

**4976 HIGHWAY 58, CHATTANOOGA, TN 37416**

FOR LEASE :  
**\$15.00/SF/YR**

LEASE TYPE :  
**NNN LEASE**

OPERATING EXPENSES :  
**\$1.50/SF/YR**

SUITE SIZE :  
**12,000 SQ. FT.**

PARCEL I.D. :  
**129B-F-013**

- ⇒ BUILD TO SUIT AVAILABLE
- ⇒ EASY INGRESS/EGRESS
- ⇒ HIGH VISIBILITY
- ⇒ INTERSTATE ACCESS
- ⇒ NEAR VW & AMAZON.COM FACILITY
- ⇒ HIGH TRAFFIC AREA
- ⇒ L.E.D. SIGN FOR ADVERTISING

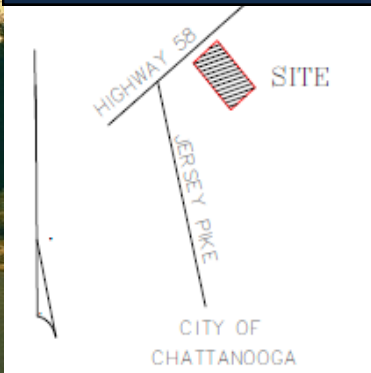


**PROPERTY OVERVIEW**

Built in 1993, property includes a 48,900 sq. ft. former grocery store that has been redeveloped for use as a climate controlled self-storage facility with additional retail space. Cannon Self Storage and Portobello's Italian Restaurant are current tenants in the bldg. There is a 12,000 sq. ft. retail space available for lease at \$15.00/sf/yr (NNN) with build to suit available. Property under new ownership and ready for redevelopment.

There is a large, striped & paved parking lot available to accommodate tenants and their customers. An interior parcel is located in front of lot that is currently owned and operated by Tennessee Valley Credit Union. This is a well established commercial area of Highway 58 occupied by commercial-retail like fast food chains, convenience stores, grocery stores, drug stores and strip centers to meet daily needs of nearby residents. Future development of the area is highly likely due to the recent addition of Volkswagen Assembly Plant and Amazon.com (less than 3 miles away).

Property is situated on a 5.05 acre site that has high visibility with 381 ft. of frontage along Highway 58, which is a major corridor for area residents to access Highway 153. Site also includes a new LED sign for potential advertising opportunities. Traffic counts in excess of 28,000 cars per day. Property features ingress/egress with a location on the "going home" side of Highway 58, traffic signalized access at entrance and right-turn access. With 1.7 mile access to Highway 153, this property is easily accessible from all areas of town.



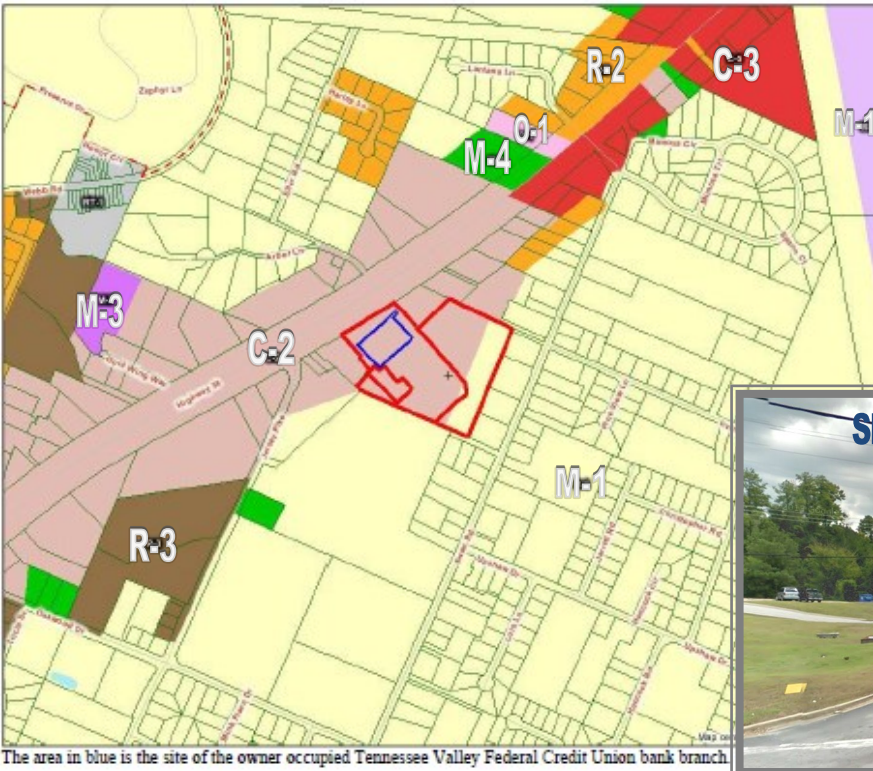
**FOR MORE INFORMATION, PLEASE CONTACT:**

