

# For Sublease

4110 Shallowford Rd.  
Chattanooga, TN 37411

## Former Walmart Neighborhood Market

- 6.29 acres
- 41,117 SF building
- Close proximity to Chattanooga Airport
- Includes drive-thru
- Built in 2015
- Lease term available through 1/27/31
- Listing in cooperation with Rudy Walldorf, Herman Walldorf Commercial, TN Licensee

Rate: \$6.50/SF NNN

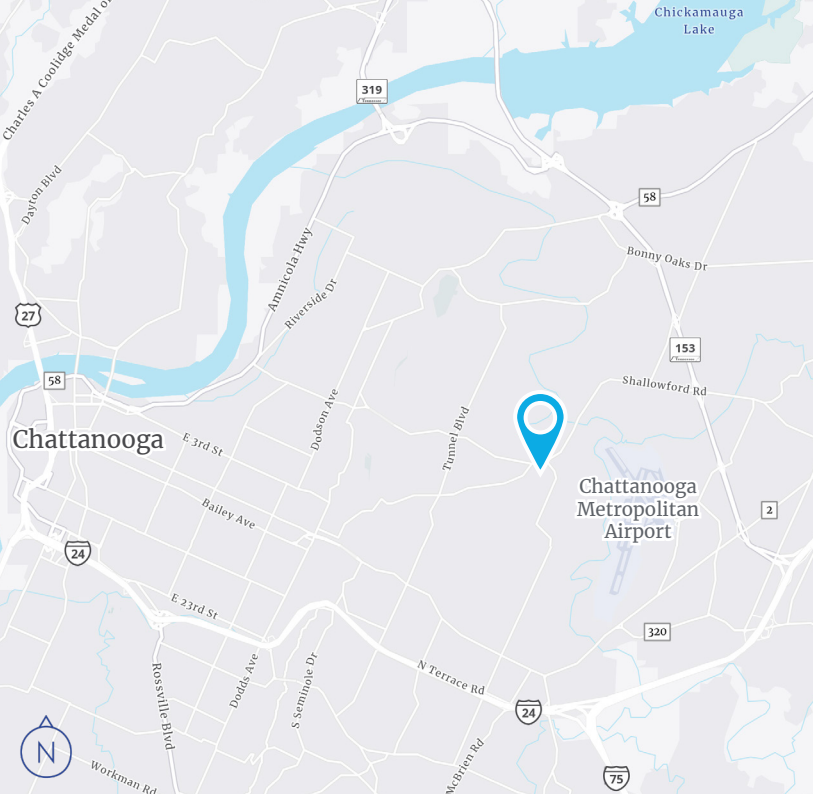
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Accelerating success.

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	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	3,741	48,122	118,564
2010 Total Population	3,610	48,383	127,511
2021 Total Population	3,769	51,024	139,371
2021 Group Quarters	25	545	5,128
2026 Total Population	3,866	52,968	145,576
2021-2026 Annual Rate (CAGR)	0.51%	0.75%	0.87%
2000 to 2010 Population Change	-3.5%	0.5%	7.5%
2000 to 2021 Population Change	0.7%	6.0%	17.5%
2010 to 2026 Population Change	7.1%	9.5%	14.2%
2021 to 2026 Population Change	2.6%	3.8%	4.5%
2021 Total Daytime Population	3,202	60,019	177,923
Workers	1,236	34,208	110,015
Residents	1,966	25,811	67,908
2021 Workers % of Daytime Population	38.6%	57.0%	61.8%
2021 Residents % of Daytime Population	61.4%	43.0%	38.2%
<b>Household Summary</b>			
2000 Households	1,460	20,375	49,949
2010 Households	1,475	20,801	53,517
2021 Households	1,537	21,860	58,370
2021 Average Household Size	2.44	2.31	2.30
2026 Households	1,575	22,655	61,011
2021-2026 Annual Rate	0.49%	0.72%	0.89%
2000 to 2010 Household Change	1.0%	2.1%	7.1%
2000 to 2021 Household Change	5.3%	7.3%	16.9%
2010 to 2026 Household Change	6.8%	8.9%	14.0%
2021 to 2026 Household Change	2.5%	3.6%	4.5%
2010 Families	998	12,159	30,731
2021 Families	1,023	12,472	32,589
2026 Families	1,043	12,847	33,798
2021-2026 Annual Rate	0.39%	0.59%	0.73%
<b>Housing Unit Summary</b>			
2021 Housing Units	1,625	24,790	65,622
Owner Occupied Housing Units	68.0%	51.4%	51.3%
Renter Occupied Housing Units	32.0%	48.6%	48.7%
Vacant Housing Units	5.4%	11.8%	11.1%
<b>Owner Occupied Median Home Value</b>			
2021 Median Home Value	\$130,849	\$161,054	\$179,983
2026 Median Home Value	\$167,094	\$198,048	\$222,502
<b>Income</b>			
2021 Per Capita Income	\$23,246	\$25,190	\$27,736
2021 Median Household Income	\$42,513	\$42,131	\$46,681
2021 Average Household Income	\$56,584	\$58,276	\$65,665
Household Income Base	1,537	21,859	58,369
<\$15,000	14.3%	14.6%	12.4%
\$15,000 - \$24,999	15.3%	13.9%	12.4%
\$25,000 - \$34,999	8.9%	11.4%	11.4%
\$35,000 - \$49,999	19.5%	17.9%	16.7%
\$50,000 - \$74,999	19.9%	19.8%	19.6%
\$75,000 - \$99,999	8.4%	9.5%	11.0%
\$100,000 - \$149,999	8.4%	7.2%	9.2%
\$150,000 - \$199,999	3.8%	3.0%	3.7%
\$200,000+	1.5%	2.7%	3.7%

Source: Esri, U.S. Census



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