

2619 DECATUR PIKE

ATHENS, TN 37303

PROPERTY SUMMARY



LOCATION DESCRIPTION

Introducing a prime leasing opportunity at 2619 Decatur Pike in Athens, TN - a rapidly growing city based at the foothills of the Great Smoky Mountains. This new development includes a national coffee chain anchor tenant and is highly visible with +21k traffic counts.

With this location, ample parking, and a flexible layout, this property presents an unbeatable opportunity to make a mark in the Athens market. Don't miss the chance to be neighbors to a national coffee chain and elevate your business to new heights.

In addition to traditional lease options, the site is also available as a ground lease.

PROPERTY HIGHLIGHTS

- Prime location on Decatur Pike with 21k VPD
- National Coffee Chain is committed as the anchor tenant
- Located at the foothills of the Great Smoky Mountains
- Versatile space suitable for both restaurants and retail
- Ample parking for customers and employees

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1,200 - 4,700 SF
Building Size:	7,200 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,675	9,160	17,846
Total Population	11,138	22,581	44,561
Average HH Income	\$53,201	\$62,182	\$67,741

TRAFFIC COUNTS

21,000 Vehicles Per Days

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	1.38%	1.35%	1.37%



Legacy Commercial Property

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209 Powell Place, Brentwood, TN 37027

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RETAILER MAP



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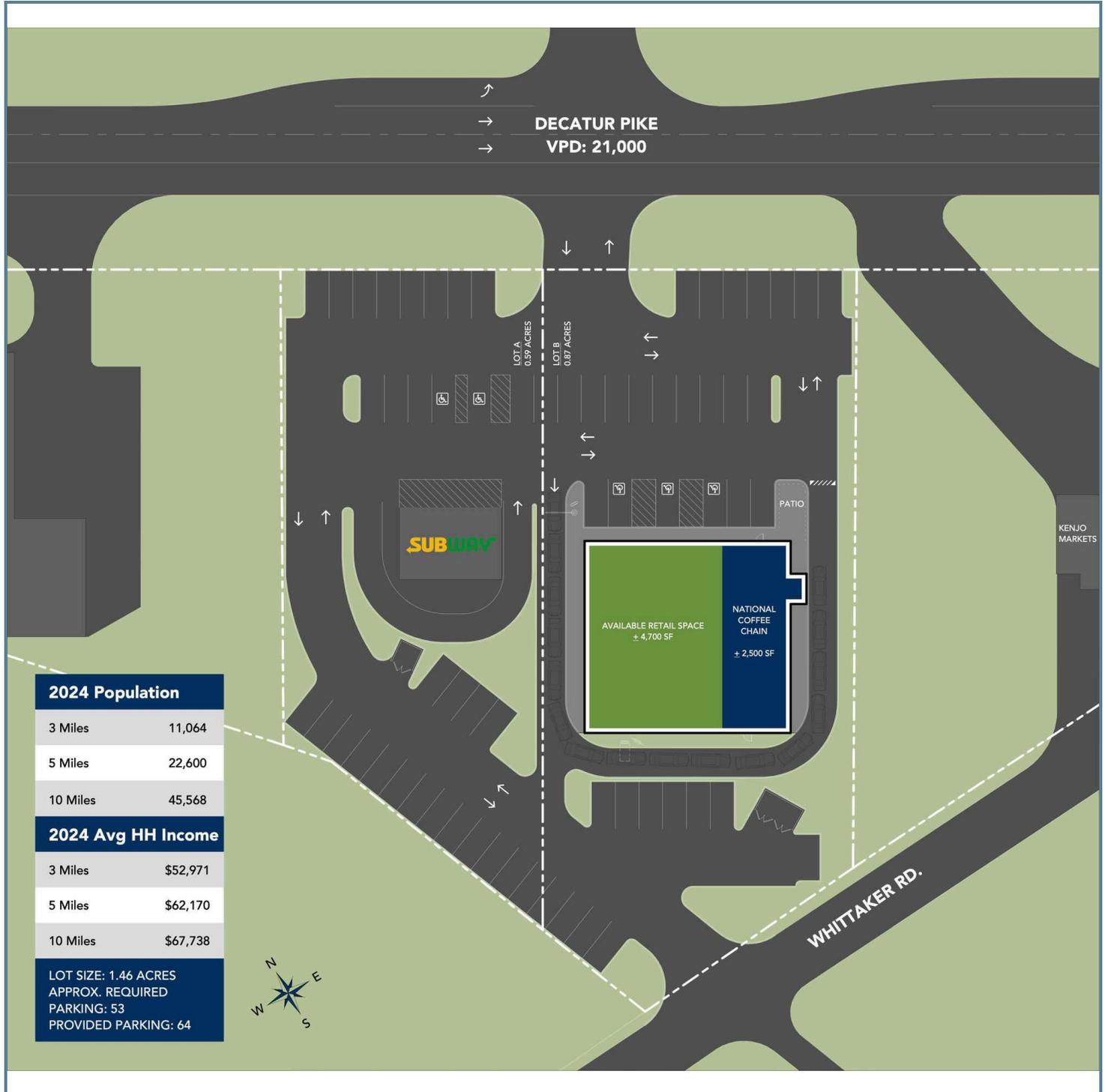
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SITE PLAN - OPTION 1



