

FREE STANDING RESTAURANT SPACE AVAILABLE

1202 Decatur Pike Athens, TN 37303



RETAIL PROPERTY FOR LEASE

2,568 SF Former Taco Bell with No Use Restrictions

Property Highlights

- Located in the heart of town with great access and visibility
- Drive-Thru with stacking for high volume store
- 41 Parking spaces provided for high volume at peak times
- Large lot for redevelopment: 31,913 sf

Demographics

	3 Miles	5 Miles	10 Miles
Total Households	6,842	9,640	18,337
Total Population	16,508	23,758	45,772
Median HH Income	\$34,162	\$38,856	\$53,918
Daytime Population	22,984	27,630	44,200

Traffic Counts

23,071 VPD

JOE STRAUSS, CCIM

205.393.3215
jstrauss@retailspecialists.com

BILL READ

404.307.2116
bill.read@retailspecialists.com

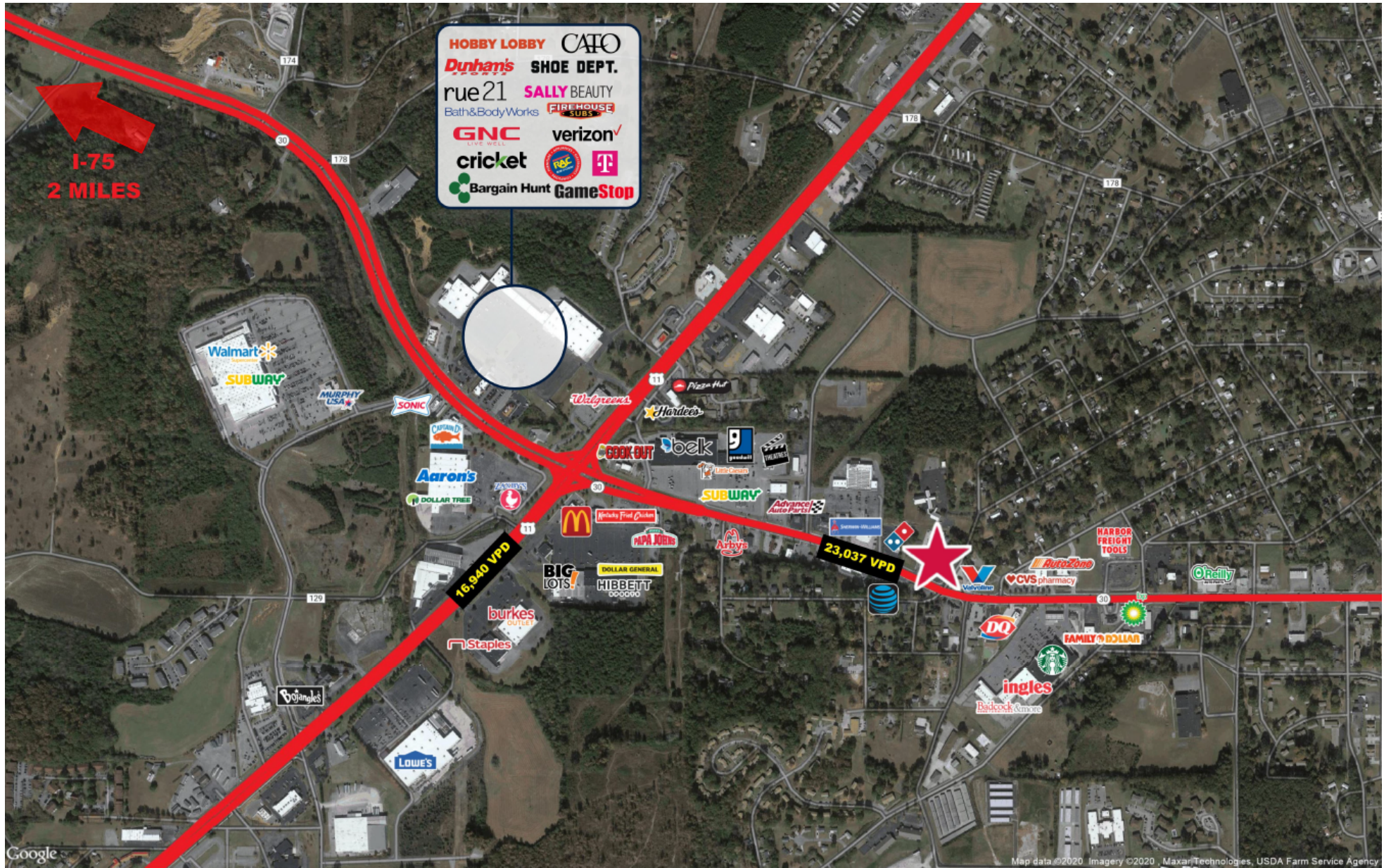
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AERIAL MAP | FOR LEASE



