

FOR LEASE



4608 Hixson Pike, Hixson, TN 37343

6,678 SF | Retail / Flex / Commercial Office

SVN | Second Story Real Estate Management

Nick Petras

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EXECUTIVE SUMMARY

Asking Rent: \$17-19/SF/YR NNN

Building Size: 6,678 SF

Term: Negotiable



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PROPERTY SUMMARY

Located along the high-traffic Hixson Pike retail corridor, this prominent commercial site offers exceptional visibility, strong daily traffic counts, and flexible floor plans ideal for retail, showroom, medical, or service-oriented businesses.

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HIGHLIGHTS

- **High-Visibility Corridor:** Positioned directly on Hixson Pike, the primary commercial artery connecting Hixson to North Chattanooga.
- **Strong Surrounding Retail Density:** Nearby major retailers and destinations include Target, Home Depot, Walmart Supercenter, Publix, and Northgate Mall.
- **Adaptable Space:** Open floor plan adaptable to open-retail, medical office build-out, studio, or service business usage.
- **Favorable Demographics:** Thriving suburban population with strong median household income and steady residential growth.

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PROPERTY PHOTOS



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INTERIOR PHOTOS

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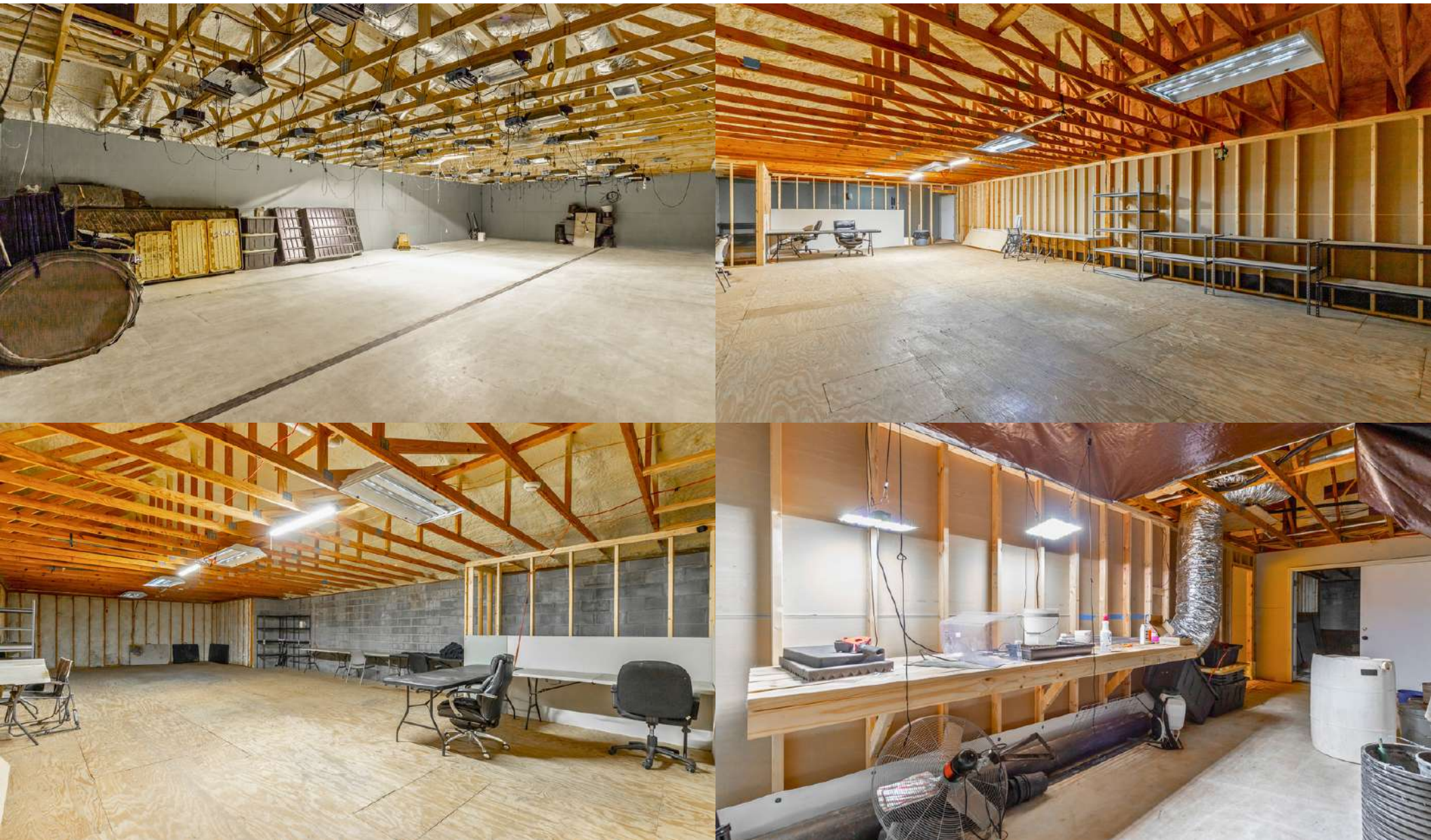


