

For Sale



Oakwood Dr ±5,000 VPD

Hwy 58 ±38,000 VPD

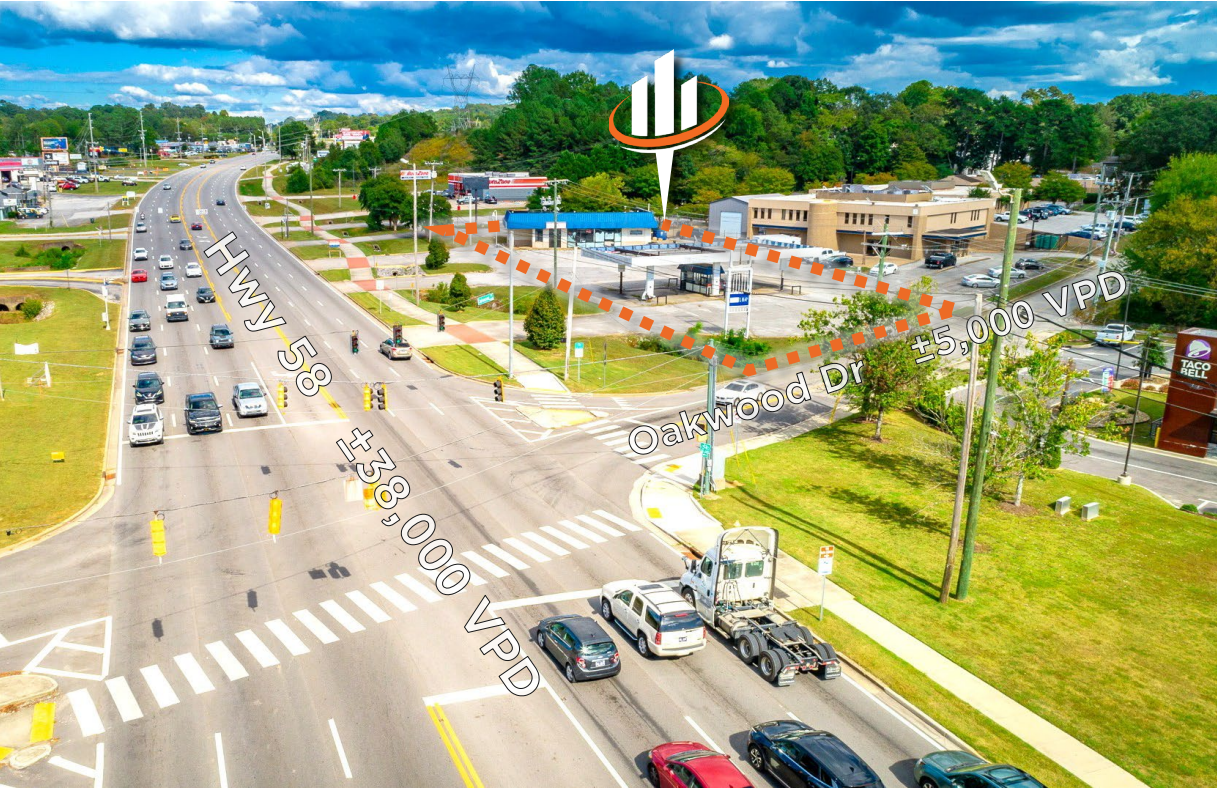
Vacant Gas Station

4806 TN-58 • Chattanooga, TN 37416



SVN | Second Story is pleased to present 4806 Highway 58, a vacant gas station property positioned along one of Chattanooga’s most active commercial corridors. Featuring 302 feet of direct frontage on Highway 58, the site benefits from a full access cut with a signalized intersection, ample parking, and excellent visibility from both travel directions. The location sees traffic counts of approximately 38,000 vehicles per day on Highway 58 and 5,000 vehicles per day on Oakwood Drive, providing strong exposure and accessibility.

