

SITE

Animal
Hospital
of Signal
Mountain

Thrasher
Elem.
School



Walden View Town Center

CHATTANOOGA MSA

Taft Highway and Timesville Road
Signal Mountain, TN 37377

\$217K AVG. HH INCOME

Retail Shop Space
and Outparcel
Opportunities
Available

FOR LEASE

Colliers

COLLIERS
NASHVILLE

Walden View Town Center

Taft Highway and Timesville Road
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Site highlights

- Planned retail and mixed-use development designed as the community's central gathering place, offering prime shop space and outparcel opportunities for a true town center experience
- Site is a prime corner lot at the NW corner of Taft Highway and Timesville Road with a proposed traffic signal at the intersection
- Opportunity to join a brand new retail center with nearby established neighborhoods and ongoing residential growth throughout the community
- Signal Mountain maintains a small-town character with few available commercial development opportunities, creating a demand for quality retail and services
- Potential for retail, restaurant, medical, and service-oriented users
- Unmatched opportunity in a market with extremely high barriers to entry and no other commercial parcels available for development



For retailers, restaurants, and service providers, **Signal Mountain** represents an untapped opportunity to capture a loyal, and convenience-driven customer base with high average household incomes and limited competition in the immediate trade area. Positioned along **Taft Highway**, the community's primary commercial corridor, this new development is poised to benefit from both strong local demand and proximity to Chattanooga's thriving metro economy, with approximately 26,000 people with a 15-minute drive.



New Residential Development

| Map ID | Subdivision | Total Lots |
|--------|----------------------------|------------|
| 1 | Flipper Bend | 132 |
| 2 | Greyhawk Trails | 122 |
| 3 | Union Stables | 17 |
| 4 | The Cove at Signal Forrest | 139 |
| 5 | Signal Farms | 31 |
| 6 | Hidden River | 20 |
| 7 | Windtree | 12 |
| 8 | Boulder Point | 27 |
| 9 | Wild Ridge | 199 |
| 10 | Dogwood Grove | 21 |
| 11 | Stonecrop | 19 |
| 12 | Danbury | 17 |

DEMOGRAPHICS 2025

3 miles

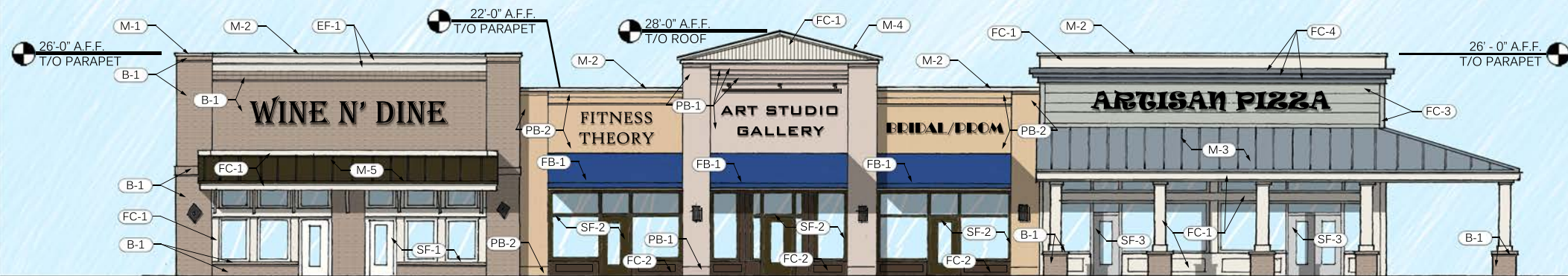
| | |
|----------------|-----------|
| People | 22,425 |
| Households | 9,371 |
| Avg. HH Income | \$143,576 |

5 miles

| | |
|----------------|-----------|
| People | 62,997 |
| Households | 27,529 |
| Avg. HH Income | \$123,448 |

7 miles

| | |
|----------------|-----------|
| People | 95,007 |
| Households | 41,970 |
| Avg. HH Income | \$130,711 |



FRONT ELEVATION FACING PARKING



FRONT ELEVATION



SIDE ELEVATION





SITE



DRIVE TIMES

9 miles to
Downtown
Chattanooga

30 minutes to
Chattanooga Metro
Airport

13 miles to
Tennessee River Park

17 minutes to the
Tennessee Aquarium

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CONTACT Us

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