



RETAIL/MEDICAL SPACE FOR LEASE
Chattanooga, TN



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PROPERTY SUMMARY

This freestanding building located in the heart of the Hamilton Place shopping/medical corridor is now available for lease! The property features excellent visibility, dedicated parking, and has easy access to a traffic light on Gunbarrel Road. The building is well suited for either retail or medical offices. The current retail showroom offers approximately 3,200 square feet of floor space plus 700 square feet of storage area in the back, in addition to three restrooms, a large office, a staging area, and a break room with a kitchenette.

Located just off the interior ring road of Hamilton Place Mall, the second most visited super regional mall in the State of Tennessee, this property has easy access to national retailers including Dillard's, Belk, JCPenney, Dick's Sporting Goods, Walmart, Target, Lowe's, Home Depot as well dozens of dining options. Less than a mile away is also Erlanger East Hospital with many ancillary medical offices in the surrounding area.



SITE AERIAL





Publix

BEST BUY

cicis pizza

HOBBY LOBBY

THE FRESH MARKET

PIER 88 BOILING SEAFOOD & BAR

PETCO



EMBASSY SUITES

WINGATE BY WYNDHAM

ROOMS TO GO



OLD NAVY, DSW, Nordstrom, Party City, ULTA

Electronic Express

pop shelf

Guitar Center

Kirkland's Home

TJ-maxx

SMOKEY BONES

WORLD MARKET

THE HOME DEPOT

HomeGoods

MILLER'S ALE HOUSE

AADT: 18,122

Wendy's OLD FASHIONED HAMBURGERS



PLATO'S CLOSET

J.CREW FACTORY



DEMOGRAPHICS

POPULATION

	3 MILES	5 MILES	10 MILES
2020 Population	44,001	104,986	329,820
2024 Population	44,405	106,377	343,393
2029 Projected Population	47,180	112,933	364,981
Median Age	40.6	40.8	39.5

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Households	18,391	42,543	134,271
2024 Households	18,588	43,071	140,251
2029 Household Projection	19,788	45,799	149,396

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
Average Household Income 2024	\$88,089	\$85,976	\$82,648

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

Matthew's primary focus is in the Industrial asset class and Advising Clients with Purchases, Sales, and Leases for either Investors or End Users. Negotiating, underwriting, local market knowledge, work ethic, and a system and process for each step of the deal is how I add value for my clients. Matthew has started his journey towards a CCIM designation and have enjoyed learning the correct way to underwrite deals. He really loves getting to know my clients needs and he strives for a long term relationship with them. When Matthew is not working, he enjoys the outdoors and all Chattanooga Tennessee has to offer! Matthew likes riding my motorcycle, trail running with his dog, paddle boarding, and playing pickleball.

Brian has been in the commercial real estate industry for over 20 years specializing in the acquisition, disposition and financing of shopping centers and office buildings across the country. With his experience as the Director of Finance and Dispositions for a publicly traded REIT, he was responsible for over \$2 billion in property sales and loans. Because of his commercial finance background, Brian has vast experience in underwriting, marketing, negotiating and closing large scale deals.



Matthew Bonnett
Associate Advisor

- 423.605.5417
- matthew.bonnett@svn.com
- secondstory.properties



Brian Chadwick
Director of Retail

- 423.240.3290
- brian.chadwick@svn.com
- secondstory.properties



MATTHEW BONNETT
(423)-605-5417
MATTHEW.BONNETT@SVN.COM

BRIAN CHADWICK
(423)-240-3290
BRIAN.CHADWICK@SVN.COM

800 MARKET ST STE 207, CHATTANOOGA, TN 37402
WWW.SECONDSTORY.PROPERTIES
423-682-8241