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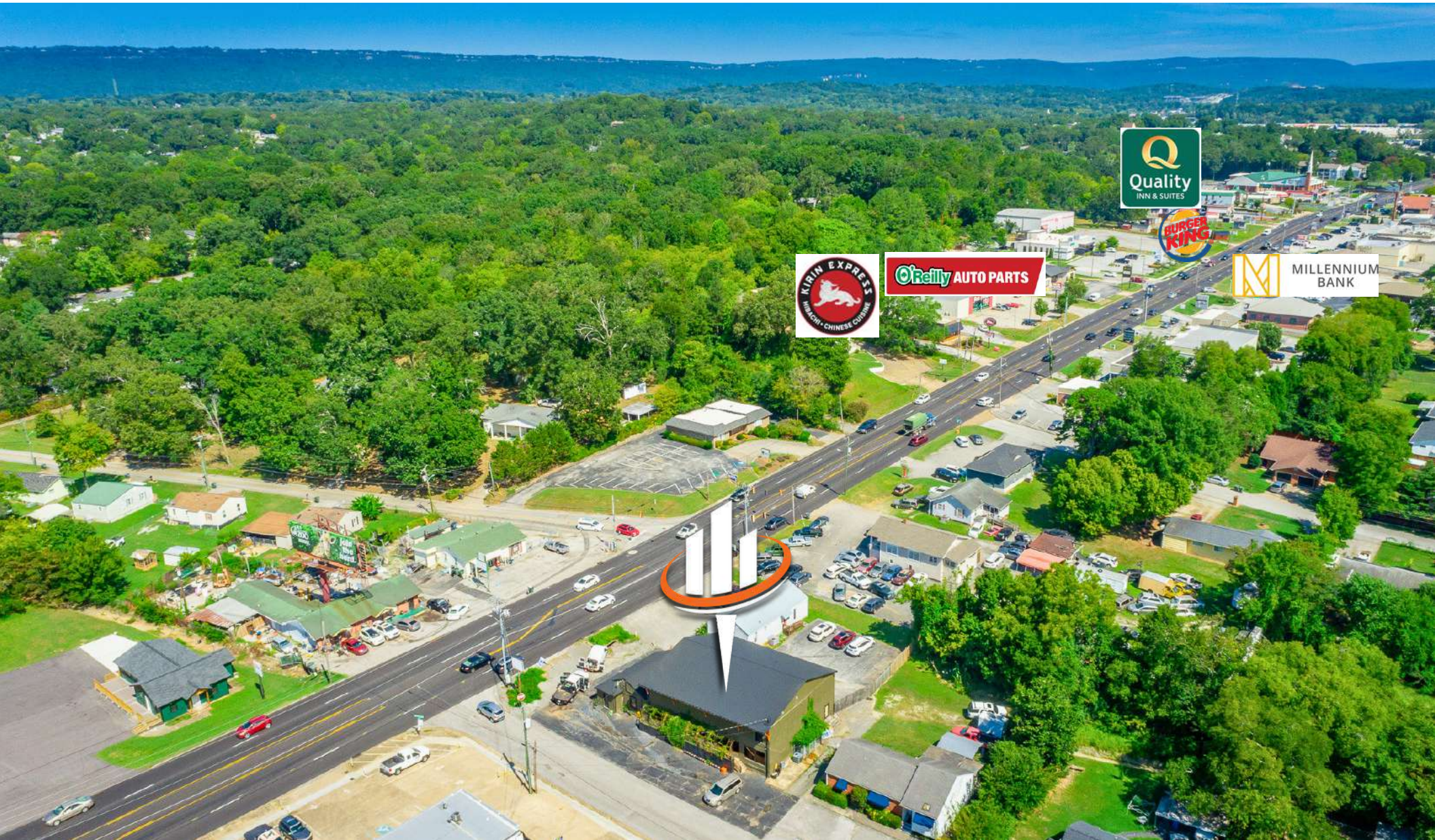
INTERIOR PHOTOS