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ADDITIONAL PHOTOS | FOR LEASE



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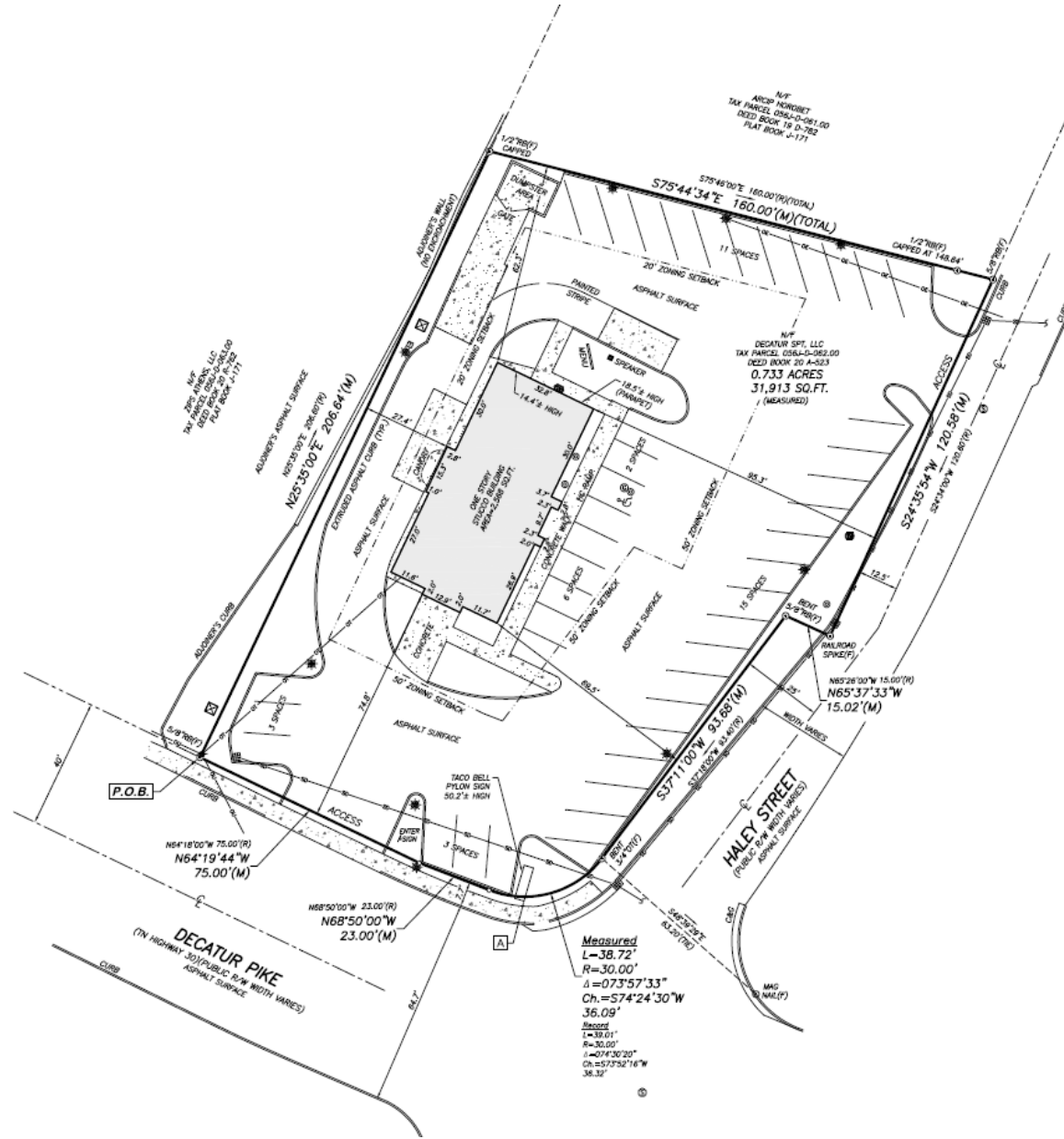
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SITE PLAN | FOR LEASE



