

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

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 naicharter.com

For more information,
 please contact:

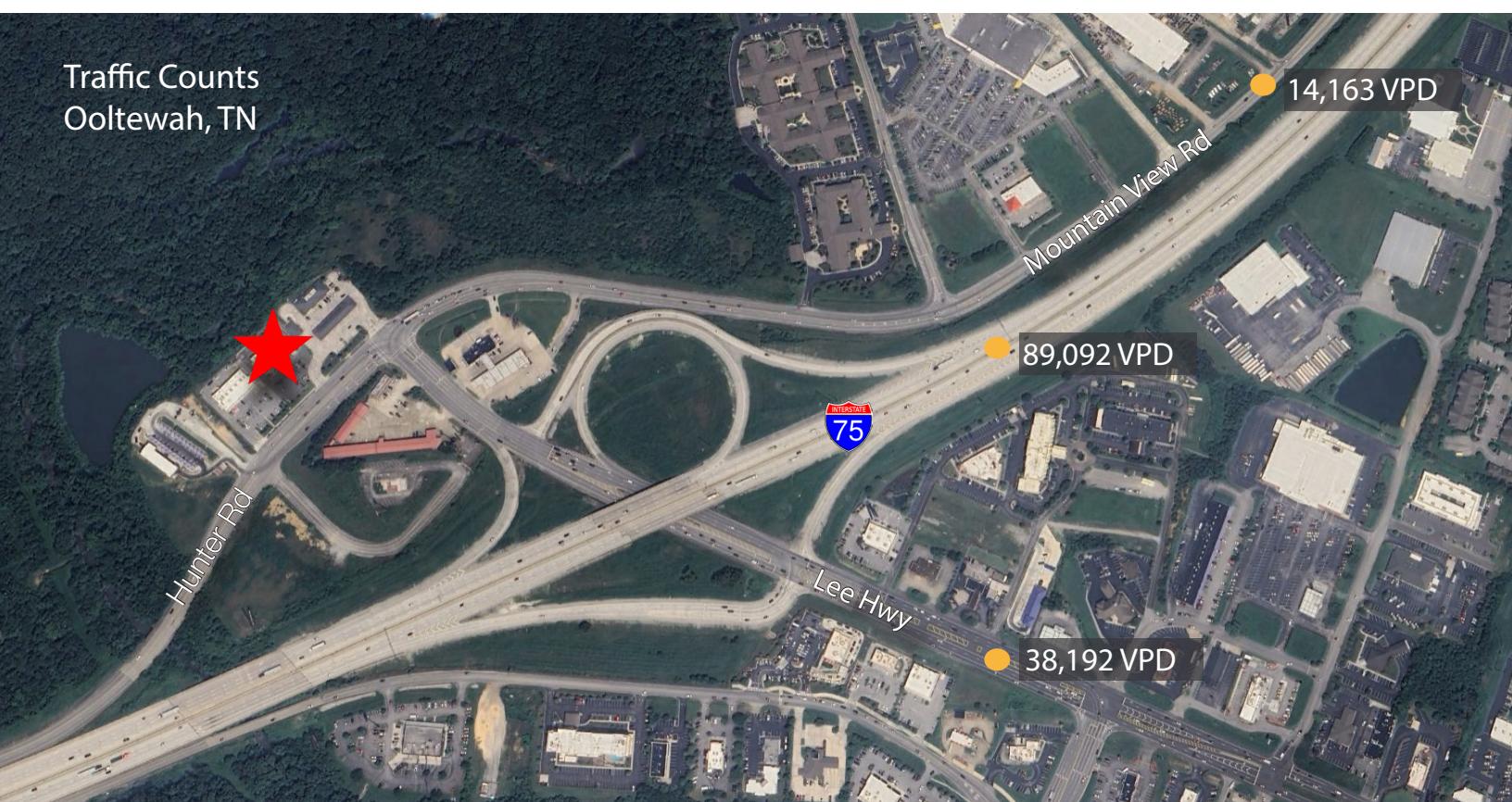


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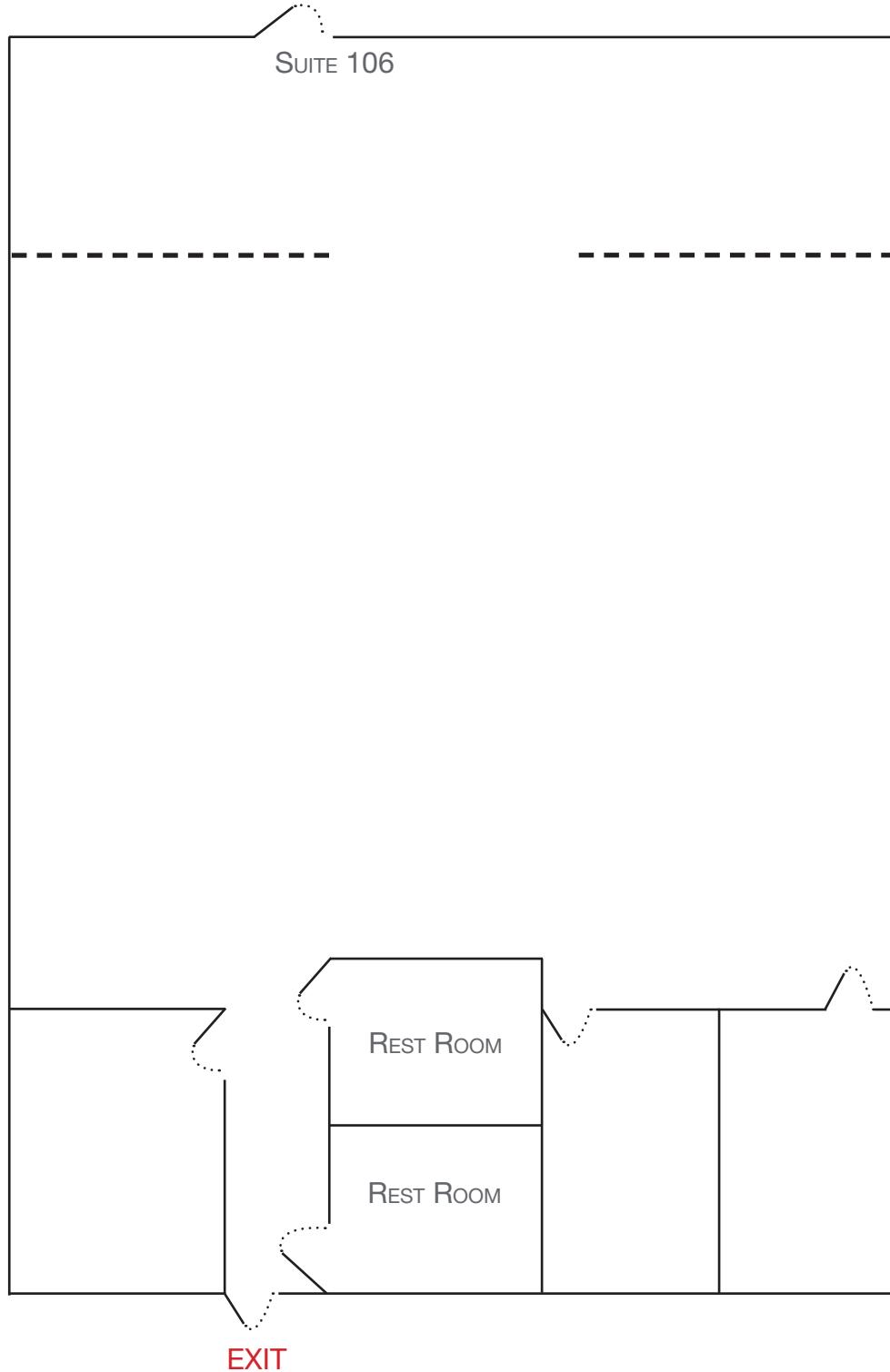
