

Publix #1244 - Snow Hill Village

5958 Snow Hill Road
Ooltewah, TN 37363
Lat 35.090, Long -85.064

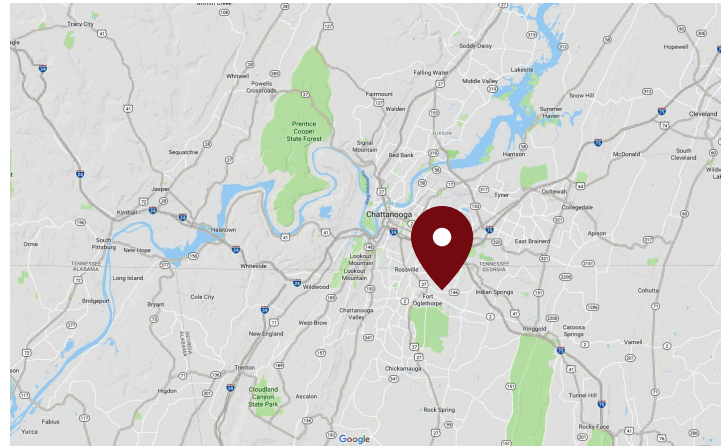
FOR LEASE



1,419 - 3,773 SF & 4 OPS AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in Ooltewah, TN, Which is Projected for an Impressive Job Growth of Approximately 46 Percent Over the Next 10 Years
- Strategically Positioned as the Only Grocery-Anchored Center on the West Side of Interstate-75
- Located One Exit North of VW Assembly Plant (over 2,000 employees) and Amazon Distribution Center (2,500 employees)
- Four Outparcels Available for Ground Lease
- Combined Traffic Counts: 62,389 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,178	23,374	51,325
Daytime Population	3,344	21,697	50,951
Total Households	448	8,092	18,130
Avg. HH Income	\$271,249	\$98,827	\$99,060

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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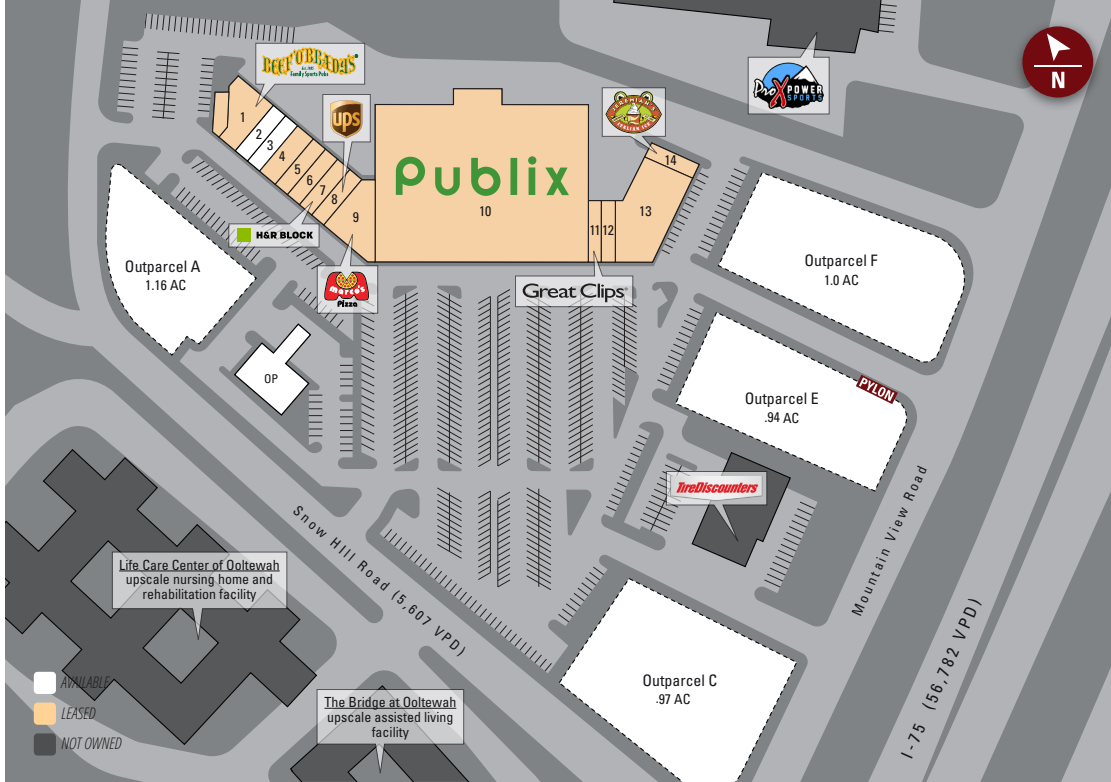


