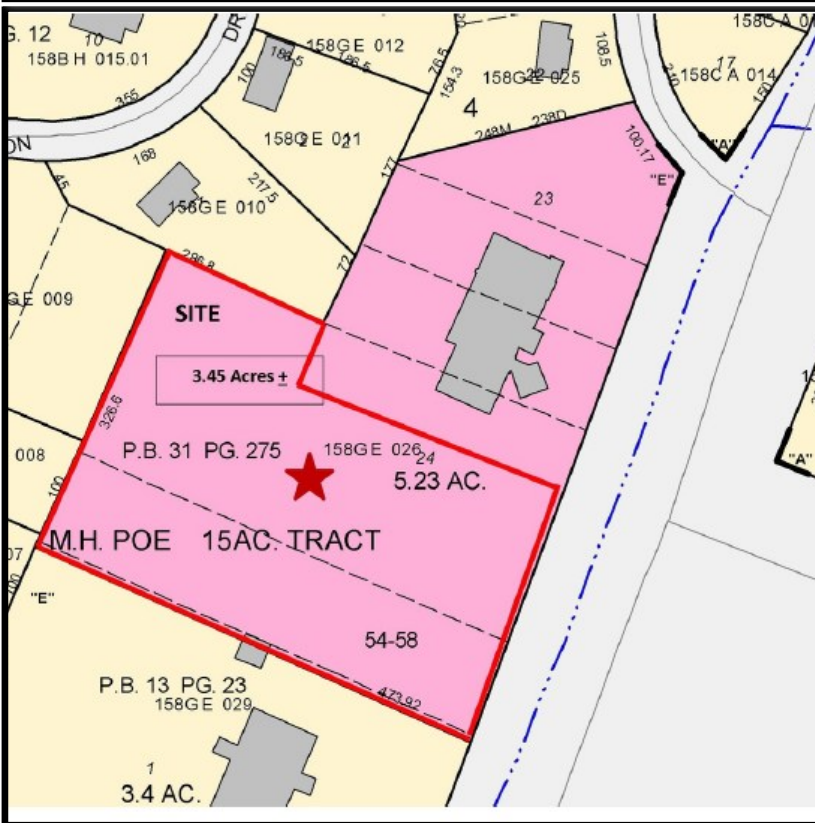
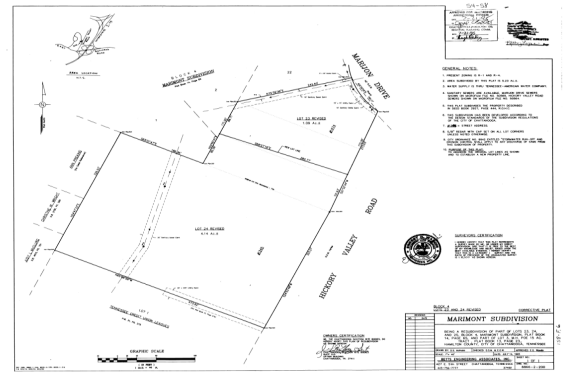


1345 HICKORY VALLEY ROAD CHATTANOOGA, TENNESSEE I-75 AT EAST BRAINERD RD & HICKORY VALLEY RD



PROPERTY TYPE: COMMERCIAL LAND
POSSIBLE USE: MEDICAL OFFICE
SALES PRICE: \$849,000.00
LAND AVAILABLE: 3.45 ACRES
ACCESS: SIGNALLED
INTERSECTION
HIGHWAY
ACCESS: I-75 @ EXIT 3, EAST
 BRAINERD RD AND
 HICKORY VALLEY RD



3.45 ACRES VACANT LAND

PRICE REDUCED TREMENDOUS LOCATION NEAR EAST BRAINERD ROAD EXIT ON I-75. EXCELLENT INTERSTATE VISIBILITY WITH COMMERCIAL DEVELOPMENT POTENTIAL. PERFECT SITE ZONED FOR SINGLE OR MULTIPLE USERS SUCH AS A MEDICAL OFFICE. IT HAS A TRAFFIC LIGHT ENTRY/EXIT ONTO HICKORY VALLEY ROAD AND EASY ACCESS TO EAST BRAINERD ROAD. ALL UTILITIES ARE AVAILABLE. IT IS ADJACENT TO THE SCOTTISH RITE BUILDING. PROVIDES EASY ACCESS TO I-75, I-24, AND HIGHWAY 153. IT IS NEAR THE CHATTANOOGA AIRPORT. WILL CONSIDER A GROUND LEASE. TRAFFIC COUNTS: 127,542 @ I-75 45,988 @ EAST BRAINERD RD 18,246 @ HICKORY VALLEY RD



FOR LEASING INFORMATION

CONTACT:

BILL RAINES, CCIM, CRX, CSM, RPA

THE RAINES GROUP, INC.
 FOUR SQUARES BUSINESS CENTER
 1200 MOUNTAIN CREEK ROAD
 SUITE 100
 CHATTANOOGA, TN 37405

PHONE: 423-875-3600
 EMAIL: BRAINES@RAINESGROUP.COM
RAINESGROUP.COM

THE
 RAINES
 GROUP
 REAL ESTATE