

CONGRESS CROSSING

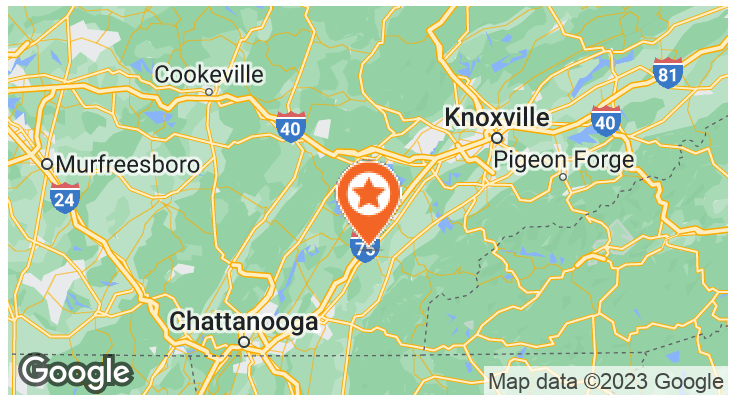
1802 DECATUR PIKE , ATHENS, TN 37303

FOR 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



CRAIGE PEARSON
 craige.pearson@tscg.com
 615.324.5643

CHRIS CALDWELL
 chris.caldwell@tscg.com
 615.259.0200

CONGRESS CROSSING

1802 DECATUR PIKE , ATHENS, TN 37303

FOR LEASE



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1800	Hobby Lobby	56,716 SF	1832	Lendmark Financial Services	1,200 SF	1854	T-Mobile	1,999 SF
1802	Bargain Hunt	31,479 SF	1834	GameStop	2,399 SF	1858	K Nails	1,200 SF
1806	Bath & Body Works	2,700 SF	1838	Cricket	1,200 SF	1860	Tobacco Outlet	1,200 SF
1808	ATI Physical Therapy	2,700 SF	1840	GNC	1,200 SF	1864	Rent -A-Center	4,160 SF
1814	Shoe Show	6,000 SF	1846	Available	4,799 SF	1866	Dunham's Sports	39,900 SF
1828	Cato	4,800 SF	1850	China Wok	6,000 SF	Outparcel	Available	0.49 Acres
1830	Sally Beauty Supply	1,200 SF	1852	US Cellular	3,166 SF			



CRAIGE PEARSON
 craige.pearson@tscg.com
 615.324.5643

CHRIS CALDWELL
 chris.caldwell@tscg.com
 615.259.0200