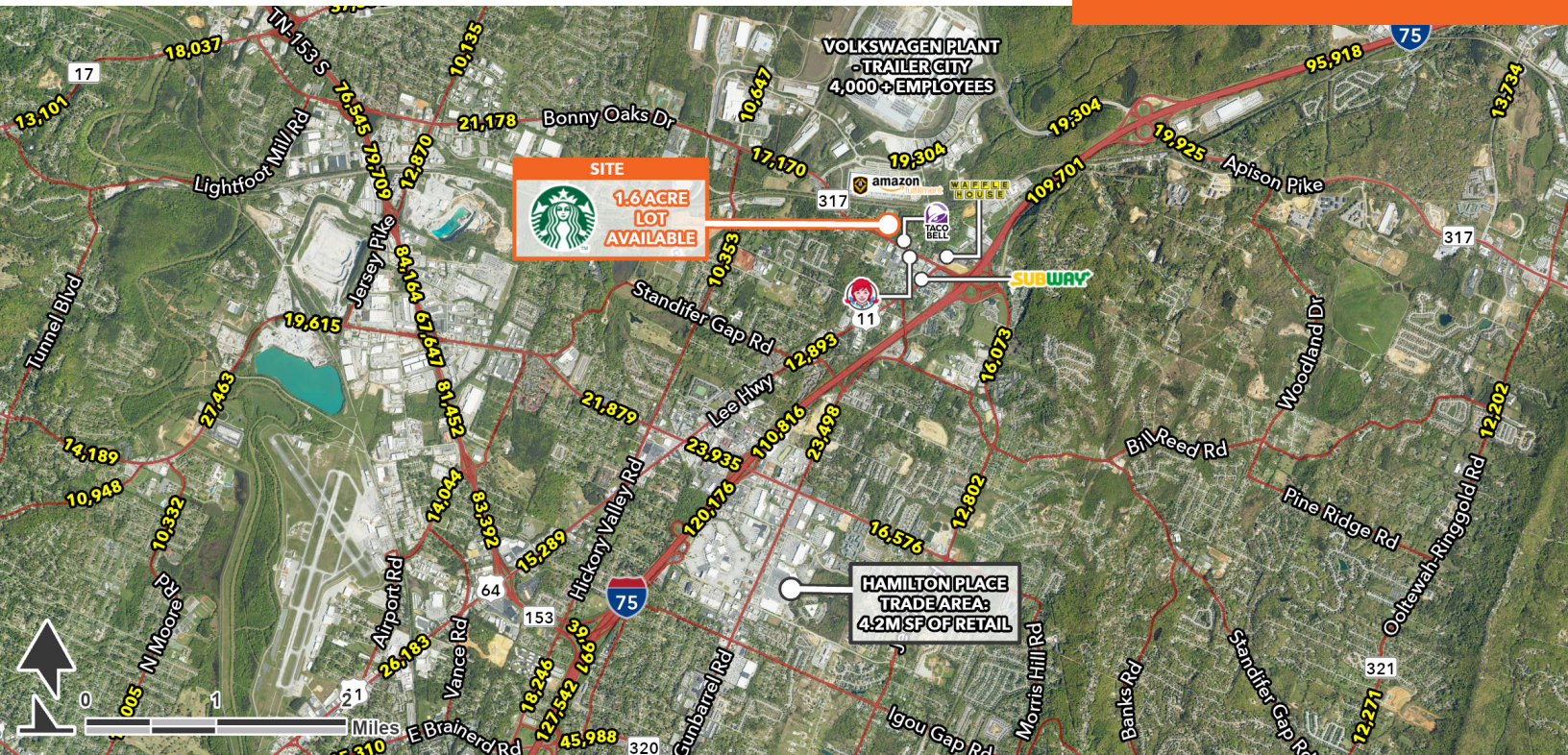


BONNY OAKS RETAIL PAD

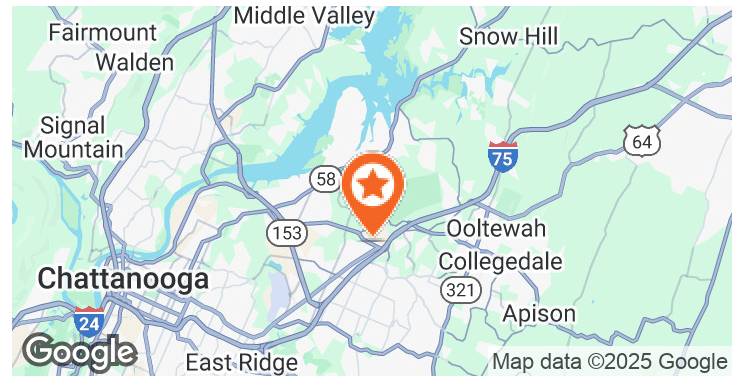
7295 BONNY OAKS DR, CHATTANOOGA, TN 37421

FOR SALE
& LEASE



LOCATION DESCRIPTION

Proposed retail center positioned along Bonny Oaks Drive with 17,000 ADT, convenient I-75 access via Exit 5, and adjacency to newly opened Starbucks in East Chattanooga's primary employment corridor. The 3-mile trade area captures an average household income of \$98,169 and a daytime population of 51,031, driven by Volkswagen and Amazon (6,000+ employees within 2 miles). Neighboring tenants capture 41% of the workforce lunchtime traffic, with customers returning directly to work. Category gaps exist in chicken concepts, fast-casual Mexican, and modern pizza formats.