**PRYOR BACON**

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- LOCATION HIGHLIGHTS**
- 1.7 mile access to Highway 153, which intersects with Highway 27 to the north and Interstate-75 to the south
  - 381 ft. of frontage along the “going home” side of Highway 58, major corridor for nearby residents; +/-28,000 cars per day
  - Easy ingress/egress to property with signalized access at entrance
  - Surrounding businesses include Cannon Self Storage, Portobello’s, Tennessee Valley Credit Union, Advanced Auto Parts, O’Reilly’s Auto Parts
  - 2.6 miles to Enterprise South Industrial Park, the location of new Volkswagen Assembly Plant and Amazon.com facility
  - Addition of VW and Amazon.com have sparked considerable growth in the Hwy 58 area; future development include constructing a parkway to link I-75 and Highway 58 in order to decrease traffic congestion
  - Easy access to large residential market with median household income of \$63,585



The area in blue is the site of the owner occupied Tennessee Valley Federal Credit Union bank branch.

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Complete Demographic Comparison Report



Date: May 17, 2013  
Highway 58 Area

	37336	37341 Harrison	37363 Ooltewah	37416
<b>2012A Demographics:</b>				
Total Population	4,346	14,046	32,557	14,676
Total Households	1,688	5,312	11,543	6,235
Female Population	2,159	7,069	16,711	7,721
% Female	49.68	50.33	51.33	52.61
Male Population	2,187	6,977	15,845	6,955
% Male	50.32	49.67	48.67	47.39
Population Density (perSq. Mi.)	91.33	358.05	448.63	1,220.27
<b>Age:</b>				
Age 0 - 4	4.3%	6.2%	5.7%	5.4%
Age 5 - 14	12.4%	12.8%	12.7%	11.7%
Age 15 - 19	6.5%	5.8%	7.8%	6.1%
Age 20 - 24	4.9%	5.1%	8.0%	6.2%
Age 25 - 34	10.0%	11.7%	11.0%	13.1%
Age 35 - 44	13.7%	13.9%	13.6%	12.3%
Age 45 - 54	16.7%	16.0%	14.8%	15.1%
Age 55 - 64	15.3%	15.3%	13.1%	14.6%
Age 65 - 74	10.8%	8.3%	7.8%	8.7%
Age 75 - 84	4.5%	3.9%	3.9%	5.3%
Age 85 +	1.0%	0.9%	1.6%	1.6%
Median Age	44.0	41.0	39.0	41.0
<b>Housing Units</b>				
Total Housing Units	1,877	5,675	12,389	6,749
Occupied Housing Units	90.0%	93.6%	93.2%	92.4%
Vacant Housing Units	10.1%	6.4%	6.8%	7.6%
<b>Housing Units by Tenure</b>				
Owner Occupied Housing Units	1,688	5,312	11,543	6,235
Owner Occupied free and clear	33.9%	25.0%	24.0%	19.2%
Owner Occupied with a mortgage or	48.7%	59.6%	57.2%	40.6%
Renter Occupied Housing Units	17.4%	15.5%	18.7%	40.1%
<b>Race and Ethnicity</b>				
American Indian, Eskimo, Aleut	0.3%	0.2%	0.4%	0.3%
Asian	0.1%	1.2%	2.5%	0.9%
Black	1.6%	7.6%	6.8%	45.6%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%	0.0%
White	96.7%	88.7%	86.2%	50.1%
Other	0.3%	0.8%	2.2%	1.3%
Multi-Race	1.0%	1.5%	1.9%	1.9%
Hispanic Ethnicity	1.2%	2.3%	6.3%	2.8%
Not of Hispanic Ethnicity	98.8%	97.7%	93.7%	97.2%
<b>Marital Status:</b>				
Age 15 + Population	3,622	11,376	26,555	12,172
Divorced	10.2%	8.7%	8.7%	15.4%
Never Married	15.8%	19.2%	26.6%	28.5%

