



Highly Visible Retail Pad | Lease or Sale
AVAILABLE SPACE: 1.6 Acres (1 Useable Acre)
7283 Bonny Oaks Dr | Chattanooga, TN



SVN | Second Story Real Estate Management

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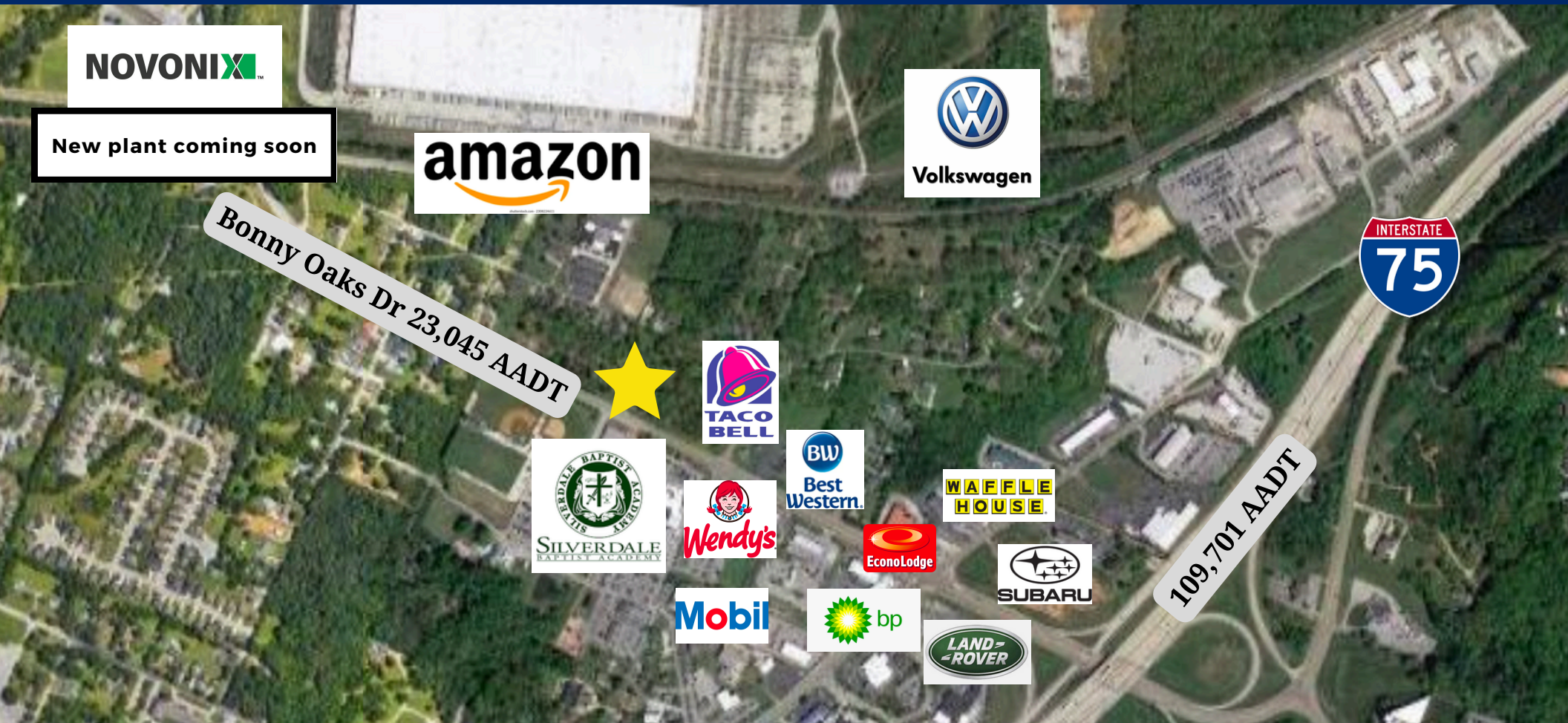
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LISTING HIGHLIGHTS

- 1.6 Acres (1 Useable Acre) available on Retail Pad with excellent frontage in a highly sought after market
- Adjacent to Starbucks (coming 2025)
- Located on busy section of Bonny Oaks Dr near Amazon and Volkswagen plants
- Bonny Oaks Dr AADT: 23,045

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SITE PLAN

Opening Summer 2025!



