

## Hamilton Place

7351 Commons Blvd  
Chattanooga, TN 37421

Freestanding building located in the center of the retail trade sector of Hamilton Place mall. Near restaurants and shopping with easy access to I-75 and Gunbarrel Road. Deed restrictions apply.



### Property Highlights

- Built in 2001
- Free standing
- 35 Parking Spaces
- (1) Dock Door
- 10' - 14' Ceiling Heights
- Warehouse/Receiving area

### Demographics

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLD	8,358	66,540	133,932

### Offering Summary

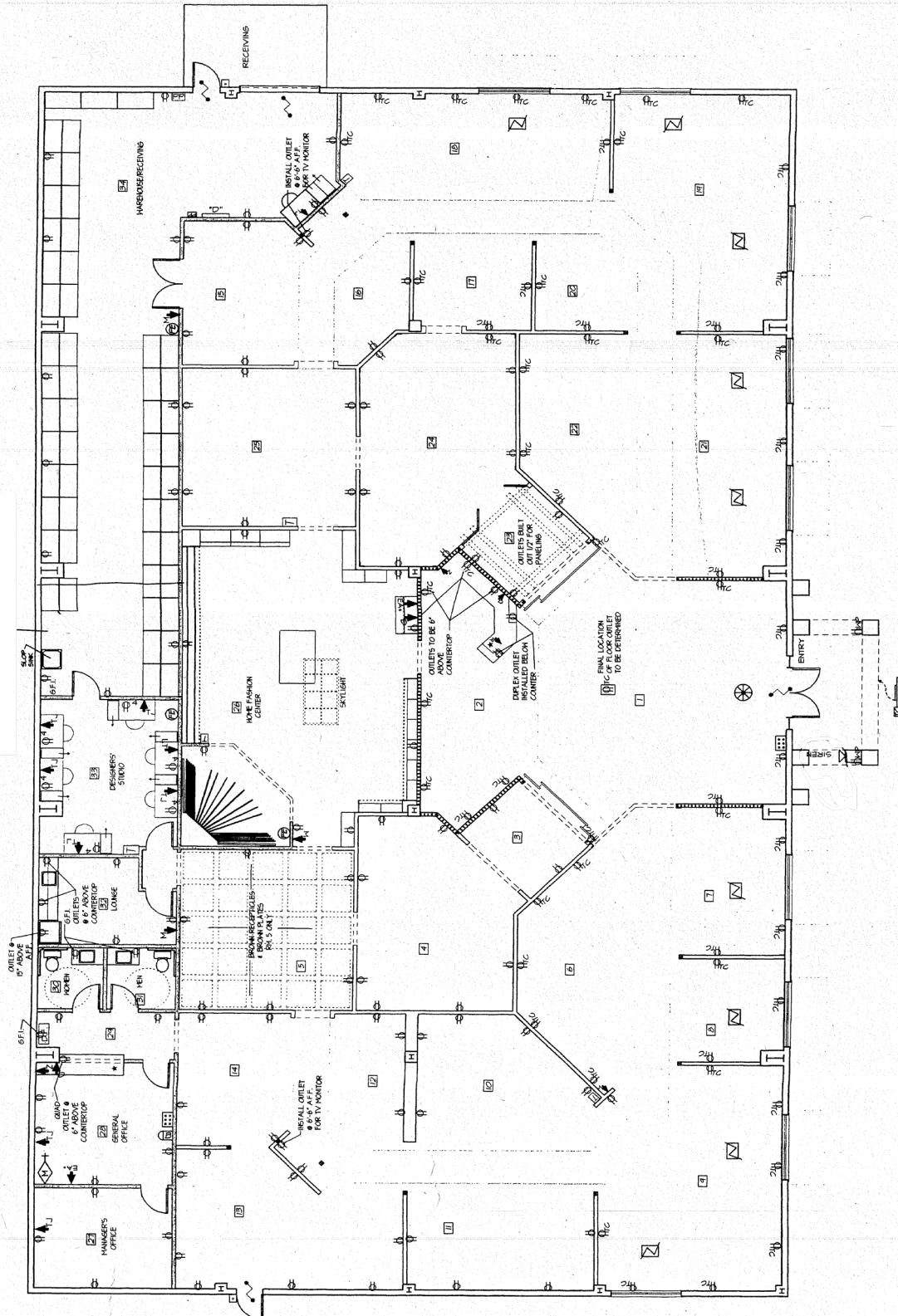
SALE PRICE:	\$2,800,000
LEASE PRICE:	\$18.00 PSF NNN
2024 RE TAXES:	\$28,268.77 (City & County)
TAX ID:	149H E 009.02
LOT DIMENSIONS:	186'x299'
SQUARE FEET:	12,580±
ACRES:	1±
ZONING:	C2