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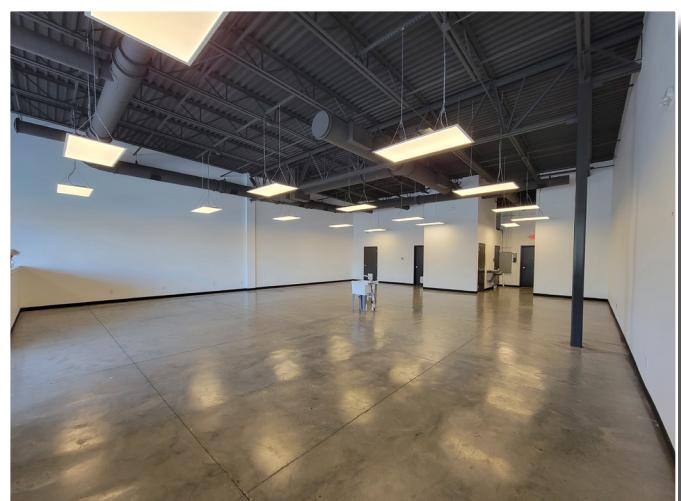
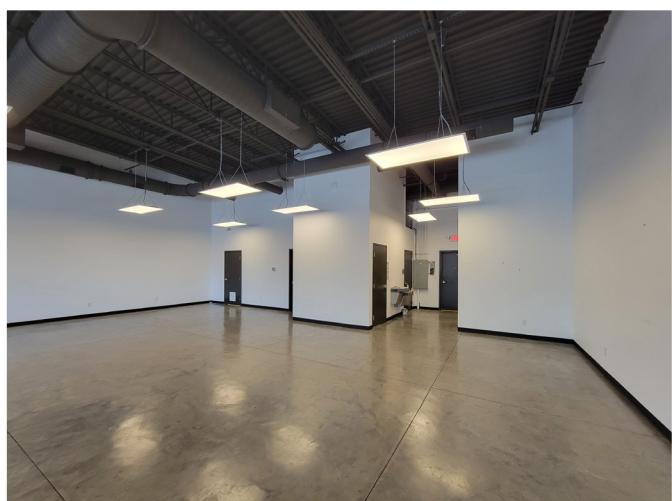


