



PRIME SIT DOWN/ QSR LOCATION WITH VISIBILITY FROM I-24



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AVAILABLE SPACE: 3,248 SF

354 Kimball Crossing Dr | Kimball, TN 37347



SVN | Second Story Real Estate Management

Brian Chadwick

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Retailer Map



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LISTING HIGHLIGHTS

- Located on a corridor of highly performing QSR locations
- Visibility from I-24
- 0.9 acre parcel
- Abundant onsite parking



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DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2024 Population	4,862	11,256	23,390
2029 Projected Population	5,004	11,582	23,766
Median Age	44.2	44.8	45.2

Households	3 Mile	5 Mile	10 Mile
2024 Households	1,956	4,600	9,642
2029 Projected Households	2,014	4,734	9,795
Average Household Income	\$58,137	\$64,173	\$65,828



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ABOUT THE BROKERS



Brian Chadwick
SVN | Second Story Real Estate Management
Director of Retail
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Brian has been in the commercial real estate industry for over 20 years specializing in the acquisition, disposition and financing of shopping centers and office buildings across the country. With his experience as the Director of Finance and Dispositions for a publicly traded REIT, he was responsible for over \$2 billion in property sales and loans. Because of his commercial finance background, Brian has vast experience in underwriting, marketing, negotiating and closing large scale deals.



Cage Gary
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Commercial Advisor
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Cage has a background in commercial and residential construction in the Metro-Chattanooga area. Graduated with a Bachelors' degree in Real Estate from the J. Mack Robinson College of Business from Georgia State University in Atlanta. Interned with Adams Commercial Real Estate, a longstanding Commercial Real Estate Firm in Atlanta. Advisor with Second Story Real Estate Management Company, LLC, an SVN Franchise, in Chattanooga, TN.