The property can be repurposed for various commercial uses beyond a gas station, including a convenience store, service retail, or quick-service restaurant. This offering represents a rare opportunity to acquire a well-located retail parcel in a high-growth submarket supported by Chattanooga’s expanding population, diversified employment base, and strong economic fundamentals. Chattanooga’s retail market remains robust, with a low vacancy rate of 3.0% and average rent growth of approximately 4.3% over the past 12 months.



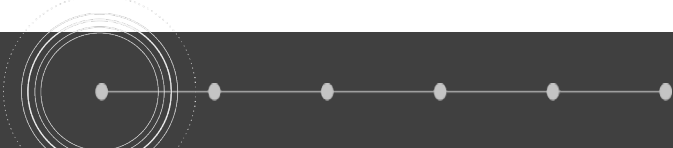
4806 TN-58
Chattanooga, TN 37416

The Offering

Sale Price \$1,700,000

Property Summary

Market Area	Chattanooga MSA
County	Hamilton
Year Built	1976
Building Size	±2,649 SF
Lot Size	±0.78 AC
Frontage (Hwy 58)	302 Feet



Investment Highlights

High Visibility Vacant Gas Station

- 302' frontage on Hwy 58 with $\pm 38,000$ VPD traffic counts

Signalized Access

- Direct, convenient ingress/egress

Flexible Use Potential

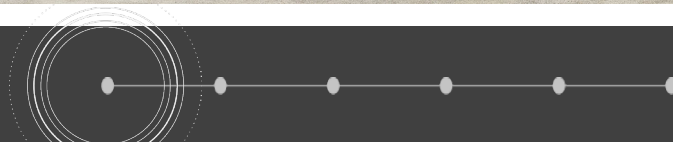
- Zoned to accommodate a range of uses including convenience store, service retail, or QSR

Market Strength

- Located in the state's 3rd largest city and a growing regional hub for manufacturing, logistics, and healthcare
- Low retail vacancy (3.0%) and annual rent growth of 4.3% (CoStar, 2025)

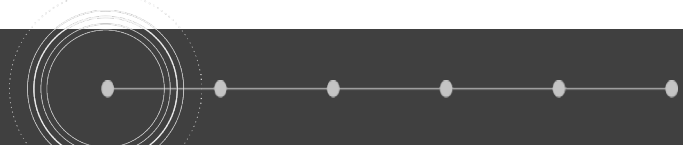
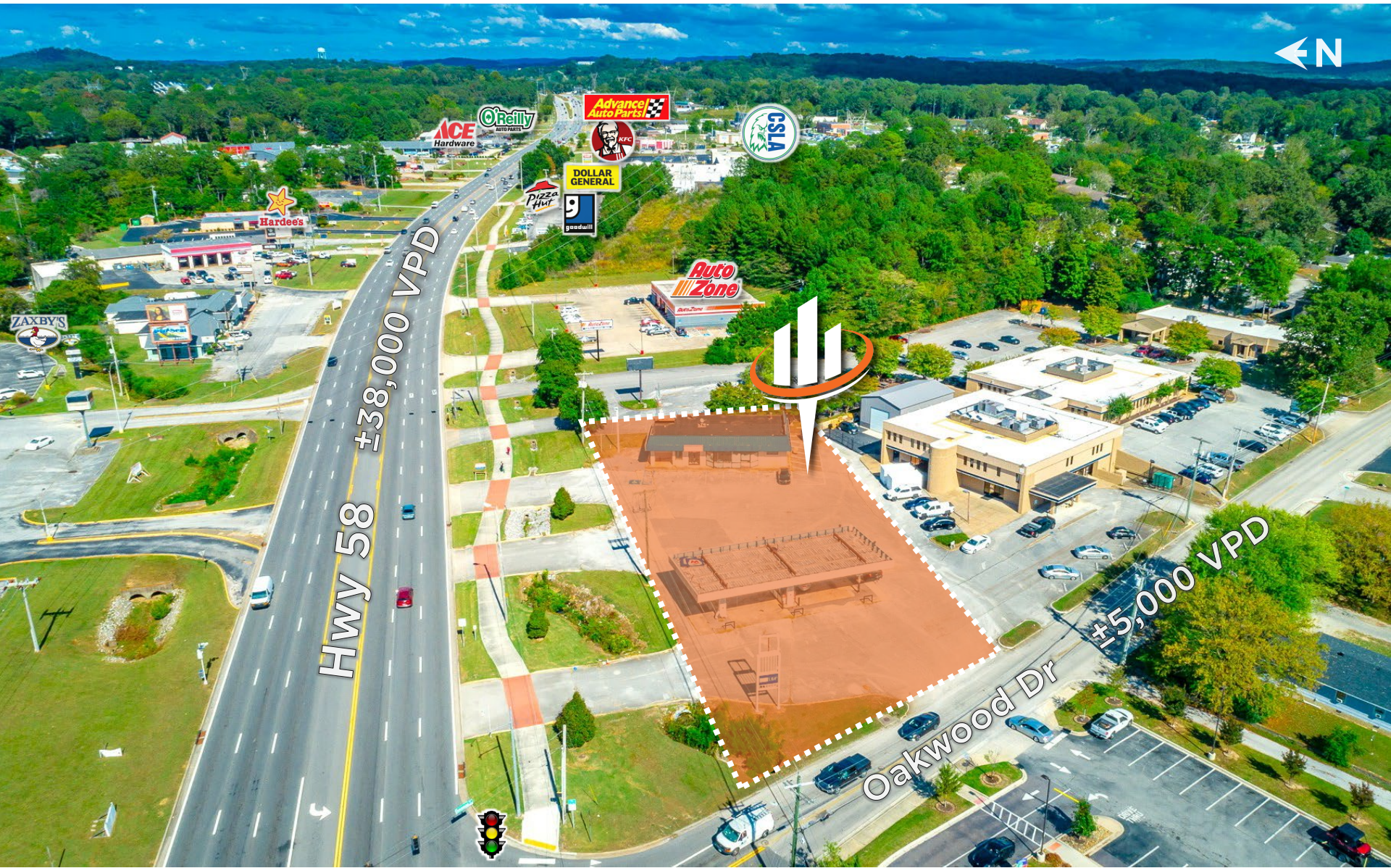
Community Demand Drivers

