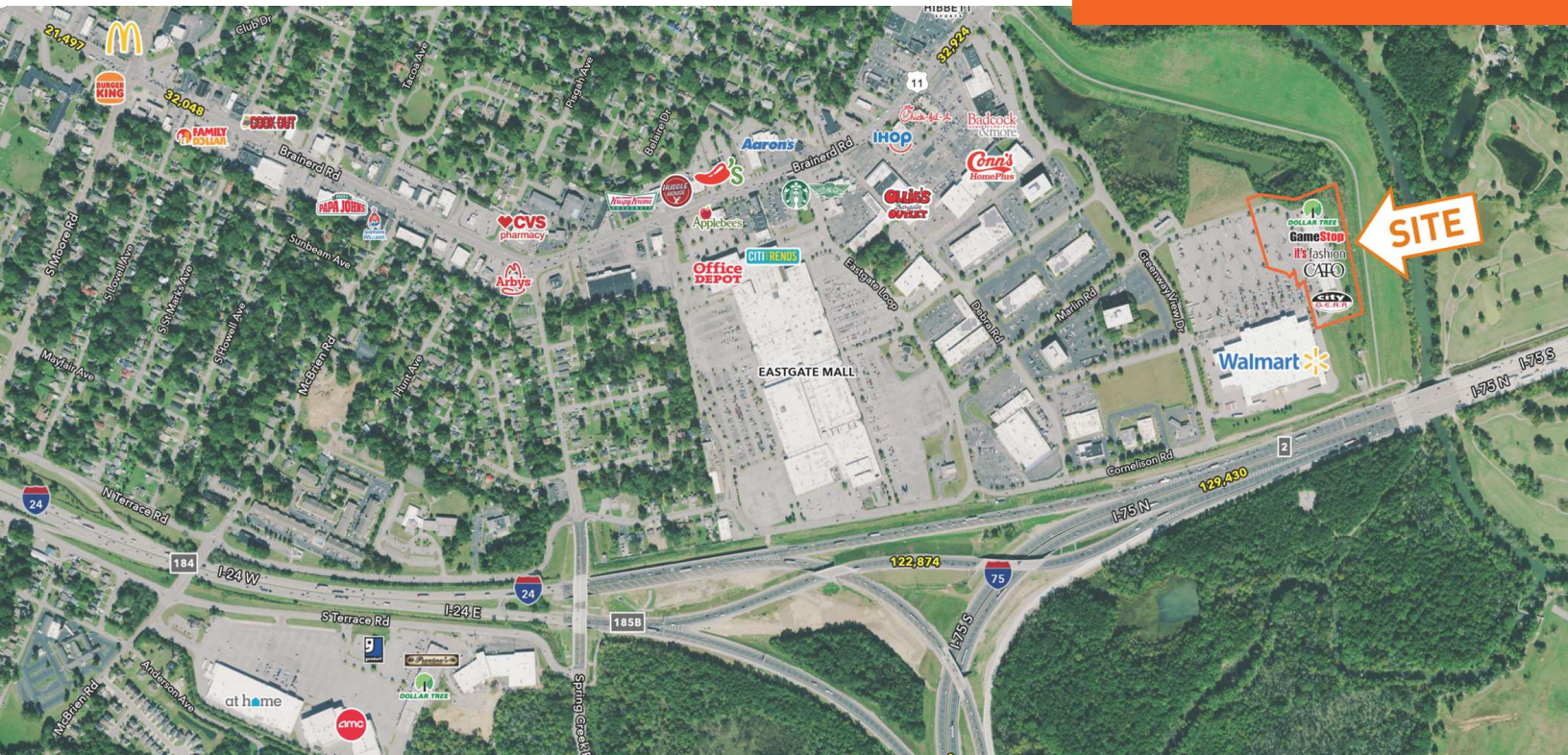


BRAINERD MARKET CENTER

480 GREENWAY VIEW DR, CHATTANOOGA, TN 37411

FOR LEASE



LOCATION DESCRIPTION

The subject property is situated in the heart of the Chattanooga MSA, boasting a population of 574,507 and ranking as the fourth largest MSA in Tennessee. Positioned along the Brainerd Road corridor, located between the high-traffic arteries of I-75 (145,000 ADT) and Brainerd Road (33,000 ADT), the site benefits from a captured audience of local shoppers. Walmart Supercenter presents a strong opportunity for cross-shopping, and the current lineup of national soft goods retailers creates a synergy that is beneficial to incoming tenants.

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter
- Signalized access to Brainerd Rd (33,000 ADT)
- 1.5 million visits per year
- Strong mix of national retailers



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2024 Total Population	2,784	54,750	147,813
2024 Total Households	1,154	24,151	61,313
2024 Average Household Income	\$60,539	\$80,422	\$83,156



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BRAINERD MARKET CENTER

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FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
A01	Available	2,800 SF
A02	City Gear	4,400 SF
B01	Acceptance Insurance	1,200 SF
B02	Dab City Tobacco	1,600 SF
B02A	Available	2,800 SF
B02C	Available	1,600 SF

SUITE	TENANT NAME	SPACE SIZE
B03	Cato	4,160 SF
B07	It's Fashion	10,240 SF
B09	GameStop	1,602 SF
B10	Danny's Nails	2,000 SF
B11	Dollar Tree	10,800 SF
B18	Available	1,600 SF



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