



Hawthorne at the Crest
Apartments

SVN | SECOND STORY REAL ESTATE MANAGEMENT

The Jewel at Summit Pointe
Apartments

FOR SALE



APISON PIKE RETAIL CORRIDOR LAND OFFERING

8035 Apison Pike | Collegedale, TN 37363



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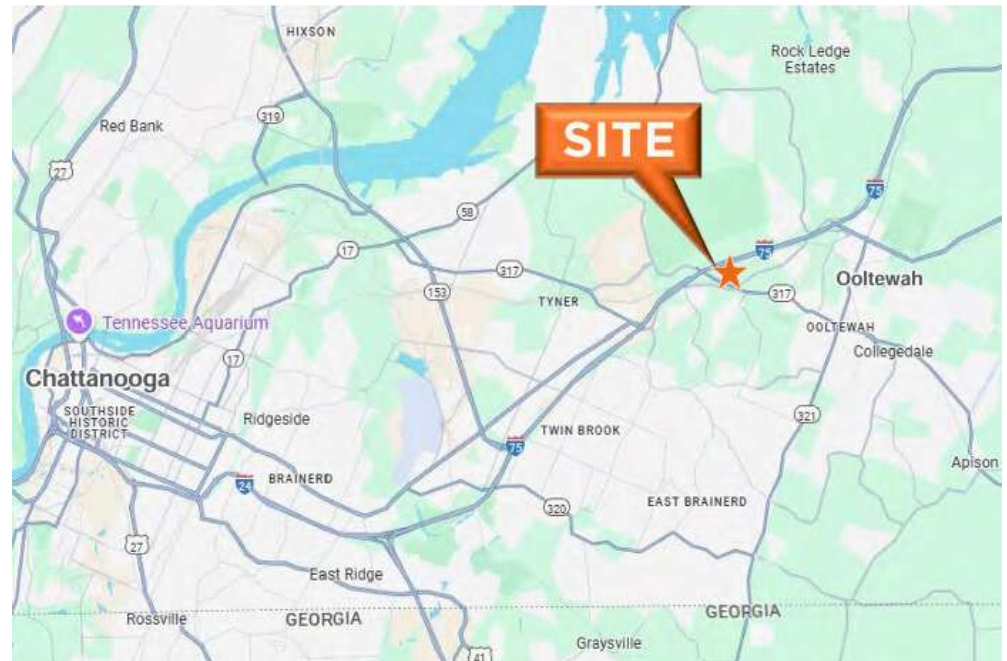


Property Description

Position your business in one of Ooltewah's fastest-growing retail corridors. This ± 3.6 -acre site offers flexible pad opportunities for ground lease or build-to-suit development, with a conceptual plan illustrating potential for drive-thru coffee, fast-casual dining, automotive services, retail, and specialty retail uses.

With ± 513 feet of frontage on Apison Pike and over 21,000 vehicles passing daily, the site provides exceptional visibility in a high-growth trade area. Surrounded by major employers including Volkswagen, Amazon, McKee Foods, and Southern Adventist University, the area draws a diverse customer base of manufacturing workers, commuters, students, and affluent residents (\$96,315 AHHI within a 5-mile radius).

Strategically located with strong demographics, expanding infrastructure, and increasing traffic volumes, this site is an ideal opportunity for retail users seeking a dynamic, growing market in the Chattanooga MSA



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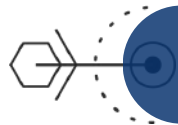
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OFFERING HIGHLIGHTS

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Property Description

- Prime Retail Frontage | ± 513 feet of frontage along Apison Pike, a rapidly growing retail corridor in Ooltewah
- High Traffic Exposure | Over 21,000 VPD
- Strategic Ooltewah Location | Surrounded by major employers including Volkswagen, Amazon, McKee Foods, and Southern Adventist University | Easy access to I-75 and key regional destinations
- Strong Demographics & Daytime Population | Serves a diverse customer base of manufacturing workers, commuters, students, and affluent residents (\$96,315 AHHI)
- Growing Residential & Commercial Area | Rapidly expanding housing and retail development fueling demand for quick-service dining, coffee, automotive, and convenience retail

Offering Price: \$3,250,000

Lot Size (Acres): ± 3.6



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RETAILER MAP

 **VOLKSWAGEN**
Chattanooga

 **Cherokee**
Distributing Company

 **FedEx**

 **QT**

 **SITE**

 **amazon**
fulfillment

Reflection Point
Built 2022
300 Apartments

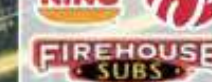
Jewel at Summit Pointe
Built 2023
256 Apartments

Hawthorne at the Crest
Built 2022
176 Apartments

Hawthorne at the Summit
Built 2017
286 Apartments

Village at Apison Pike
Built 2015
248 Apartments

 **Wendy's**
 **SUBWAY**
 **TACO BELL**
 **6**
 **EconoLodge**

 **Walmart**
 **Arby's**
 **BURGER KING**
 **FIREHOUSE SUBS**
 **Auto Zone**
 **PANDA EXPRESS**
 **CIRCLE K**
 **ZAXBY'S**
 **Crock Pot**
 **ANYTIME FITNESS**
 **ALDI**
 **The UPS Store**
 **Publix**
 **TACO BELL**