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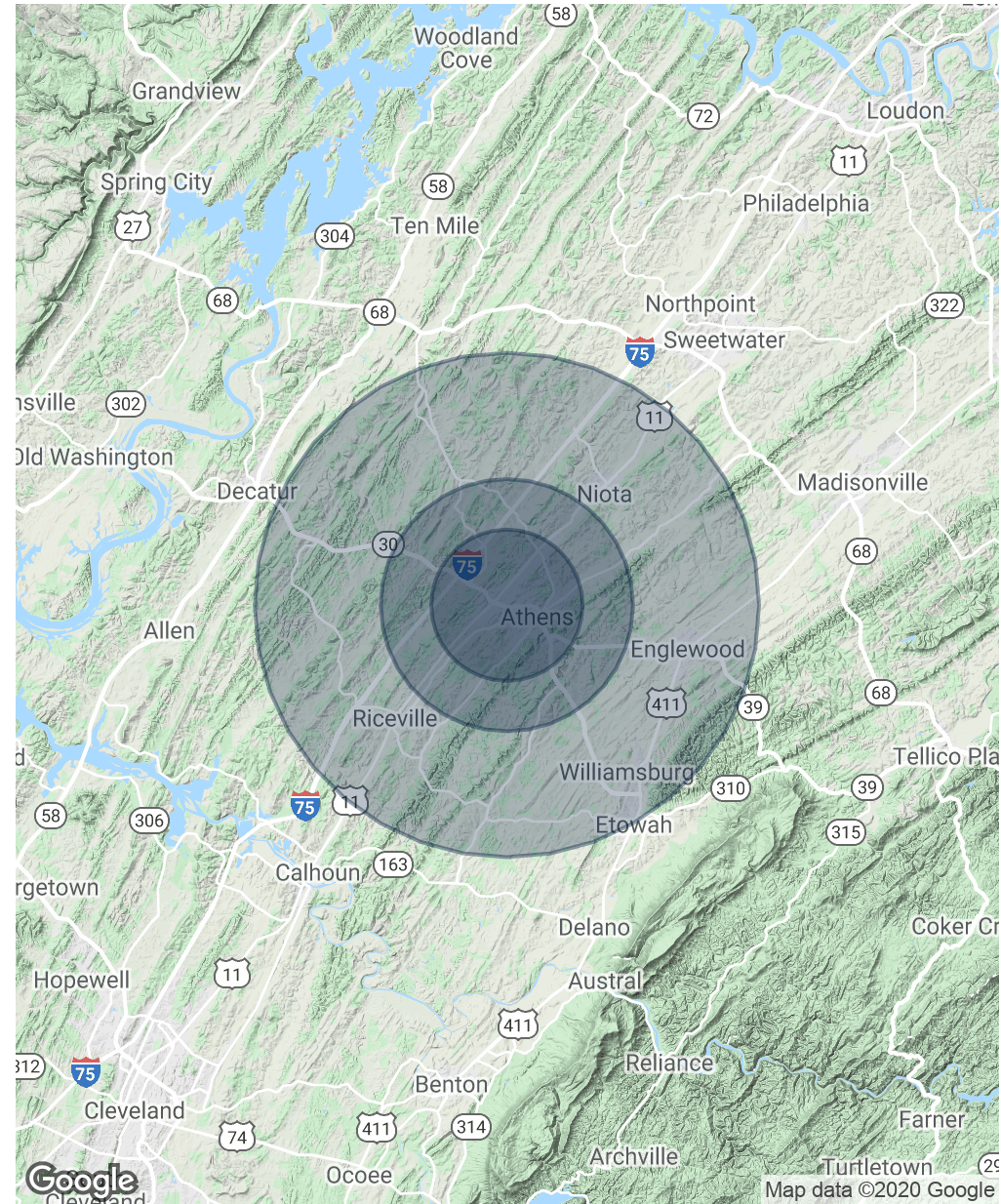
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DEMOGRAPHICS MAP & REPORT | FOR LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	16,508	23,758	45,772
Average age	40.3	41	41.7
Daytime Population	22,982	27,630	44,200
Growth Rate (2019-2024)	5.42%	5.23%	4.62%

Households & Income	3 Miles	5 Miles	10 Miles
Total households	6,842	9,640	18,337
# of persons per HH	2.5	2.5	2.5
Average house value	\$191,542	\$206,288	\$204,113
Median HH Income	\$34,162	\$38,856	\$40,622

* Demographic data derived from SiteWise Pro



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