


# 1909 GUNBARREL RD RETAIL DEVELOPMENT

## Chattanooga, TN

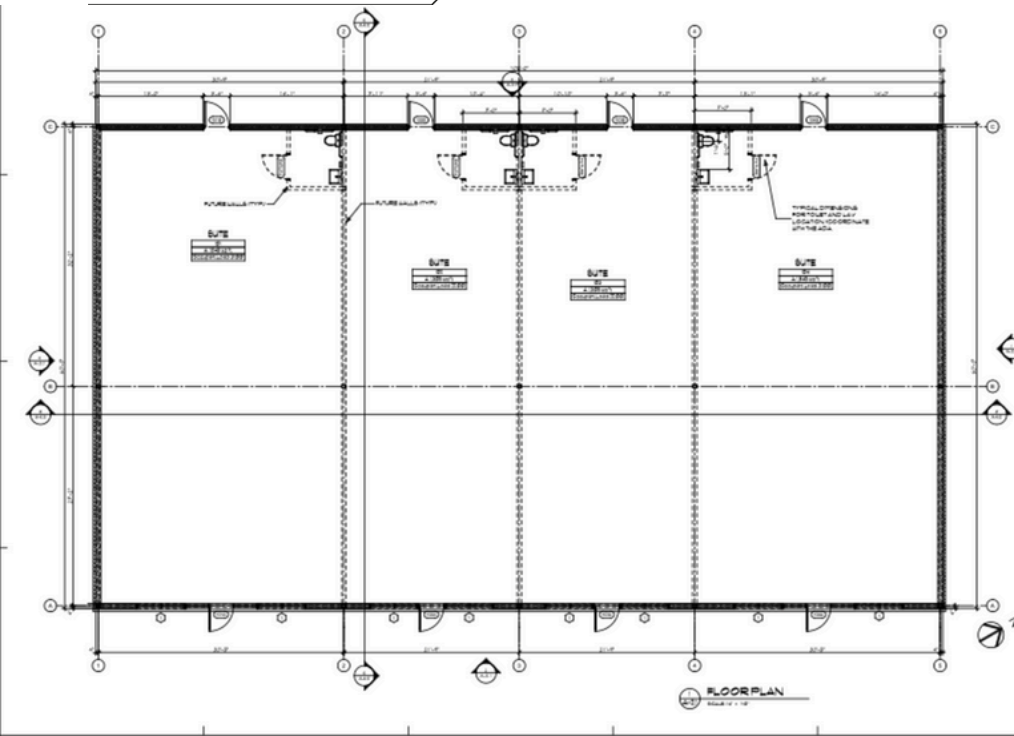
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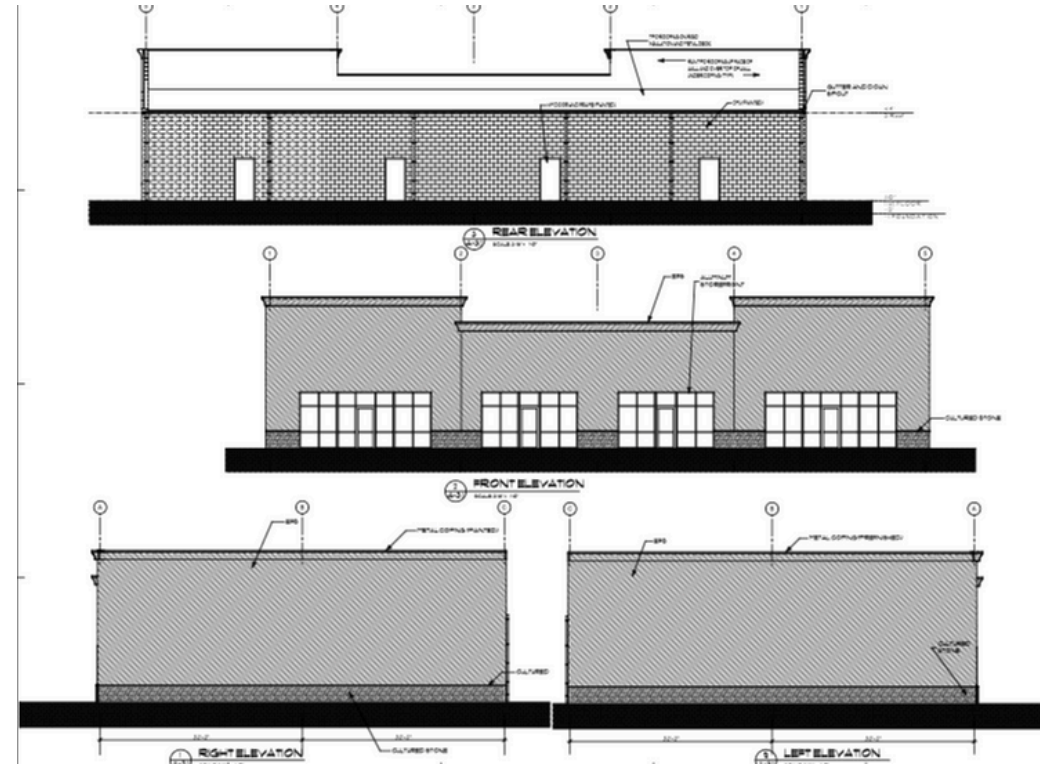
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# Floor Plan