 **Advance Auto Parts**
 **Jack's**
 **SCOOTERS COFFEE**
 **CIRCLE K**

 **TRACTOR SUPPLY CO**
 **FIRST HORIZON BANK**
 **DOLLAR TREE**
 **WORKOUT ANYTIME**

 **SOUTHERN ADVENTIST UNIVERSITY**

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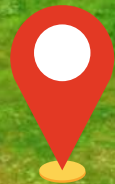
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Area Highlights

- Part of the growing Chattanooga MSA, 15 minutes from downtown and near the Georgia border
- 41,000+ residents in the Ooltewah ZIP code with strong household incomes (\$96,315 AHFI)
- Expanding housing market with home values ranging from \$238K–\$460K and fast sales
- Affordable cost of living with median rents around \$1,320 per month
- Balanced demographics with a median age of 39 and a strong mix of families and professionals
- Major employment base includes Volkswagen, Amazon, McKee Foods, and expanding healthcare and logistics sectors
- Blend of suburban convenience and small town charm fueling rapid residential and retail growth



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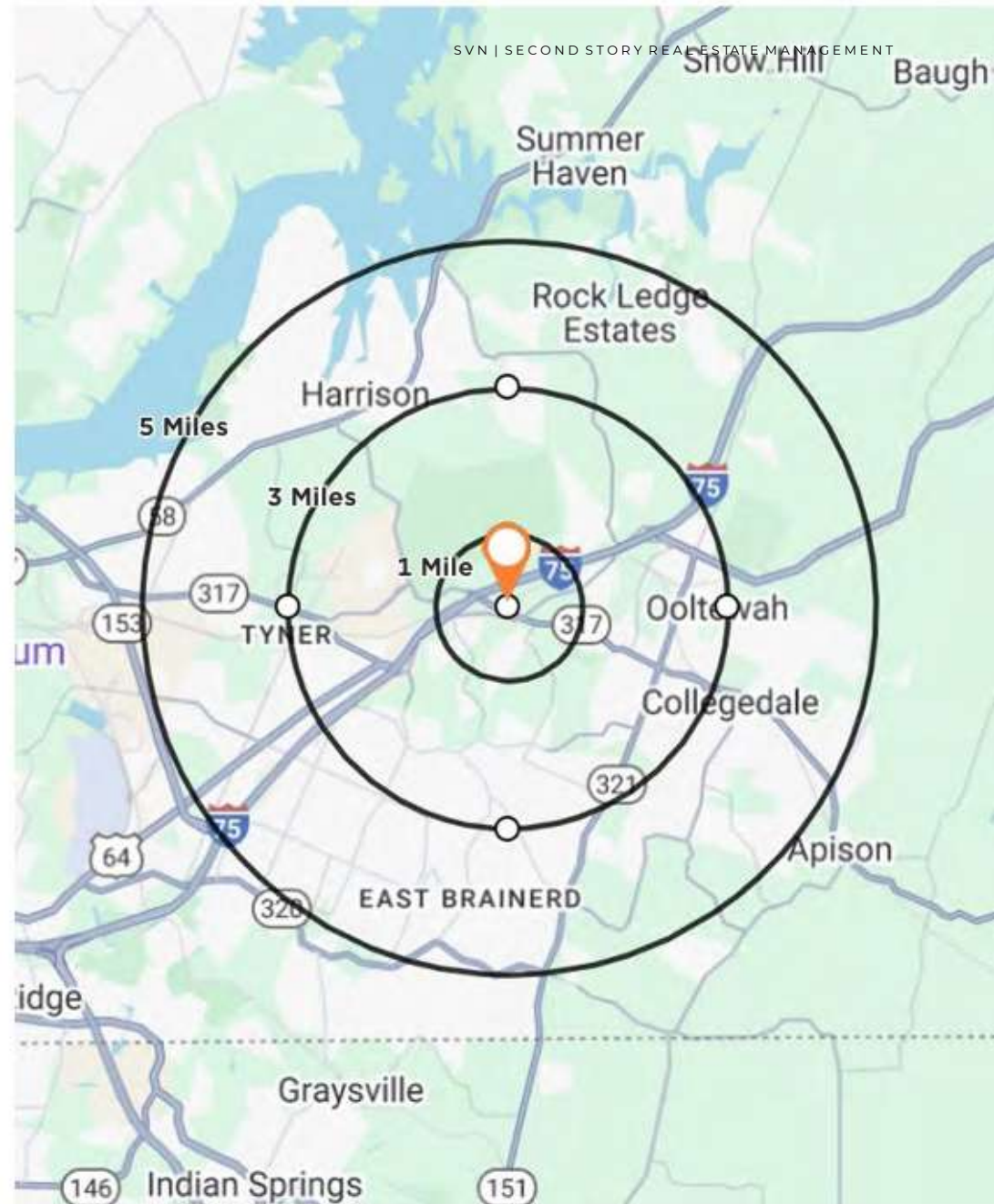
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,395	29,931	82,387
2029 Projection	3,710	31,748	87,672
Median Age	36.9	41.4	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,279	11,346	31,808
Persons Per HH	2.6	2.4	2.4
Average HH Income	\$73,758	\$91,135	\$96,315
Median Home Value	\$214,853	\$265,339	\$260,293

Demographics data derived from: AlphaMap & CoStar



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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.



BROKERS

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