

## Ooltewah

5024 Hunter Road  
Ooltewah, TN 37363

National/Regional tenants that drive traffic to the property such as KFC, Dunkin Donuts, & Baskin Robbins.



## Property Highlights

- Modern construction
- Located in the growing Ooltewah Market
- 92 total parking spaces; >5 spaces/1,000 SF
- Excellent traffic counts on Hunter Road and Mountain View Road
- Easy access to/from I-75

## Leasing Summary

LEASE PRICE:	\$25.00 PSF NNN
SQUARE FEET:	Suite 106: 2,800± SF Suite 110: 1,508± SF
2023 TRAFFIC COUNTS:	14,163 (Mountain View)
YEAR BUILT:	2019

## Demographics

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLD	1,207	7,670	12,889

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 [naicharter.com](https://naicharter.com)

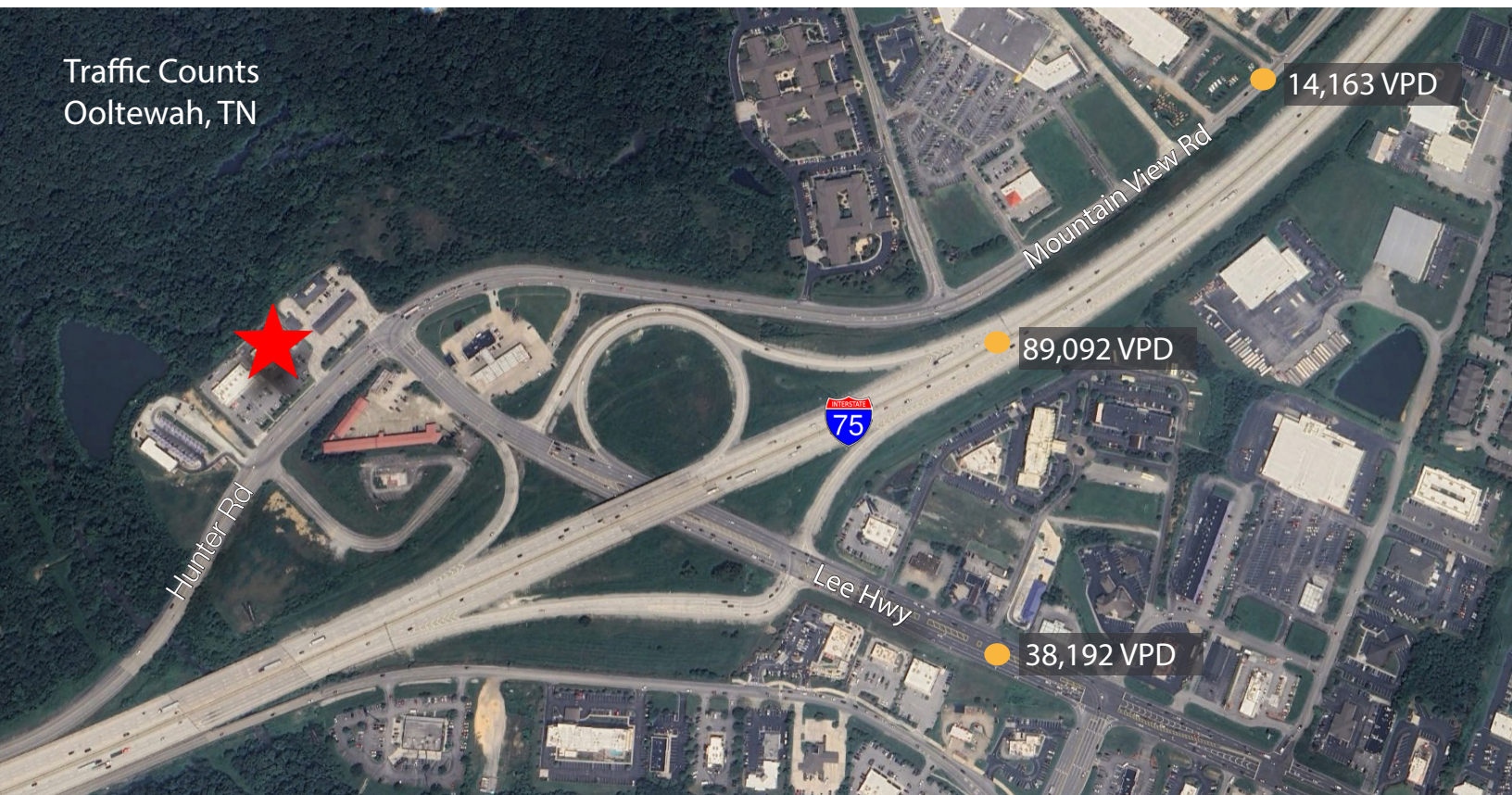
**For more information,  
please contact:**



