

545 MAIN STREET

KIMBALL, TN 37347

PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the perfect BTS opportunity for your business at 545 Main Street in Kimball, TN. This prime build-to-suit or ground lease opportunity offers a customizable lot that can be tailored to meet your business needs.

Located just off the I-24 Interstate, it's highly visible with +17k traffic counts and is ready for development, providing an ideal opportunity to grow your business within the Kimball market.

PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity with 17k VPD
- Big box retailers nearby include Walmart, Lowe's, & Food City
- Kimball is a growing submarket of Chattanooga, TN
- Customizable lot for tailored business needs
- Versatile land ready for development

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.97 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,885	4,741	9,743
Total Population	4,660	11,607	23,638
Average HH Income	\$59,039	\$64,167	\$65,966

TRAFFIC COUNTS

17,000+ Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	.57%	.57%	.32%



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SITE PLAN



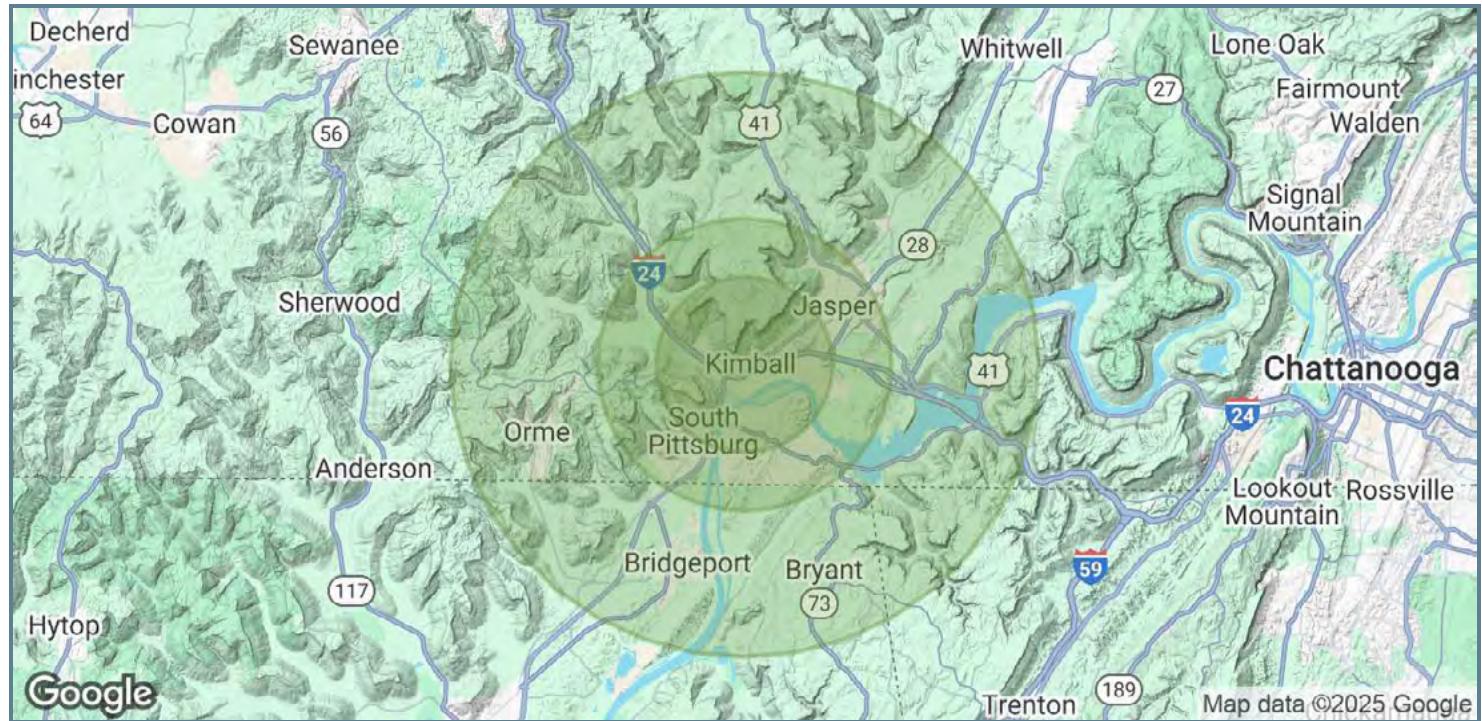
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,660	11,607	23,638
Average Age	43	43	44
Average Age (Male)	42	42	42
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,885	4,741	9,743
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$59,039	\$64,167	\$65,966
Average House Value	\$231,412	\$224,618	\$215,299

TRAFFIC COUNTS

Vehicles Per Day 17,000/day

Demographics data derived from AlphaMap



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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed Structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed Stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed Stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be store front with minimum 3'-0" store front door. Exterior service door to be include at rear wall.
- **HVAC:** Duct-less, Structure-hung space heater. Minimum single supply and return opening in roof Deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" Water line stubbed into space. 4" Sanitary Sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 Amp, 208Y/120, 3 Phase, 4 Wire Service. 200 Amp panel to be located along rear wall.
- **Gas:** Min 1" Gas Service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



CVS pharmacy®



T-Mobile • **State Farm**®



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

