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Building for Lease ~ Athens, TN

1255 Decatur Pike

Athens, TN 37303



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Greenbrier Real Estate Advisors

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Property Details

Name	Building for Lease ~ Athens, TN
Address	1255 Decatur Pike Athens, TN 37303
Building Size	1,100 SF +/-
Lease Price	See Agent

Demographic Snapshot *(*2026 Data)*

	1 Mile	3 Mile	5 Mile
Population	4,190	16,561	24,336
Average Household Income	$57,714	$69,789	$75,944

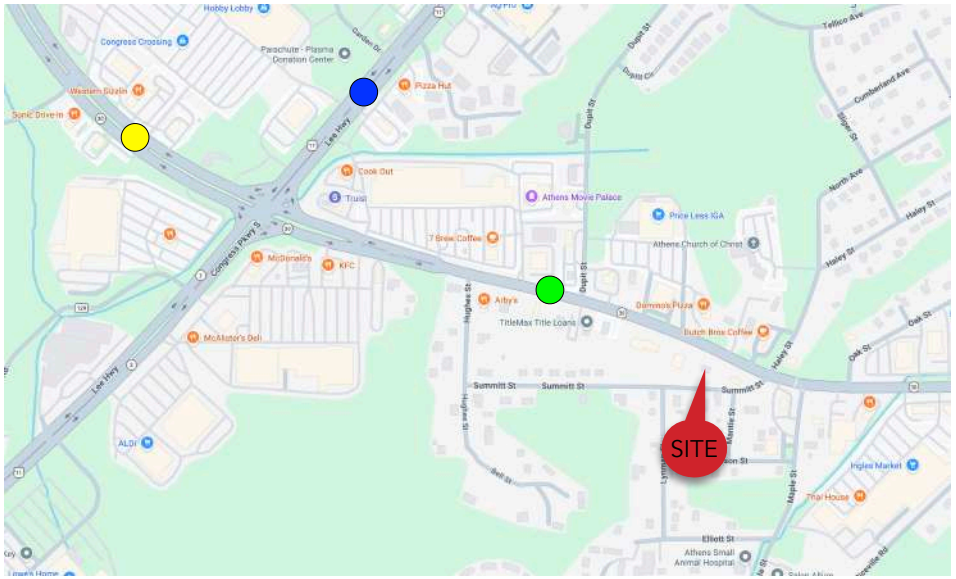
Market Overview

- 1,100 SF retail building available for lease on Decatur Pike in Athens, TN
- Excellent access & visibility
- 8 Parkings spaces with one handicap space
- Building includes: Entrance area, Kitchenette, 1 Bathroom and 3 offices/rooms
- Nearby retailer include: AT&T, Dutch Bros Coffee, Ingles, Dairy Queen, 7 Brew Coffee, Domino's Pizza, etc…
- Daytime population of 29,113 within 5 mile radius

