

Publix #1244 - Snow Hill Village

5958 Snow Hill Road
Ooltewah, TN 37363
Lat 35.090, Long -85.064

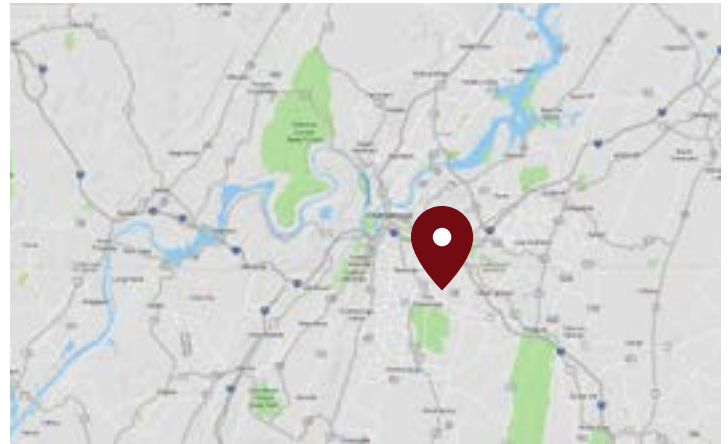
FOR LEASE



3,062 SF & 3 OP'S AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in Ooltewah, TN, Which is Projected for an Impressive Job Growth of Approximately 46 Percent Over the Next 10 Years
- Strategically Positioned as the Only Grocery-Anchored Center on the West Side of Interstate-75
- Located One Exit North of VW Assembly Plant (over 2,000 employees) and Amazon Distribution Center (2,500 employees)
- Three Outparcels Available for Ground Lease
- Combined Traffic Counts: 62,389 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,331	22,339	55,813
Daytime Population	4,395	21,642	47,985
Total Households	572	8,845	20,688
Avg. HH Income	\$140,792	\$122,253	\$122,582

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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505 Cloverdale Road, Suite 103, Montgomery, AL

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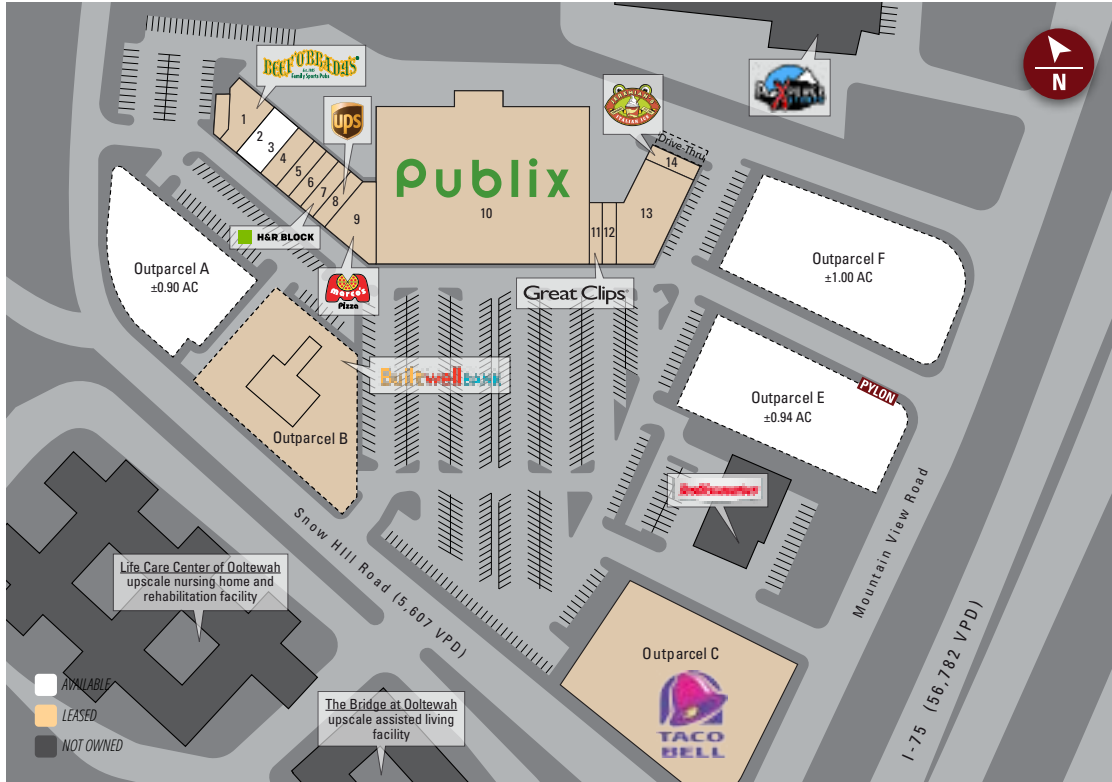
www.crossmanco.com