**Jason Hines**  
o: 423 308 3771  
e: [jason@charterre.com](mailto:jason@charterre.com)

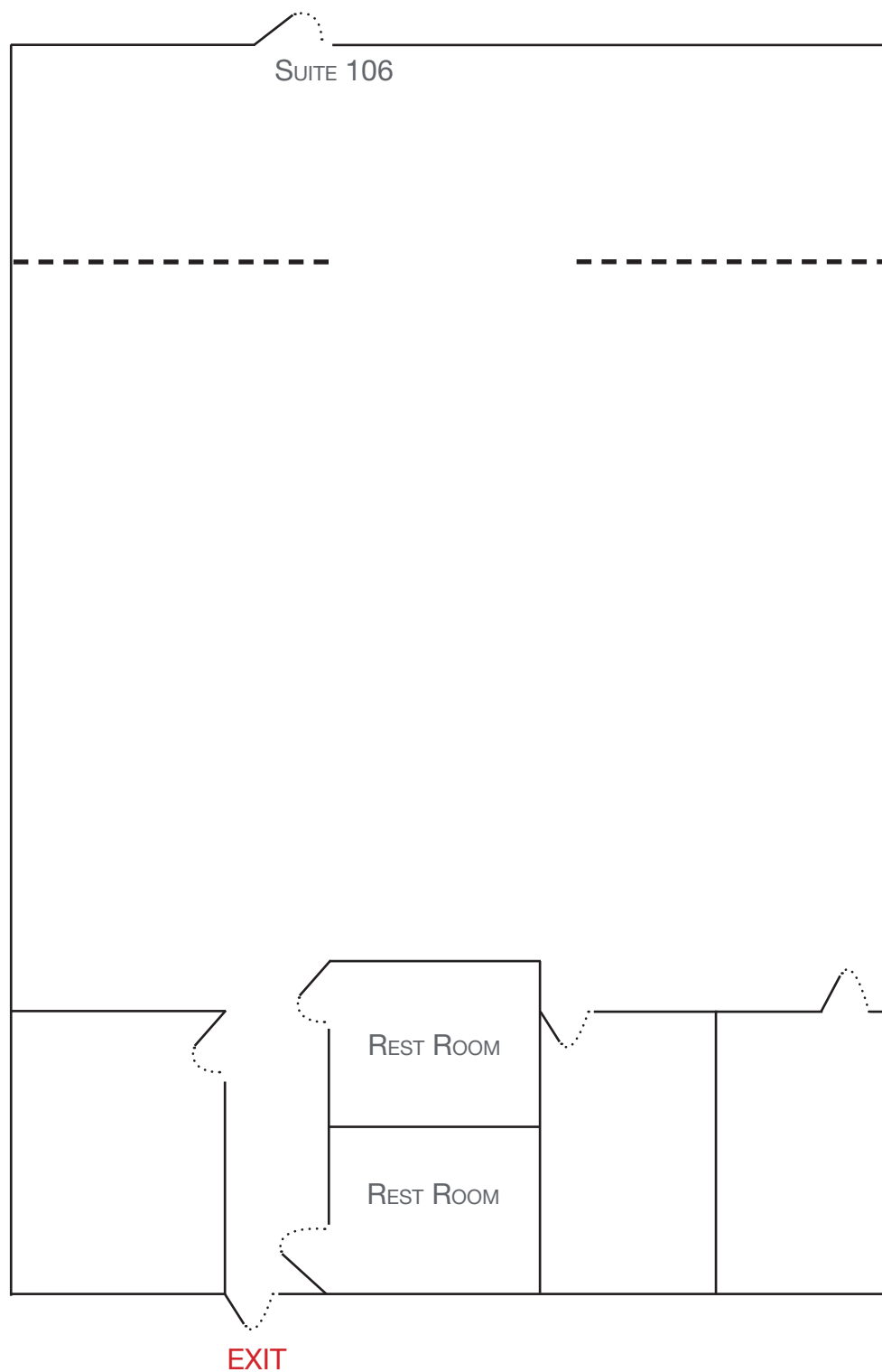
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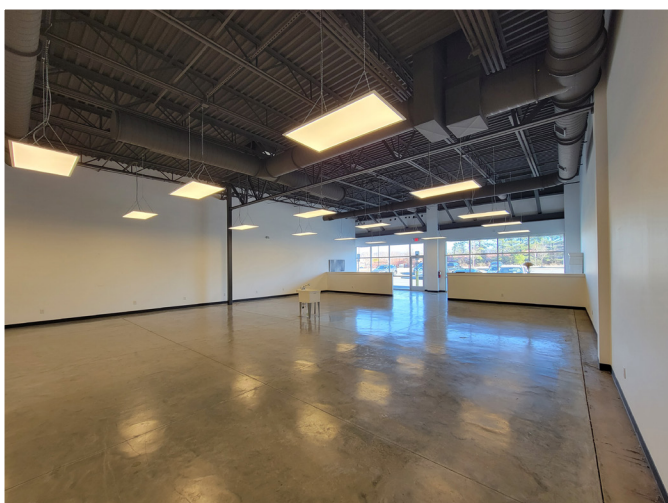
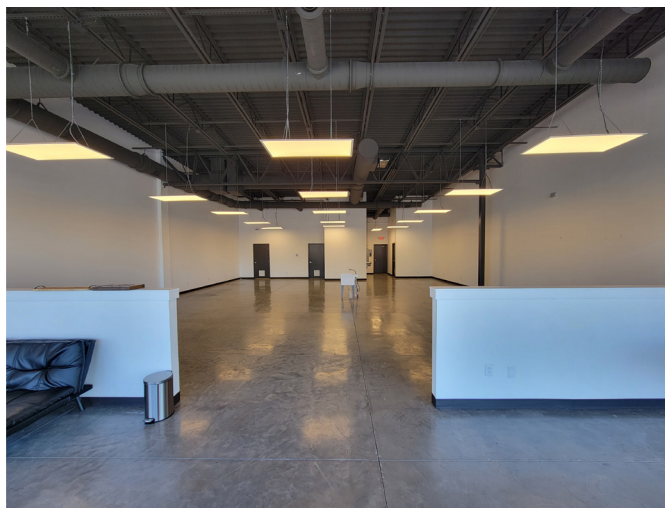
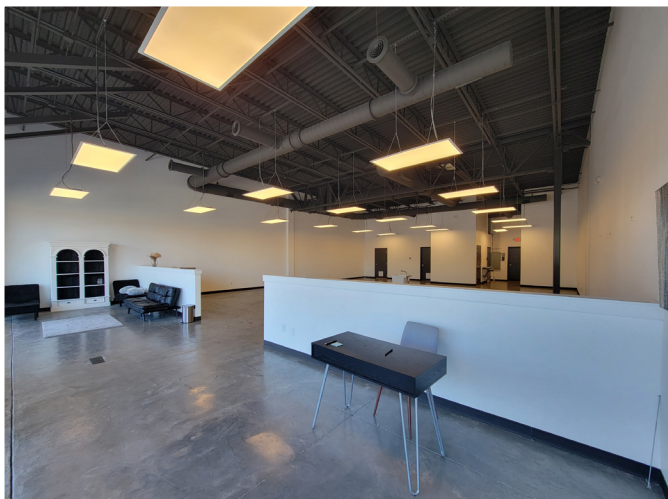