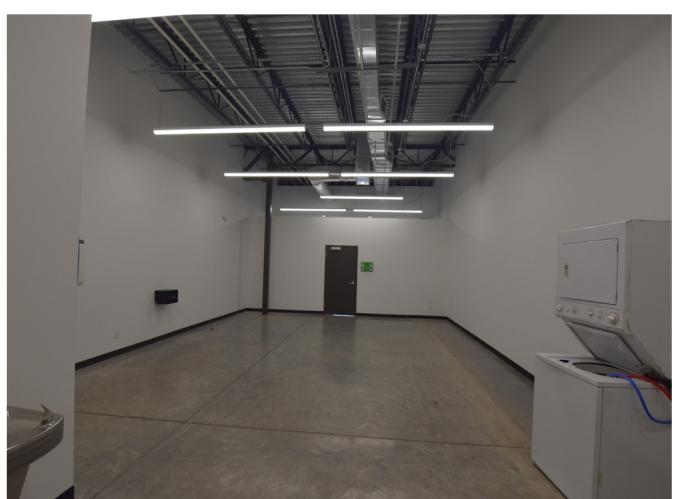
Traffic Counts
Ooltewah, TN



*Not to scale

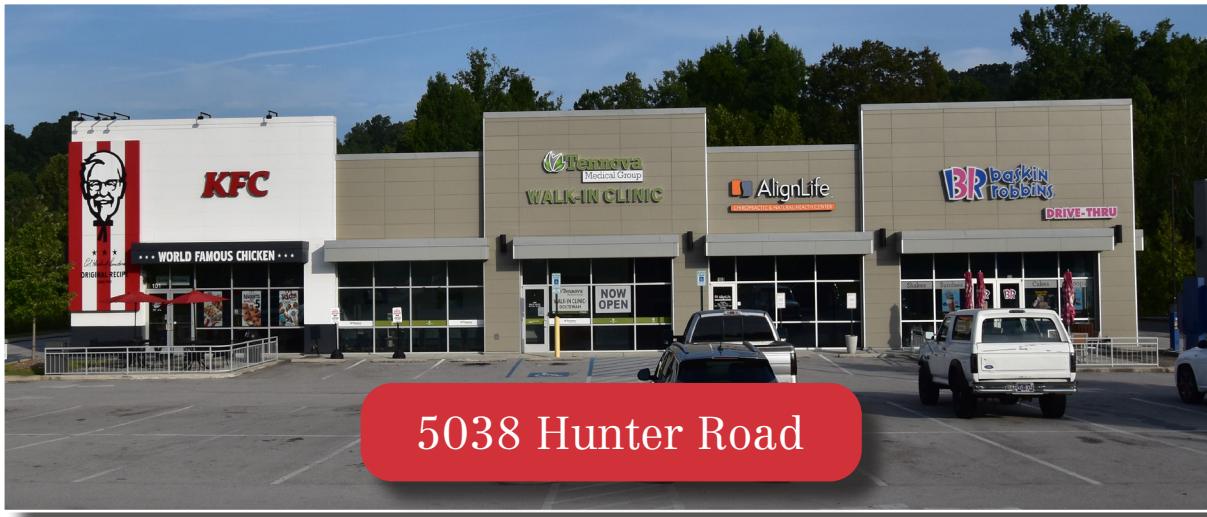




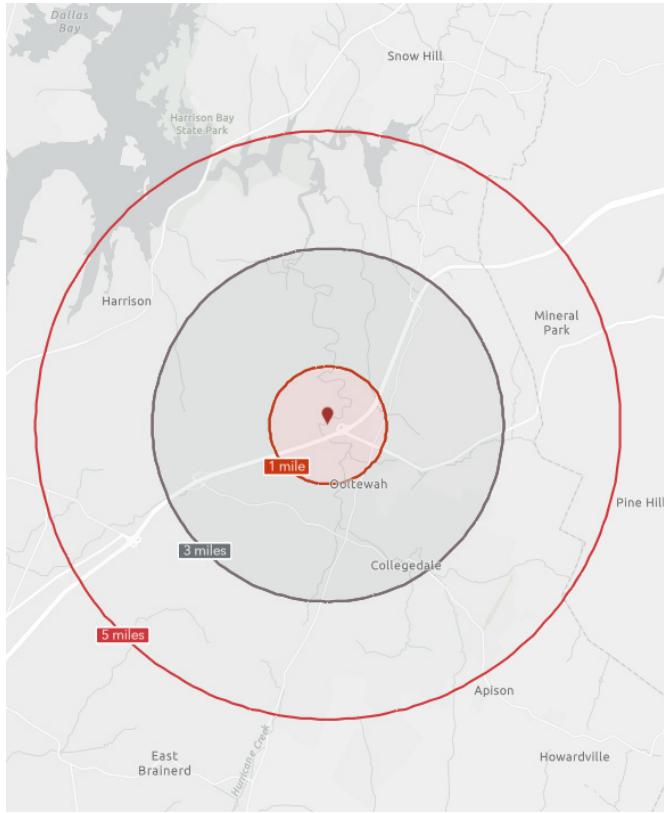




Suite 102	Dunkin Donuts
Suite 106	VACANT - 2,800 SF
Suite 110	VACANT - 1,508 SF
Suite 114	M Nail Spa



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