AVAILABLE
2,600 sf (+/-)

RESIDUAL LOT AREA =
+/- 1.60 ACRES

APPROXIMATE ZONING
LIMITS (SCALED)

N/F
POINTE HOLDINGS LLC
PB 125 PG 86
TAX MAP: 139G A 002
TOTAL LOT AREA: +/- 2.61 ACRES

100 YEAR FLOOD

60' STREAM BUFFER

FLOODWAY DELINEATION
L11 L10 L9



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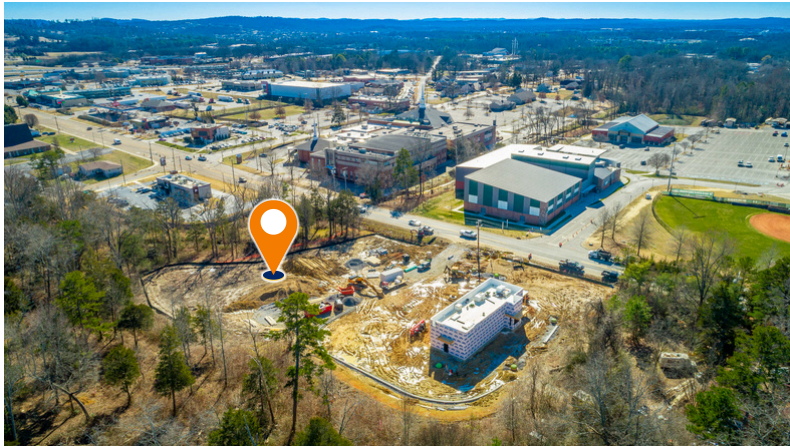
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PHOTOS



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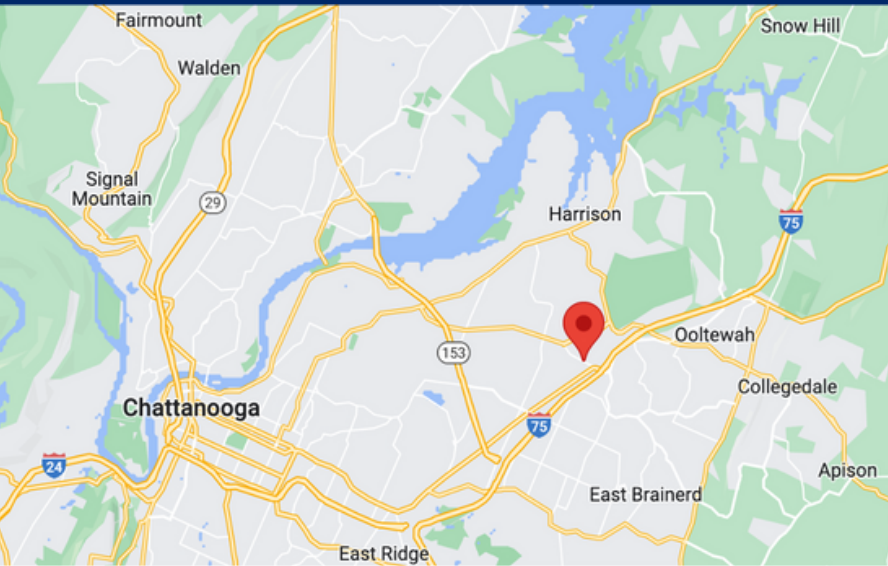
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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2020 Population	3,162	30,698	95,526
2024 Population	3,073	31,982	95,197
2029 Projected Population	3,059	33,856	98,218
Households	1 Mile	3 Mile	5 Mile
2020 Household	844	12,471	36,876
2024 Households	854	13,118	38,509
2029 Projected Households	860	14,085	40,356
Average Household Income	\$86,003	\$94,117	\$106,748



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ABOUT THE BROKERS



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Kelly Fitzgerald is VP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$120 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

Chandler Hale is an Associate Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.