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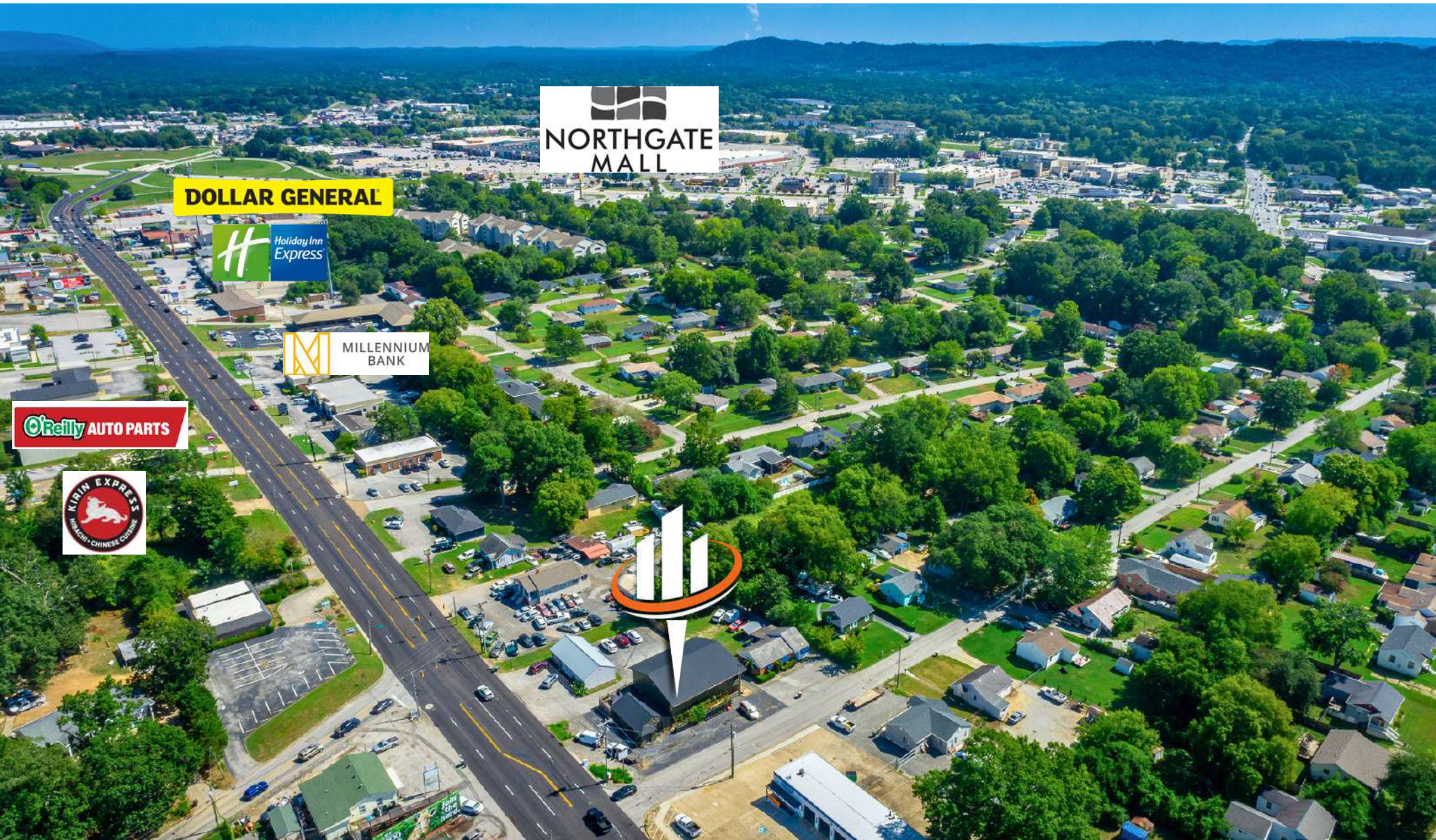


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AERIAL MAP

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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
2020	5,478	32,367	90,677
2025	5,454	33,640	95,984
2030 Projected	5,666	35,252	100,947
Median Age	41.5	41	40.8

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	2,321	14,117	39,207
2025	2,350	14,736	41,610
2030 Projected	2,454	15,481	43,857

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$89,768	\$91,901	\$98,442
2030 Projected Household	\$90,873	\$92,946	\$100,120



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



Nick Petras
Commercial Advisor



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