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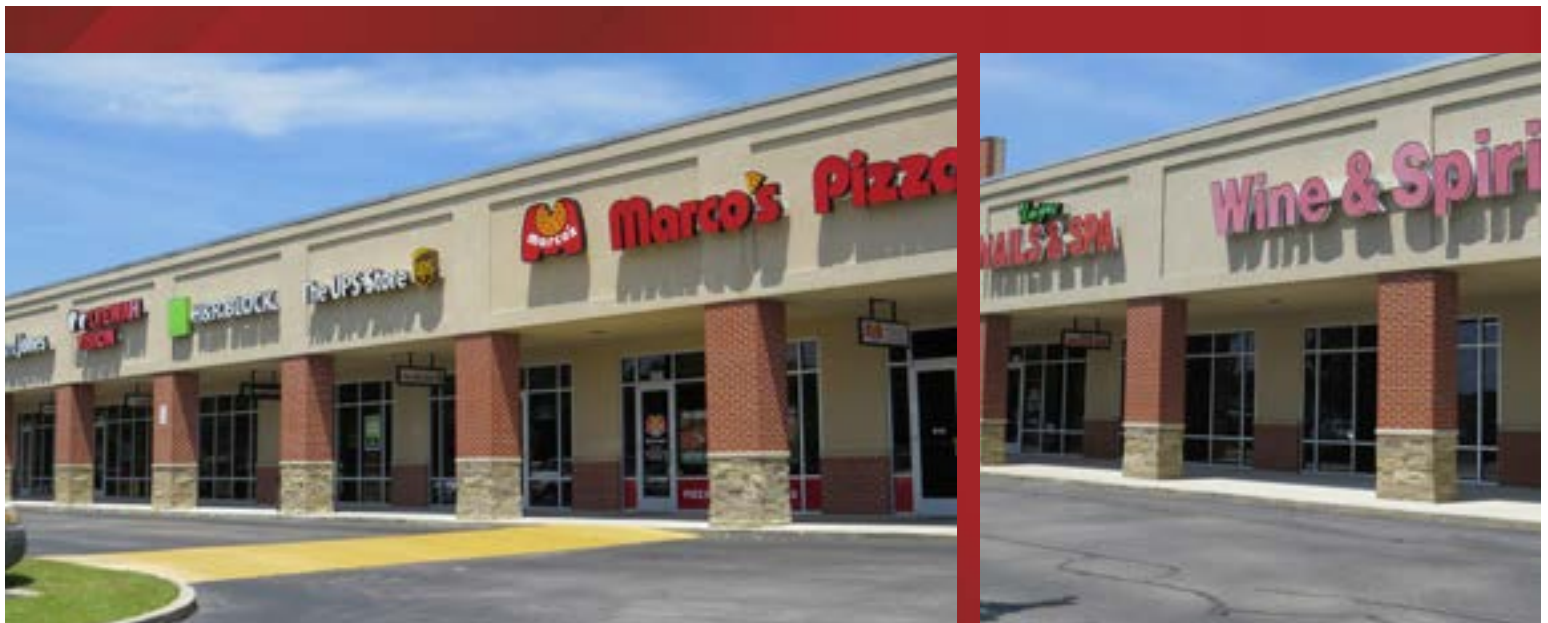
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SITE PLAN

Suite	Tenant	Size
10	Publix	54,340
1	Beef O' Brady's	3,548
2-3	AVAILABLE	3,062
4	Dr. Hammontree	2,760
5	Edward D. Jones & Co.	1,218
6	Ooltewah Vision Center	1,377
7	H&R Block	1,332
8	UPS Store	1,193
9	Marco's Pizza	2,355
11	Great Clips	1,301
12	Unique Nails	1,290
13	Snow Hill Wine & Spirits	7,008
14	Jeremiah's Italian Ice	1,551
OP A	AVAILABLE	±0.90 Acres
OP B	Builtwell Bank	±0.84 Acres
OP C	Taco Bell	±1.00 Acres
OP E	AVAILABLE	±0.94 Acres
OP F	AVAILABLE	±1.00 Acres