- Home to Volkswagen Chattanooga, Amazon Fulfillment Center, and Erlanger Health System
- Part of a \$43.9B regional economy with over \$14B in new investment since 2008



Signalized Access with Convenient Ingress & Egress





Chattanooga, TN | Fast-Growing, Tech-Enabled, Investor-Friendly



Population Growth

+5.5%

over the past 5 years

Internet Speeds

1st

first U.S. city with 1 gigabit-per-second fiber network

Tourism Impact

\$1.5B+

in local tourism spending from 15M+ visitors annually

Cost of Living

~10%

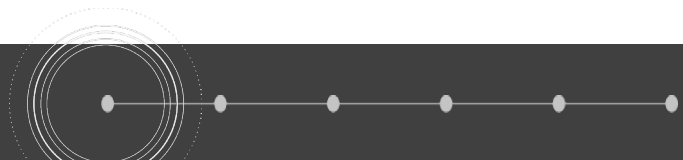
below the national average

Vibrant, Expanding Economy

- Over \$4B in recent corporate investment from Volkswagen, Amazon, Alstom, Wacker Polysilicon, and others
- Strong base of manufacturing, industrial, and distribution employment
- “Gig City:” Growing technology hub offering the fastest municipal internet grid in the Western Hemisphere
- Expanding population and workforce driving housing, retail, and commercial demand

New major developments supporting tourism and lifestyle growth:

- The Bend: 120-acre mixed-use riverfront project with +450 residential units, +300K SF retail/entertainment, +700K SF office, +250 hotel rooms, and 300 marina slips
- ONE Riverfront: Comprehensive revitalization of the riverfront district with new housing, business space, and pedestrian-focused public realm improvements