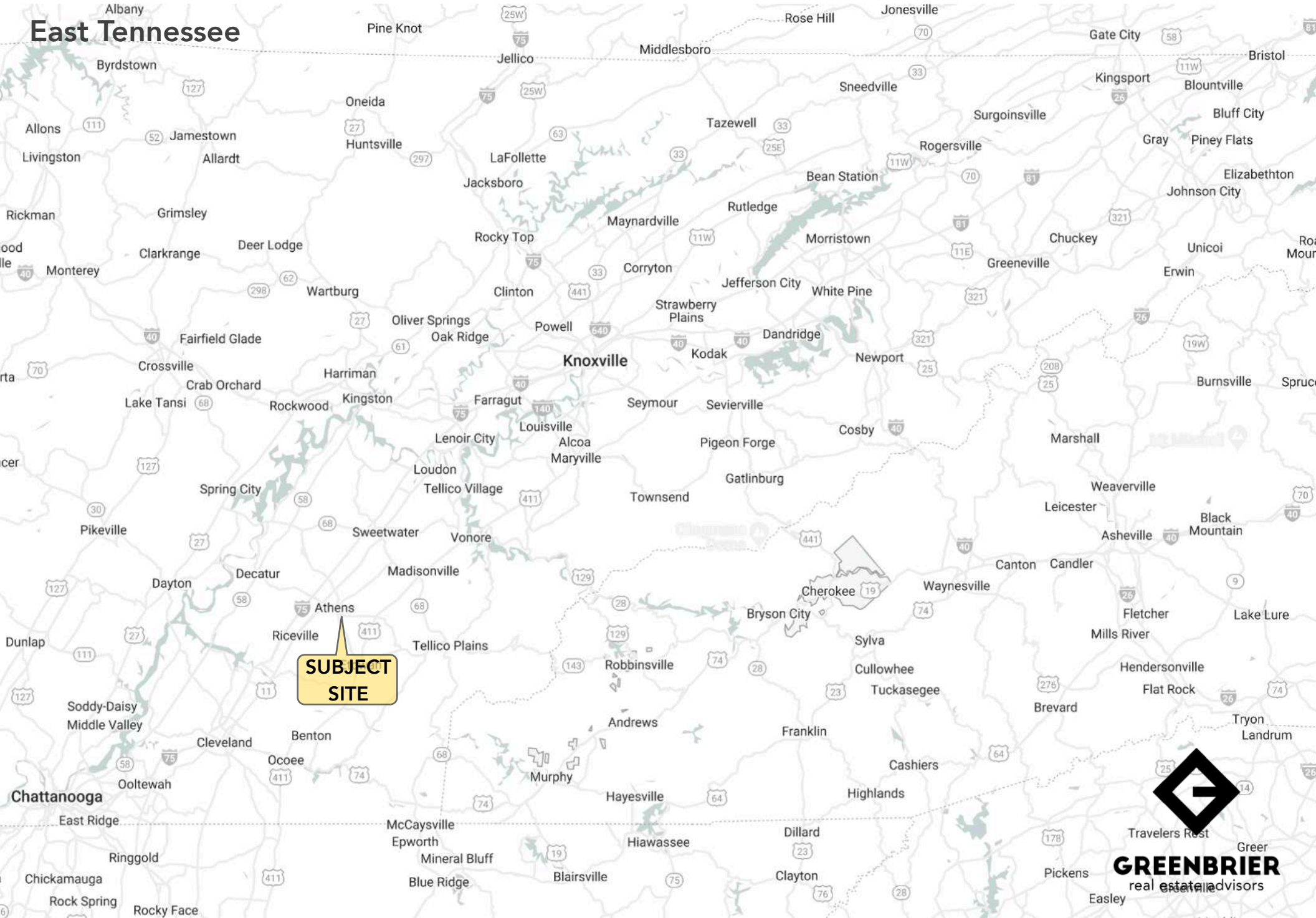
Traffic Counts *(*2025 Data)*

Decatur Pike (*east*)	22,489 ADT
Decatur Pike (*west*)	20,203 ADT
Highway 11	13,677 ADT

Map



Regional Map



SUBJECT SITE

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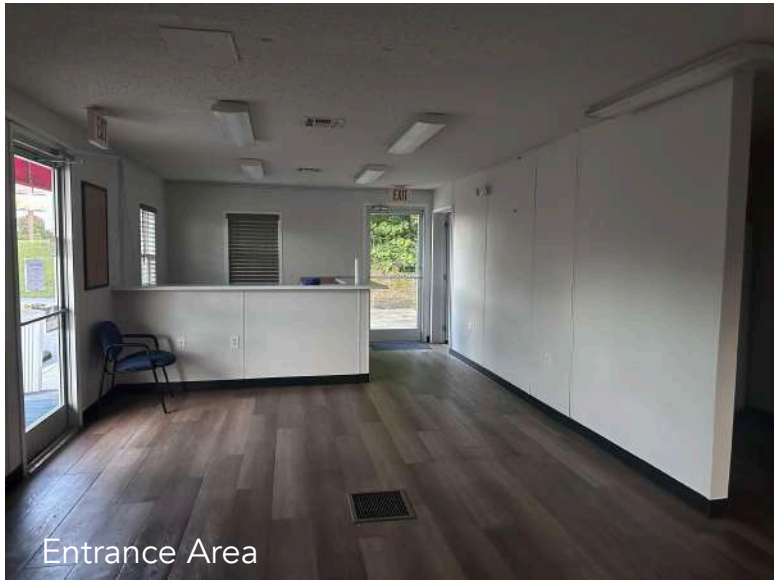
Market Aerial