TOTAL 82,335



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **177,300**

EST. # OF VISITS ANNUALLY

 **1.5 Million**

AVG. VISITS / CUSTOMER

 **8.03**

AVG. LENGTH-OF-STAY / VISIT

 **31 MIN**

TOP 3 DAYS



Friday
Saturday
Sunday

OF VISITS

229,972
225,762
216,372

TOP 3 HOURS



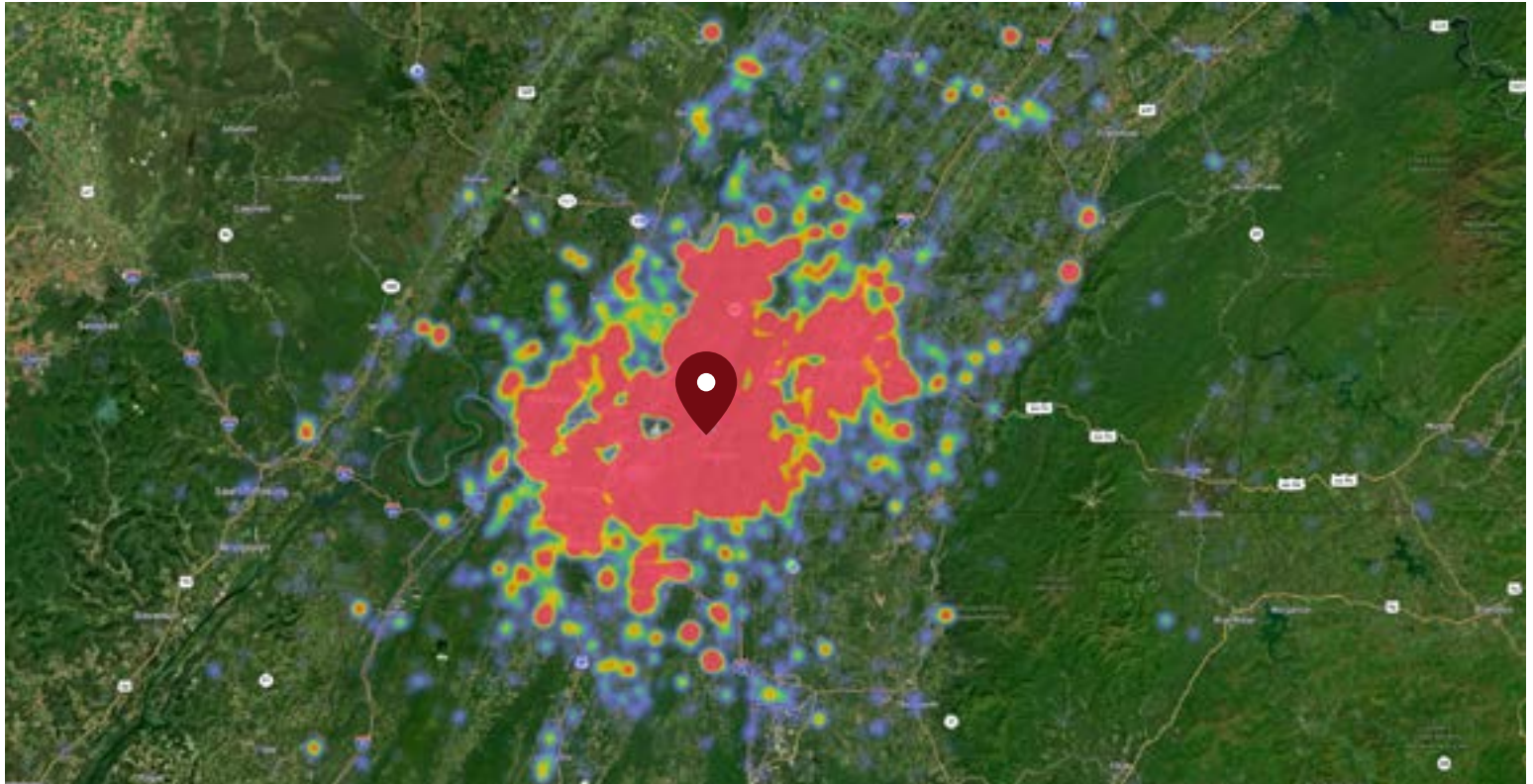
5-6 PM
6-7 PM
4-5 PM

OF VISITS

235,738
221,813
221,434

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2024 - June 30, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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