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SITE PLAN - OPTION 2



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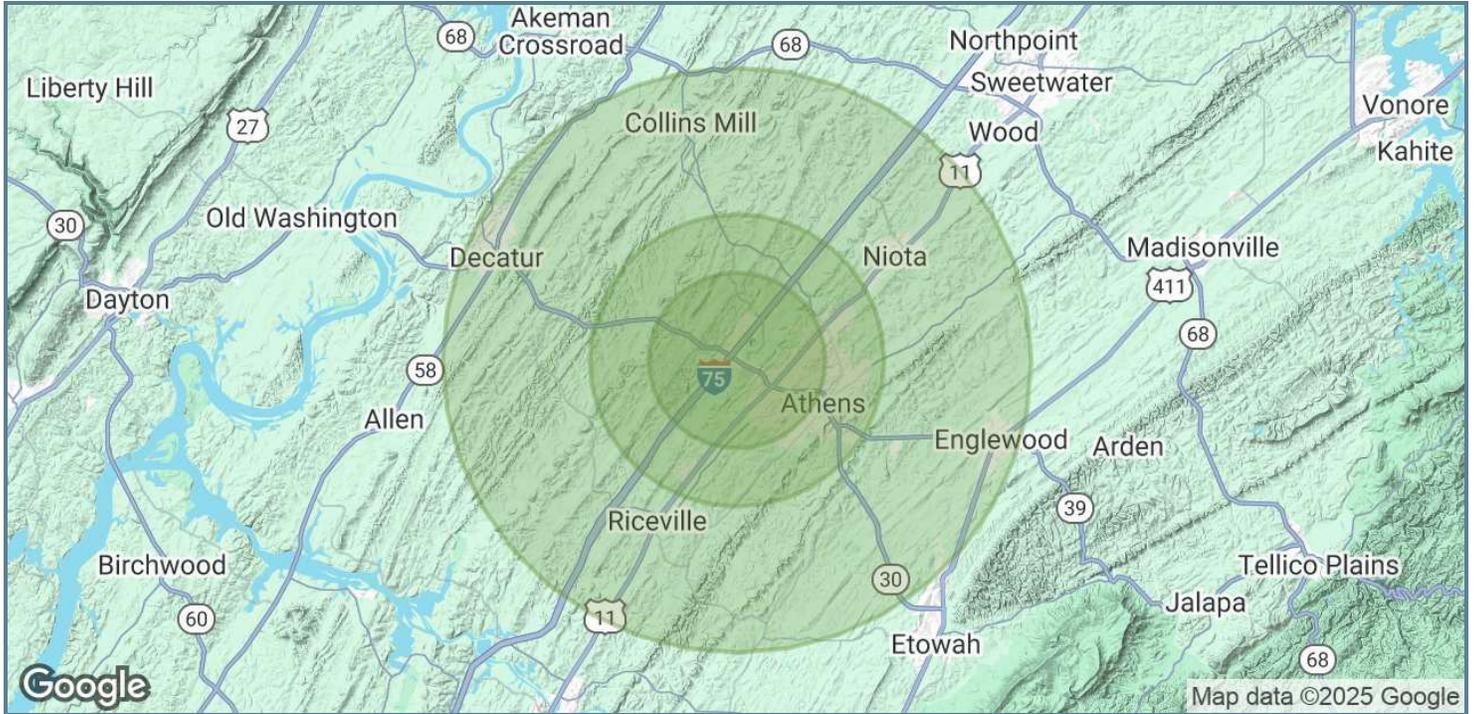
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	11,138	22,581	44,561
Average Age	41	42	43
Average Age (Male)	40	40	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	4,675	9,160	17,846
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$53,201	\$62,182	\$67,741
Average House Value	\$222,707	\$237,866	\$240,130

TRAFFIC COUNTS

Vehicles Per Day	21,000/day
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Demographics data derived from AlphaMap



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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

