952	44,807
Population (4/1/2010)	20,831	32,768	47,663
Population (4/1/2020)	21,090	33,053	48,536
Population (1/1/2024)	22,319	34,901	51,269
Population (1/1/2029)	23,118	36,162	53,129
Percent Growth (2024/2020)	5.83	5.59	5.63
Percent Forecast (2029/2024)	3.58	3.61	3.63
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	8,157	12,559	18,090
Households (4/1/2010)	8,516	13,183	19,106
Households (4/1/2020)	8,492	13,286	19,478
Households (1/1/2024)	9,207	14,349	21,010
Households (1/1/2029)	9,623	14,998	21,958
Percent Growth (2024/2020)	8.42	8.00	7.87
Percent Forecast (2029/2024)	4.52	4.52	4.51
GENERAL POPULATION CHARACTERISTICS			
Median Age	40.9	42.5	43.4
Male	11,103	17,191	25,210
Female	11,216	17,710	26,059
Density	353.3	192.3	142.3
Urban	16,292	18,005	22,091
Rural	6,027	16,896	29,178

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2024)	9,207	14,349	21,010
Families	6,139	10,244	14,943
Non-Family Households	3,068	4,105	6,067
Average Size of Household	2.33	2.36	2.39
Median Age of Householder	53.5	55.0	54.7
Median Value Owner Occupied (\$)	190,996	187,143	182,900
Median Rent (\$)	661	643	625
Median Vehicles Per Household	2.5	2.6	2.6
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	10,414	16,242	23,796
Housing, Owner Occupied	6,052	10,083	15,269
Housing, Renter Occupied	3,155	4,266	5,741
Housing, Vacant	1,207	1,893	2,786
POPULATION BY RACE			
White Alone	17,813	29,080	43,316
Black Alone	1,532	1,770	2,253
Asian Alone	287	366	453
American Indian and Alaska Native Alone	74	98	164
Other Race Alone	680	846	1,107
Two or More Races	1,933	2,741	3,976
POPULATION BY ETHNICITY			
Hispanic	1,515	1,876	2,400
White Non-Hispanic	17,169	28,262	42,223
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	687,557,732	1,120,846,327	1,625,874,532
Total Household Income (\$)	673,694,393	1,106,426,015	1,609,611,379
Median Household Income (\$)	55,181	56,397	56,863
Average Household Income (\$)	73,172	77,108	76,612
Per Capita Income (\$)	30,806	32,115	31,713
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	687,477	910,547	1,067,793
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	603,667.3	961,200.7	1,409,444.6
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	7,720	12,839	18,339
Establishments, Total (by Place of Work)	504	697	940
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	105	106	107
EASI Total Crime Index (US Avg=100; A=High)	113	105	109
EASI Weather Index (US Avg=100)	114	114	114
BLOCK GROUP COUNT			
	16	24	34

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Disclosure

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