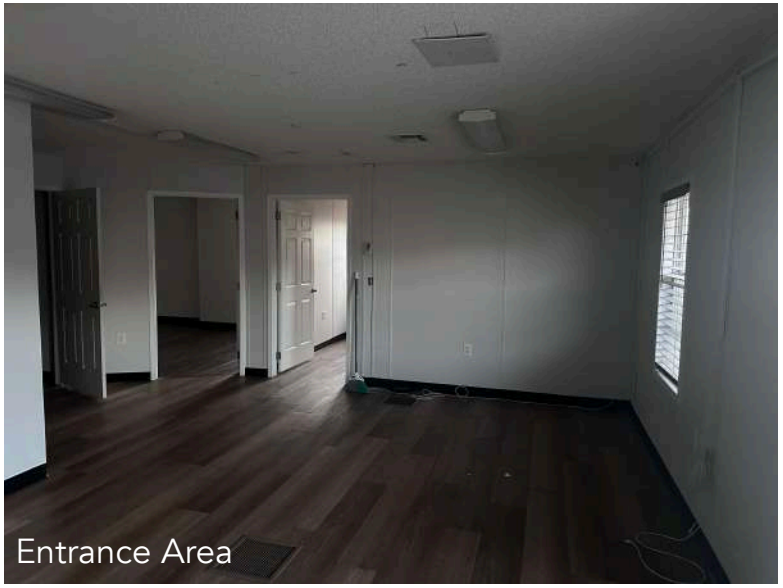


Site Aerial

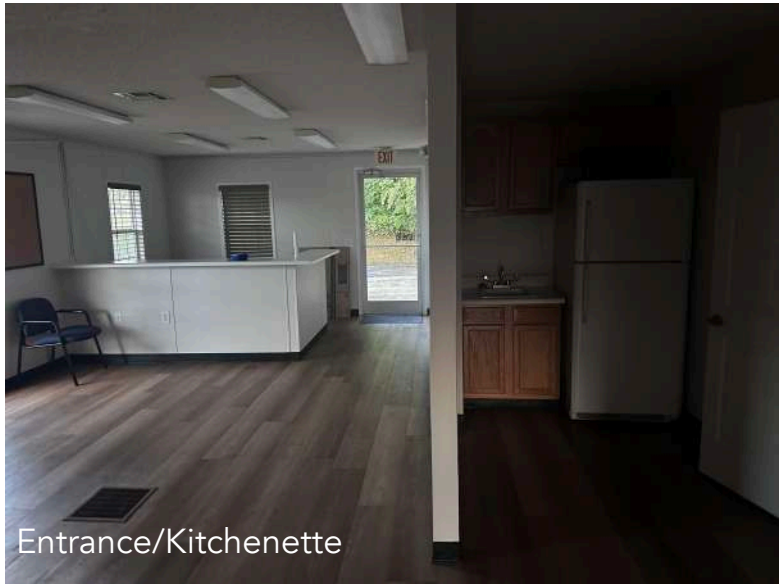

Athens, TN
IGA
Advance Auto Parts
AMERICAN RENTAL
HOME FURNISHINGS
SHERWIN-WILLIAMS
Domino's Pizza
ZIPS
DUTCH BROS
CVS pharmacy
30
22,489 ADT *25
CITIZENS NATIONAL BANK
at&t
SUBJECT SITE
1255 Decatur Pike
(1,100 SF)
Decatur Pike
FAST PACE URGENT CARE CLINIC
Dairy Queen
ingles