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Now Married	68.1%	65.9%	59.5%	47.1%
Now Married - Separated	2.3%	0.4%	0.8%	2.4%
Widowed	5.9%	6.1%	5.1%	9.0%

**Educational Attainment:**

Total Population Age 25+	3,127	9,839	21,408	10,367
Grade K- 8	5.6%	1.8%	2.3%	3.3%
Grade 9 - 12	14.5%	6.7%	7.8%	8.1%
High School Graduate	45.0%	33.7%	22.5%	33.8%
Associates Degree	5.4%	9.3%	9.5%	7.5%
Bachelor's Degree	7.2%	14.1%	21.7%	13.9%
Graduate Degree	3.1%	5.9%	13.0%	7.9%
Some College, No Degree	17.7%	26.2%	22.3%	23.5%

**Household Income:**

Income \$ 0 - \$9,999	6.7%	4.2%	6.6%	6.1%
Income \$ 10,000 - \$14,999	6.6%	4.3%	2.9%	5.5%
Income \$ 15,000 - \$24,999	11.4%	7.6%	8.2%	16.1%
Income \$ 25,000 - \$34,999	11.0%	9.8%	7.4%	11.7%
Income \$ 35,000 - \$49,999	16.5%	12.8%	11.5%	14.7%
Income \$ 50,000 - \$74,999	20.5%	24.5%	20.8%	19.8%
Income \$ 75,000 - \$99,999	16.3%	16.3%	16.9%	13.4%
Income \$100,000 - \$124,999	6.2%	9.0%	10.4%	5.3%
Income \$125,000 - \$149,999	2.1%	3.7%	5.4%	3.0%
Income \$150,000 +	2.7%	7.8%	9.9%	4.4%
Average Household Income	\$58,154	\$78,981	\$86,349	\$59,713
Median Household Income	\$48,049	\$59,860	\$63,585	\$45,367
Per Capita Income	\$22,651	\$29,876	\$31,187	\$25,386

**Vehicles Available**

0 Vehicles Available	2.1%	2.7%	3.2%	4.9%
1 Vehicle Available	19.0%	19.1%	20.1%	32.7%
2+ Vehicles Available	78.9%	78.2%	76.7%	62.4%
Average Vehicles Per Household	2.30	2.32	2.23	1.97
Total Vehicles Available	3,876	12,333	25,720	12,307

**Mosaic Distributions 2012**

**Residential Mosaic**

% of HH in Dominant Cluster	68.73%	51.62%	13.57%	35.35%
Dominant Cluster Type	I30 Stockcars and State Parks	E21 Unspoiled Splendor	B08 Babies and Bliss	E20 No Place Like Home
Household count of Dominant Cluster	1,160	2,742	1,567	2,204
Simmons Product Profiles 2011 Pets & Pet Food:HH %				
% Your Pets - How Many In Hh Dogs One Or More	51.83%	48.08%	44.88%	36.51%

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