PROPERTY HIGHLIGHTS

- +/-17,000 ADT
- 6,000+ VW & Amazon employees within 2 miles – captive weekday lunch market with 41% work-trip return rate
- Direct I-75 access via Exit 5 (0.3 mi) – convenient interstate connectivity for regional draw
- Proven QSR corridor with limited format competition
- Adjacent to new Starbucks



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
2025 Total Population	3,053	32,786	95,940
2025 Total Households	862	13,626	39,301
2025 Average Household Income	\$94,102	\$98,169	\$109,377
2025 Total Daytime Population	7,672	51,031	119,277



CHRIS CALDWELL

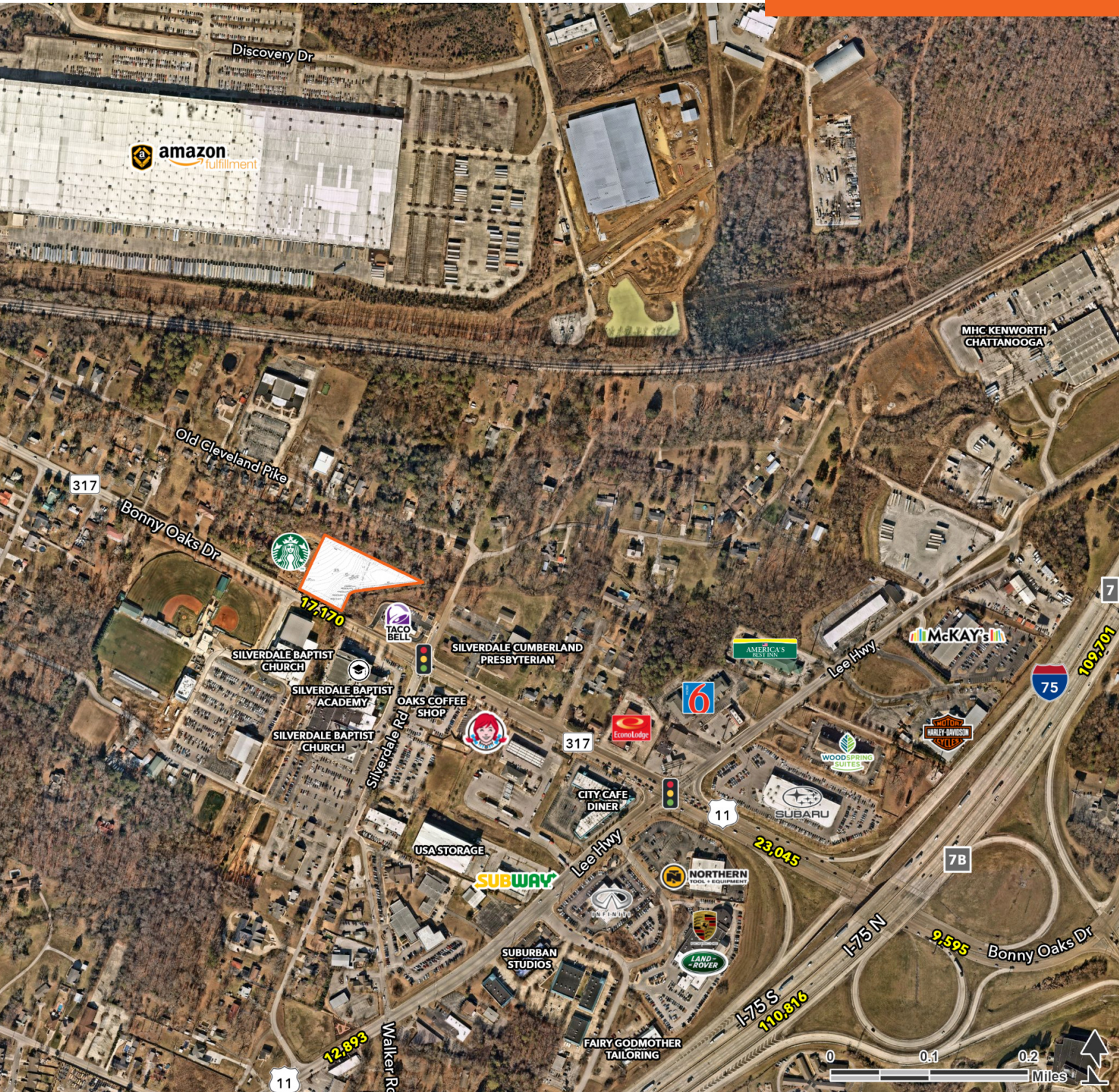
chris.caldwell@tscg.com

615.259.0200

BONNY OAKS RETAIL PAD

7295 BONNY OAKS DR, CHATTANOOGA, TN 37421

FOR SALE
& LEASE



CHRIS CALDWELL
chris.caldwell@tscg.com
615.259.0200