

MCMINN PLAZA

921 Decatur Pike - Athens, TN 37303



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

McMinn Plaza is a 107,200 square foot Ingles grocer anchored shopping center, with a new Ingles fuel center, located on Tennessee Highway 30 (Decatur Pike) in Athens, TN.

PROPERTY HIGHLIGHTS

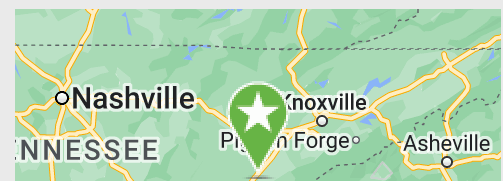
- McMinn Plaza Lies Approximately 2.5 Miles East of Interstate 75 Along the Heavily Trafficked Retail Corridor of Tennessee Highway 30
- The Center Includes a Diverse Mix of Tenants Including Ingles Grocery Store, Workout Anytime, 1st Franklin Financial, Champion Physical Therapy and Fresenius Medical Care
- National Retailers Within Close Proximity to the Center Include Lowe's, Walmart, Big Lots, Goody's, Staples, Burke's Outlet and Belk

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	16,394	23,753
Average HH Income	\$70,508	\$76,881
Businesses	987	1,170
Employees	9,752	15,243

TRAFFIC COUNTS

Decatur Pike	20,843
Old Riceville Road	3,580
Maple Street	4,646



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

KYLE NAGELEISEN

Direct: 513.792.5003
knageleisen@midlandatlantic.com

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

MCMINN PLAZA

921 Decatur Pike - Athens, TN 37303



MIDLAND ATLANTIC
PROPERTIES



MCMINN PLAZA

921 Decatur Pike - Athens, TN 37303



MIDLAND ATLANTIC
PROPERTIES



MCMINN PLAZA

921 Decatur Pike - Athens, TN 37303



MIDLAND ATLANTIC
PROPERTIES



MCMINN PLAZA

921 Decatur Pike - Athens, TN 37303

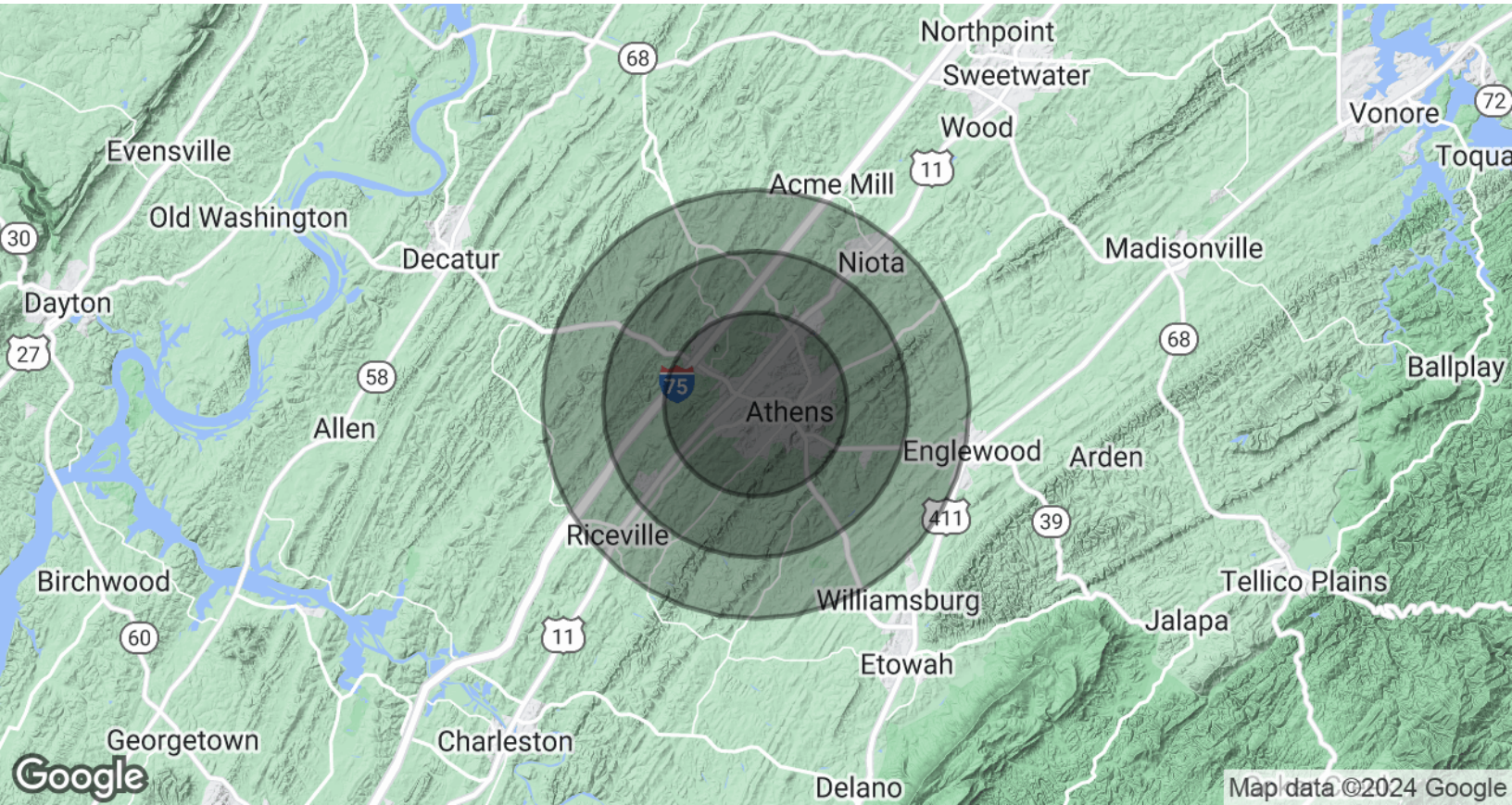


MIDLAND ATLANTIC
PROPERTIES



MCMINN PLAZA

921 Decatur Pike - Athens, TN 37303



POPULATION & HOUSING	3 MILES	5 MILES	7 MILES
Total Population	16,394	23,753	31,019
Projected Annual Growth (2023-2028)	0.1%	0.1%	0.1%
Total Households	6,752	9,651	12,590
Median Home Value	\$165,060	\$165,201	\$164,020
INCOME & BUSINESS	3 MILES	5 MILES	7 MILES
Average HH income	\$70,508	\$76,881	\$78,936
Daytime Population (16+ years)	16,839	25,266	29,635
Total Businesses	987	1,170	1,302
Total Employees	9,752	15,243	19,461

MIDLAND ATLANTIC PROPERTIES
Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

KYLE NAGELEISEN
Direct: 513.792.5003
knageleisen@midlandatlantic.com