

CONGRESS CROSSING

1802 DECATUR PIKE, ATHENS, TN 37303



► PROPERTY DETAILS

Total Square Footage: 174,021 SF

► PROPERTY DESCRIPTION

Congress Crossing, is located in Athens, Tennessee which is the county seat of McMinn County. The center is less than two miles off Interstate 75 and just west of downtown Athens.

Situated on 35.27 acres of land, the center is directly across from a Walmart Supercenter and a Belk anchored shopping center. The center has signalized access along Decatur Pike which features an average traffic count of 22,800 vehicles per day.

National Retailers within close proximity to the center are Walmart, Lowe's, Belk, Ingles, Big Lots, Burke's Outlet, PetSense, Tractor Supply and Staples. Athens is also home to Tennessee Wesleyan College.

► DEMOGRAPHICS

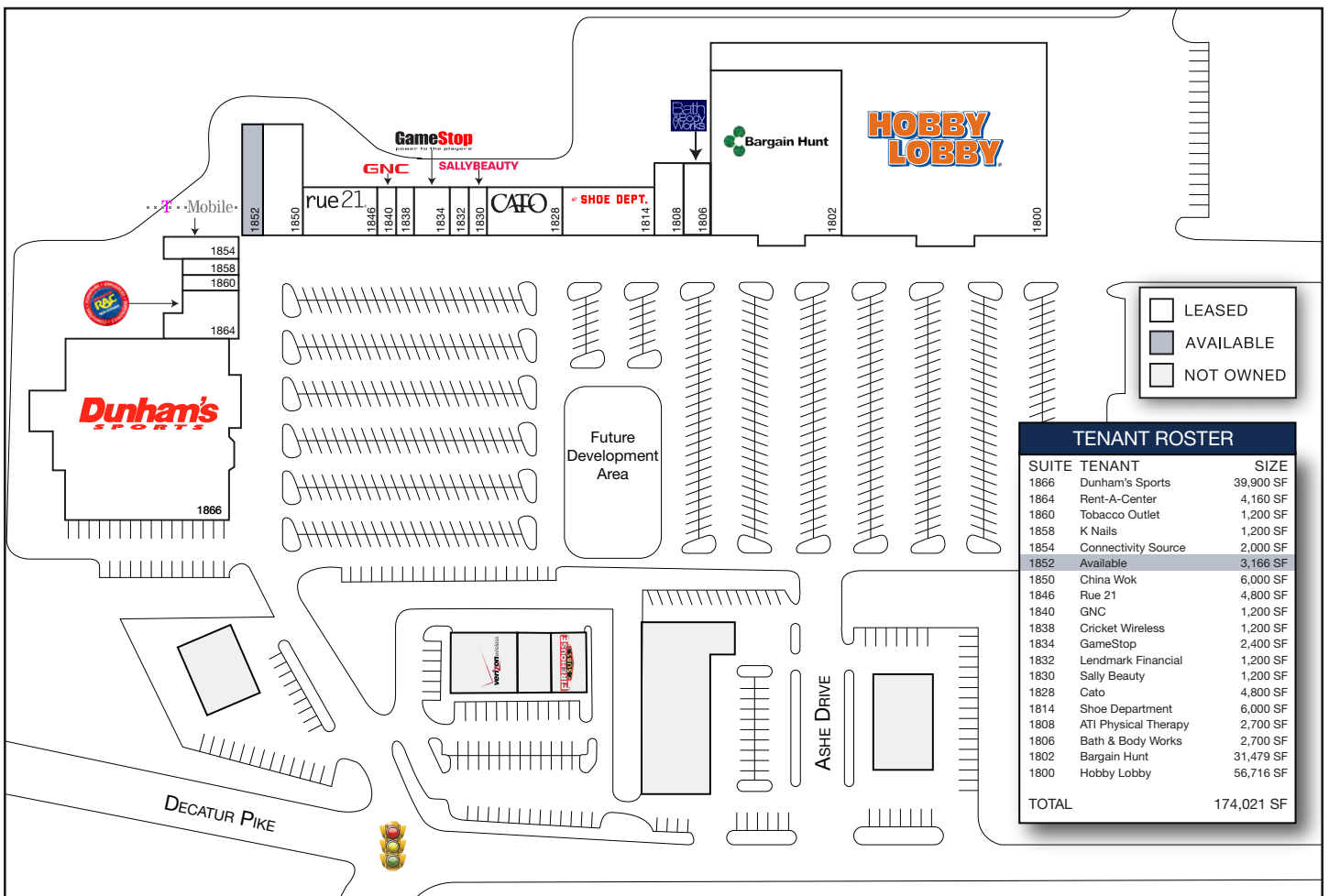
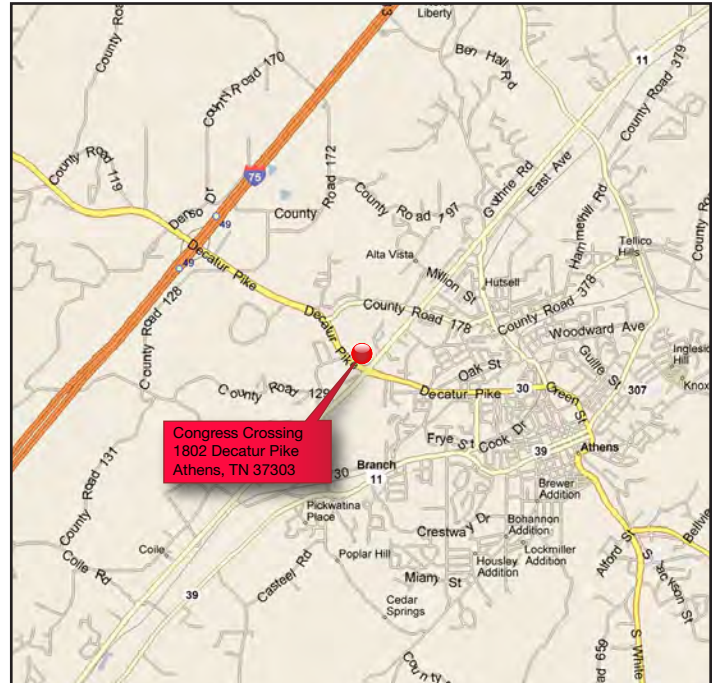
	5 Miles	10 Miles	15 Miles
Total Population	22,391	43,306	79,502
Average Household Income	\$50,656	\$51,899	\$52,192
Race: White	87.5%	91.2%	91.7%
Black	6.0%	3.9%	3.9%
Other	6.5%	4.9%	4.4%

► ANCHOR TENANTS



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