Interior Pictures


Entrance Area


Entrance Area


Bathroom


Entrance/Kitchenette


Kitchenette


Closet

Interior Pictures


Office/Room 1


Office/Room 2


Office/Room 3

Exterior Pictures



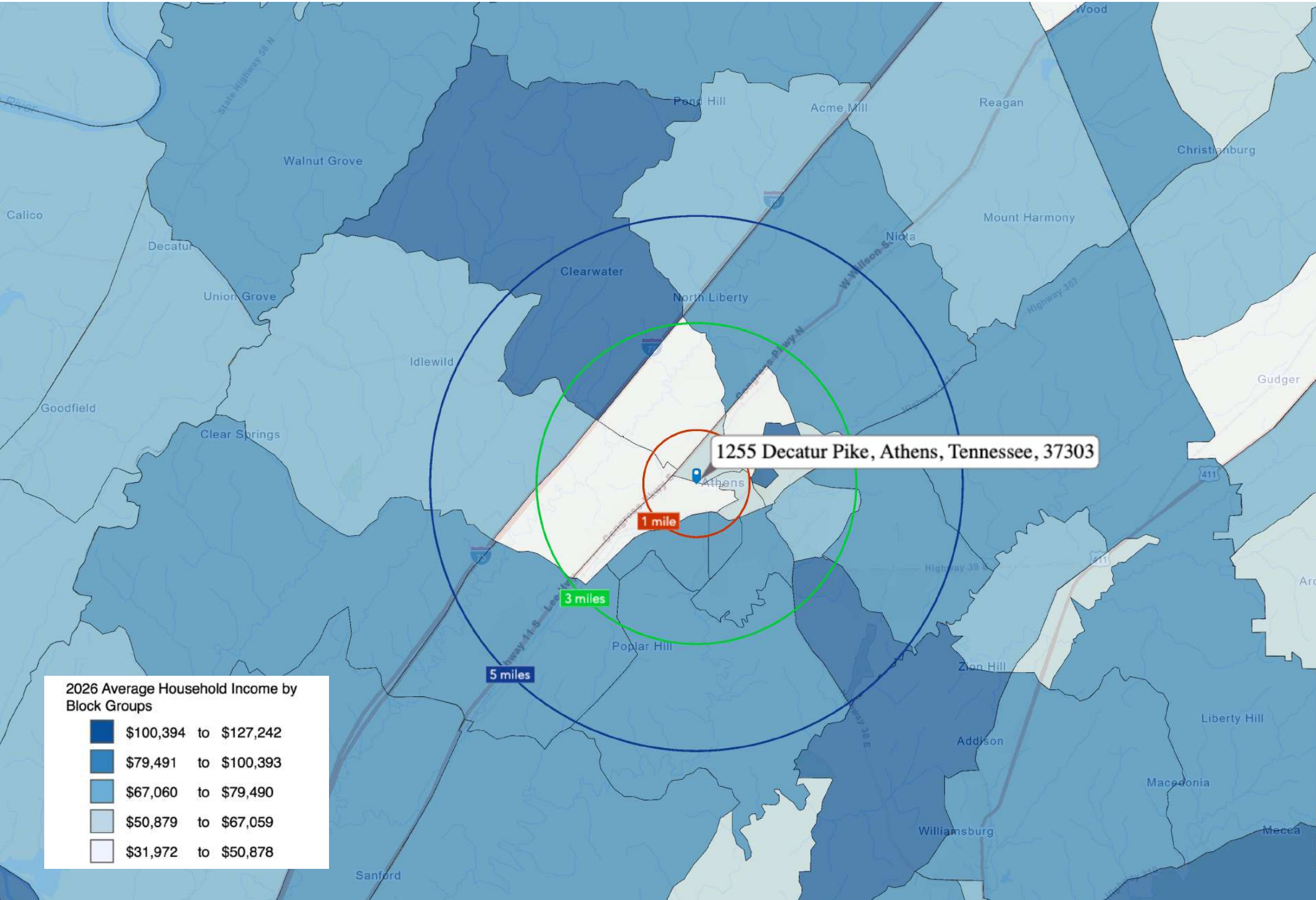




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Income Map

1255 Decatur Pike ~ Athens, TN 37303



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Demographic Summary

(5 Mile Radius)

KEY FACTS

24,336

2026 Total Population (Esri)

2.4

Average Household Size

41.6

2026 Median Age (Esri)

$59,090

Median Household Income

EDUCATION

10%

No High School Diploma

39%

High School Graduate

28%

Some College

23%

Bachelor's/Grad/Prof Degree

2026 Daytime Population	
2026 Total Daytime Population	29,113
2026 Daytime Population: Workers	15,164
2026 Daytime Population: Residents	13,949

BUSINESS

1,171

2026 Total Businesses (NAICS)

15,278

2026 Total Employees (NAICS)

EMPLOYMENT

53%

White Collar

34%

Blue Collar

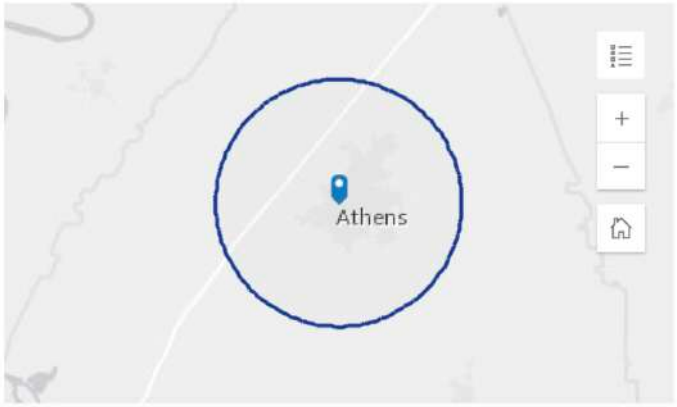
13%

Services

5.6%

Unemployment Rate

1255 Decatur Pike, Athens, Tennessee, 37303



Average Household Income

$75,944

2026 Average Household Income

Total Retail Sales

$2,223,820,492

2026 Total Sales (NAICS)