- Suite 101: 1,845 SF
- Suite 102: 1,305 SF
- Suite 103: 1,305 SF
- Suite 104: 1,845 SF



\*Photos are renderings and are subject to change

# Property Summary

1909 Gunbarrel Rd will be a brand new retail development centered on Gunbarrel Rd in Chattanooga TN. With this new development comes 4 modern suites perfectly designed for either retail or office space. This is an incredibly rare opportunity to find space in a brand new build on one of the most heavily traveled roads in Chattanooga. Nestled near Hamilton Place Mall and many national retail tenants this is the place to be. Meeting at the intersection of Igou Gap Rd and Gunbarrel, this new build will see close to 27,000 cars a day.













erlanger  
Medical Group



FirstWatch  
The Daytime Café





# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population	5,503	47,424	107,631
2024 Population	6,020	47,581	109,057
2029 Projected Population	6,483	50,495	115,670
Median Age	39.6	40.8	40.7

## HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Households	2,367	19,703	43,614
2024 Households	2,586	19,804	44,149
2029 Household Projection	2,789	21,059	46,898

## INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
Average Household Income 2024	\$85,875	\$91,505	\$84,684

# MARKET OVERVIEW

Chattanooga, TN has a population of 562,647 and is the fourth largest city in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with a population growth rate of 0.98%. Its population has increased by 9.82% since census recorded the population in 2010. Since 2011, Chattanooga and Hamilton County has celebrated over 60 business expansions resulting in 11,686 new jobs and more than \$2 billion in capital investment.

Within Chattanooga's downtown there is currently over \$1.5 Billion Dollars of investment including hotels, athletic stadiums, performing arts venues and more.

With affordable office space and utilities -- plus the least expensive gigabit-per-second Internet service in the country -- Chattanooga makes doing business affordable. In fact, a recent ranking by SmartAsset found the estimated first-year costs for running a business in Chattanooga are about half of that in Silicon Valley.

The city has won numerous national awards for outstanding "livability" and nine Gunther Blue Ribbon Awards for excellence in housing and consolidated planning. Public art experts chose the Passageways 2.0 City Thread among 50 outstanding public art projects created in 2018 through the Public Art Network Year in Review program, a national program that recognizes compelling art. It has been profiled by US Airways Magazine as a place to see.



# BROKERS

Hunter's expertise includes investment sales and leasing shopping centers. He has worked with many sellers and landlords throughout the southeast in selling or leasing over one million total square feet. He won the CoStar Power Broker award each year from 2020 to 2022 in the retail sector. In 2023, Hunter won SVN's prestigious President's Circle award by being ranked as one of the top fifteen SVN advisors out of over 2,000 nationwide. In 2024, he was also awarded CREXi's Platinum Broker award. Hunter maintains strong tenant relationships representing several national tenants throughout Georgia and Tennessee. Hunter's knowledge of leasing as well as capital markets make him a true asset for a shopping center owner.



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