\*Not to scale











5024 Hunter Road

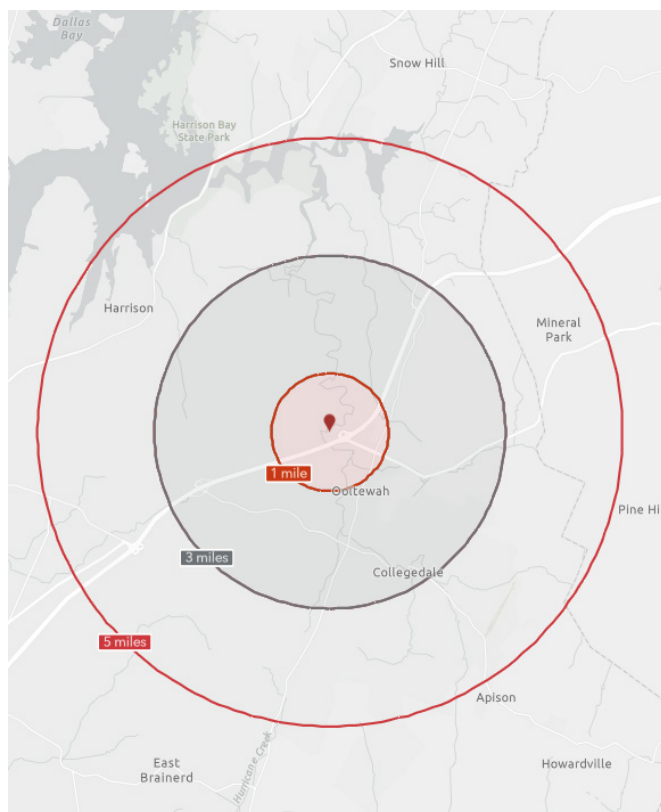
Suite 102	Dunkin Donuts
Suite 106	<b>VACANT - 2,800 SF</b>
Suite 110	<b>VACANT - 1,508 SF</b>
Suite 114	M Nail Spa



5038 Hunter Road

Suite 101	KFC
Suite 102	Vitruvian Health
Suite 103	Align Life
Suite 104	Baskin Robbins





### KEY FACTS - 5 MILES

**34,912**

Population

**41.4**

Median Age



**\$95,952**

Median Household  
Income



**\$45,135**

Per Capita Income



**\$430,605**

Median Net Worth

Population	3 mile	5 mile
2024 Population	20,786	34,912
2029 Population	21,829	36,182
Median Age	39.0	41.4
Household	3 mile	5 mile
2024 Households	7,670	12,889
Average Household Income	\$119,377	\$124,928