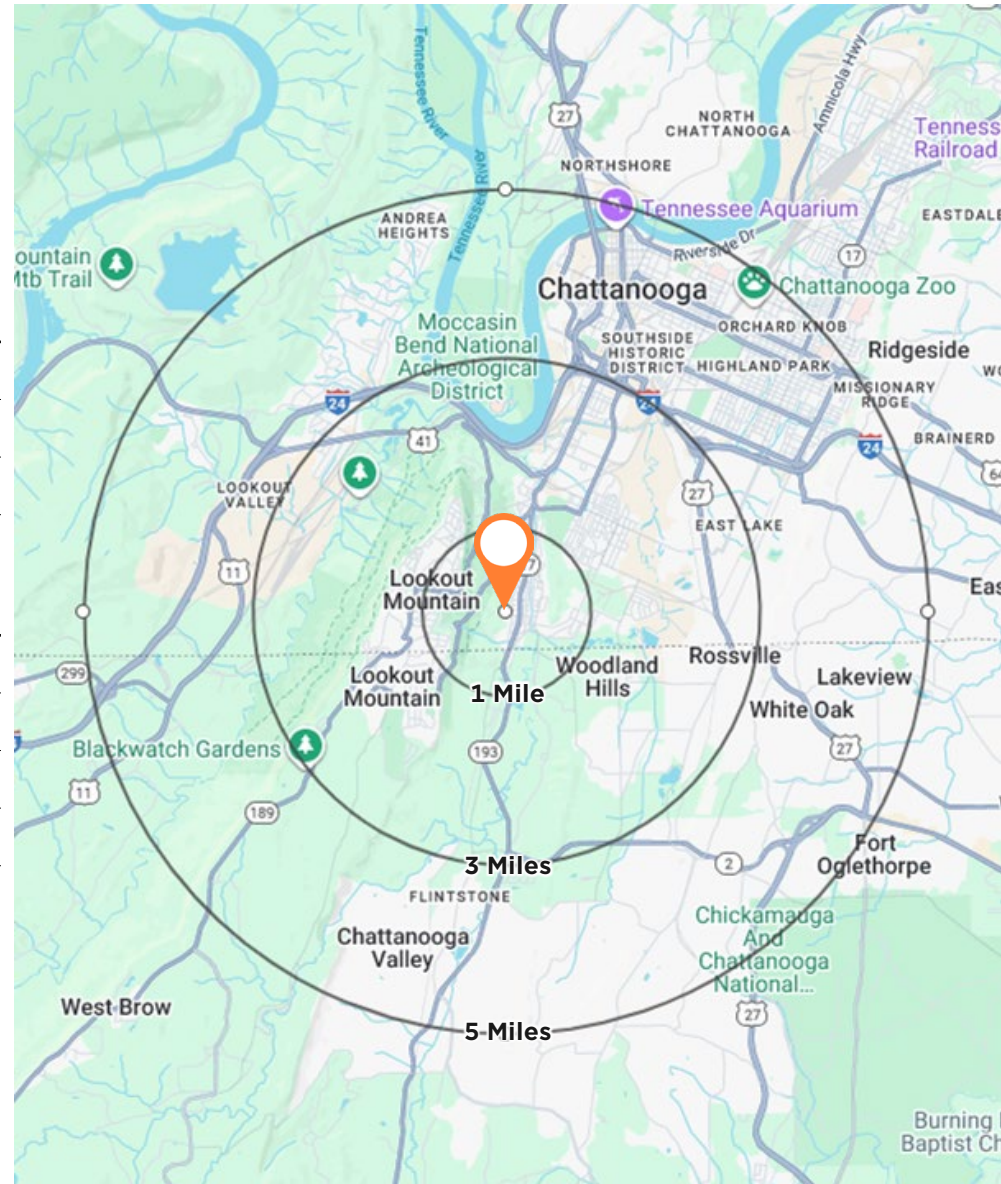
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,856	24,651	84,794
2029 Projection	8,787	27,545	94,737
Median Age	41.6	42.4	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,483	10,851	35,813
Persons Per HH	2.2	2.2	2.3
Average HH Income	\$78,119	\$82,159	\$90,791
Median House Value	\$246,548	\$268,963	\$291,558

Demographics data derived from: AlphaMap & CoStar



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Oakwood Dr

±5,000 VPD

Highway 58 ±38,000 VPD



EXCLUSIVELY LISTED BY:

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