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SITE PLAN



Suite	Tenant	Size
10	Publix	54,340
1	Beef O' Brady's	3,548
2	AVAILABLE	1,643
3	AVAILABLE	1,419
4	Dr. Hammontree	2,760
5	Edward D. Jones & Co.	1,218
6	Ooltewah Vision Center	1,377
7	H&R Block	1,332
8	UPS Store	1,193
9	Marco's Pizza	2,355
11	Great Clips	1,301
12	Unique Nails	1,290
13	Snow Hill Wine & Spirits	7,008
14	Jeremiah's Italian Ice	1,551
OP A	AVAILABLE	1.16 Acres
OP B	AVAILABLE	3,773
OP C	AVAILABLE	0.97 Acres
OP E	AVAILABLE	0.94 Acres
OP F	AVAILABLE	1.0 Acres

TOTAL 82,335



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **178,600**

EST. # OF VISITS ANNUALLY

 **1.1 Million**

AVG. VISITS / CUSTOMER

 **6.24**

AVG. LENGTH-OF-STAY / VISIT

 **49 MIN**

TOP 3 DAYS



Friday	177,503
Sunday	177,094
Saturday	170,100

OF VISITS

TOP 3 HOURS

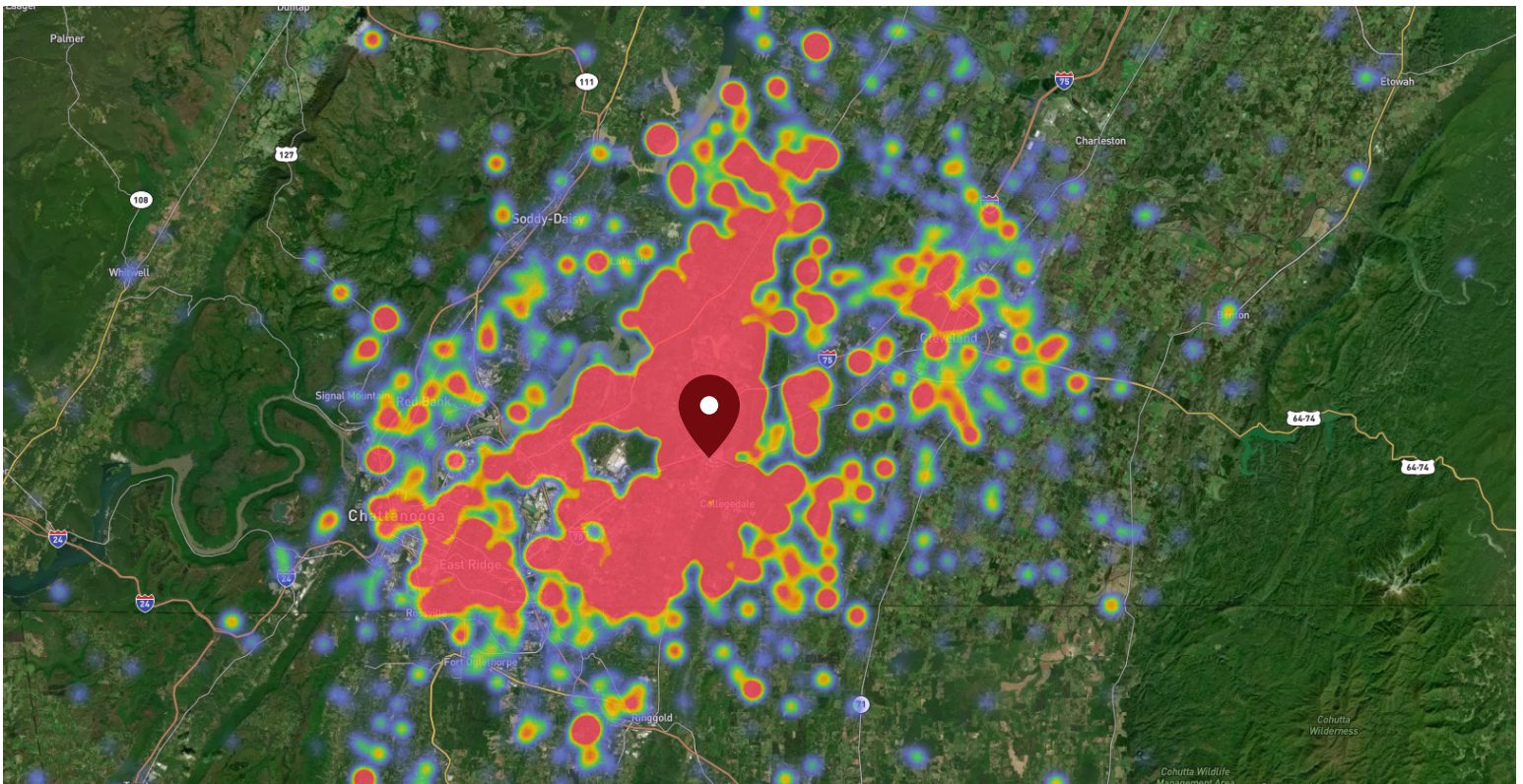


5-6 PM	211,633
4-5 PM	198,214
6-7 PM	195,896

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2021 - March 31, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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