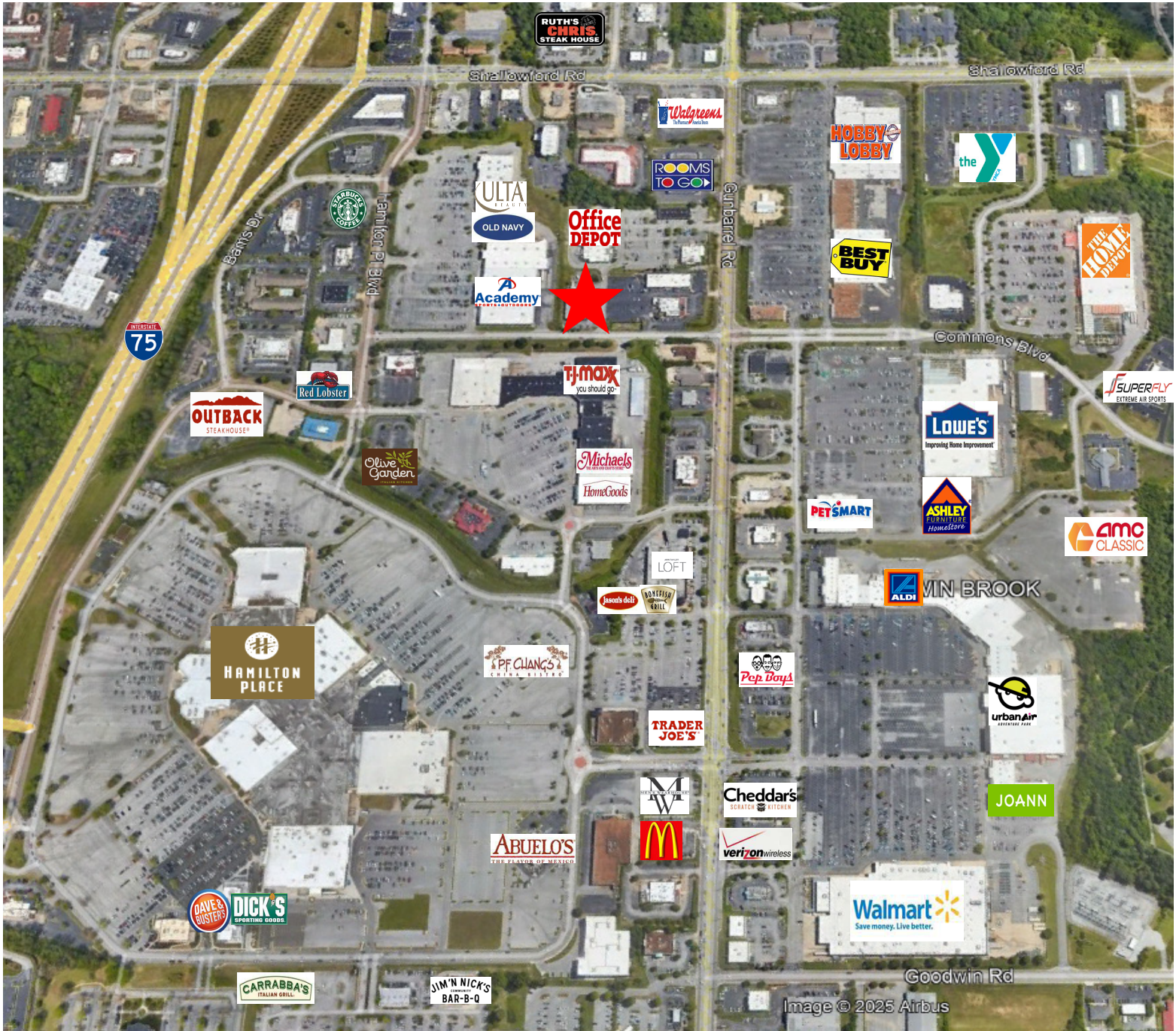
For more information,  
please contact:



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## 2023 TRAFFIC COUNTS:

Gunbarrel Road	18,122 VPD
Shallowford Road	15,817 VPD
Interstate 75	114,993 VPD

### 3-Mile Radius

