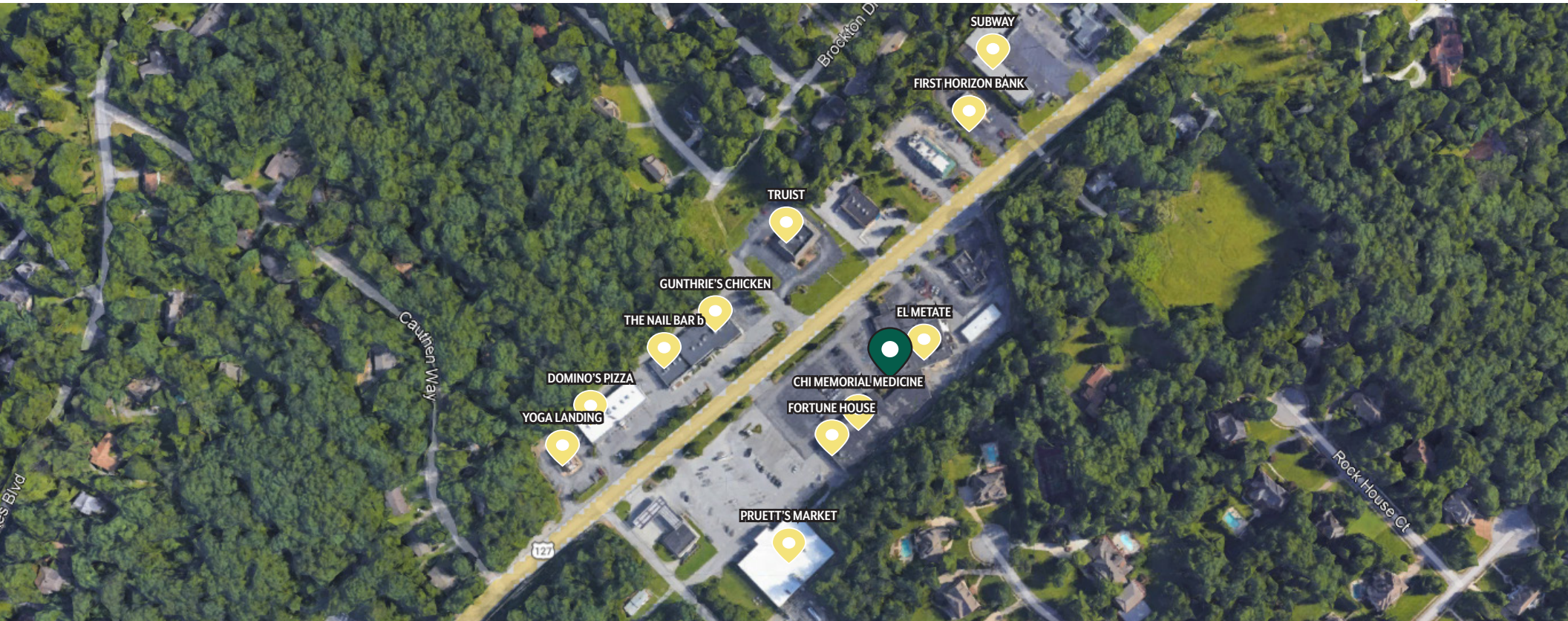


SIGNAL PLAZA | 2,519 SF SPACE

1238 TAFT HWY | SIGNAL MOUNTAIN, TN



PROPERTY OVERVIEW

- **SQ. FT.:** 2,519 SF
- **LEASE RATE:** \$18.00/SF NNN
- **TRAFFIC COUNT:** Taft Hwy - 7,593 VPD
- **TENANT MIX:**
 - Regions Bank, CHI Memorial, Southern Star, El Metate, and other local tenants
- **AREA RETAILERS:**
 - Pruetts Market, First Horizon, Truist, Guthrie's Restaurant, and many other regional and local tenants
 - High barrier to entry affluent Chattanooga suburb
 - Brisk population growth of 4.2% since 2000
 - Nine miles, seven minutes from Downtown Chattanooga
 - Prominent location and visibility



THE KEITH CORPORATION

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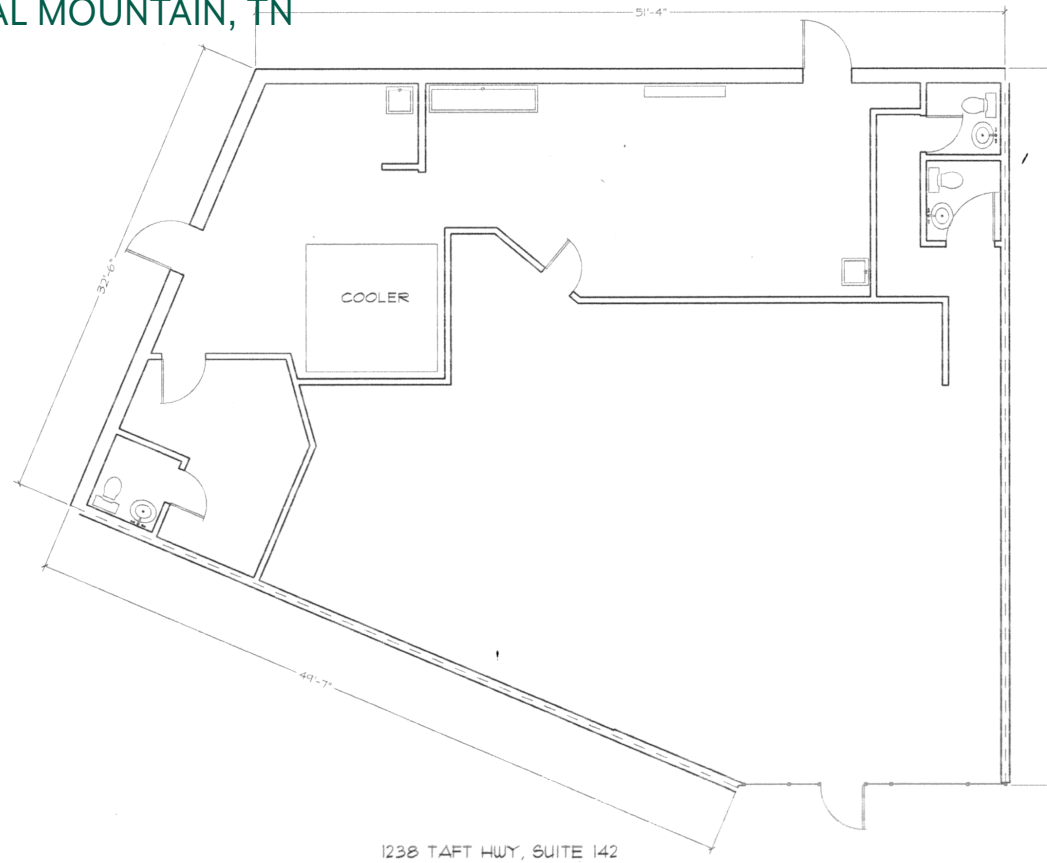
Retail Partner
704.319.8169
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THE KEITH CORPORATION

Charlotte, NC
704.365.6000
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SIGNAL PLAZA | 2,519 SF SPACE

1238 TAFT HWY | SIGNAL MOUNTAIN, TN



1238 TAFT HWY, SUITE 142

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
MEDIAN AGE	42.7	42.5	39.9
POPULATION	3,965	24,880	62,057
HOUSEHOLDS	1,423	10,903	27,568



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