

**2nd Generation Restaurant For Lease| 4,316 SF**  
2342 Shallowford Village Dr, Chattanooga, TN 37421



**FOR MORE INFORMATION CONTACT:**

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## PROPERTY DETAILS

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<b>Available SF</b>	4,316 SF
<b>Property Type</b>	Retail
<b>Property Subtype</b>	Restaurant
<b>Condition</b>	Full Build-Out
<b>Availability</b>	Now

## PROPERTY HIGHLIGHTS

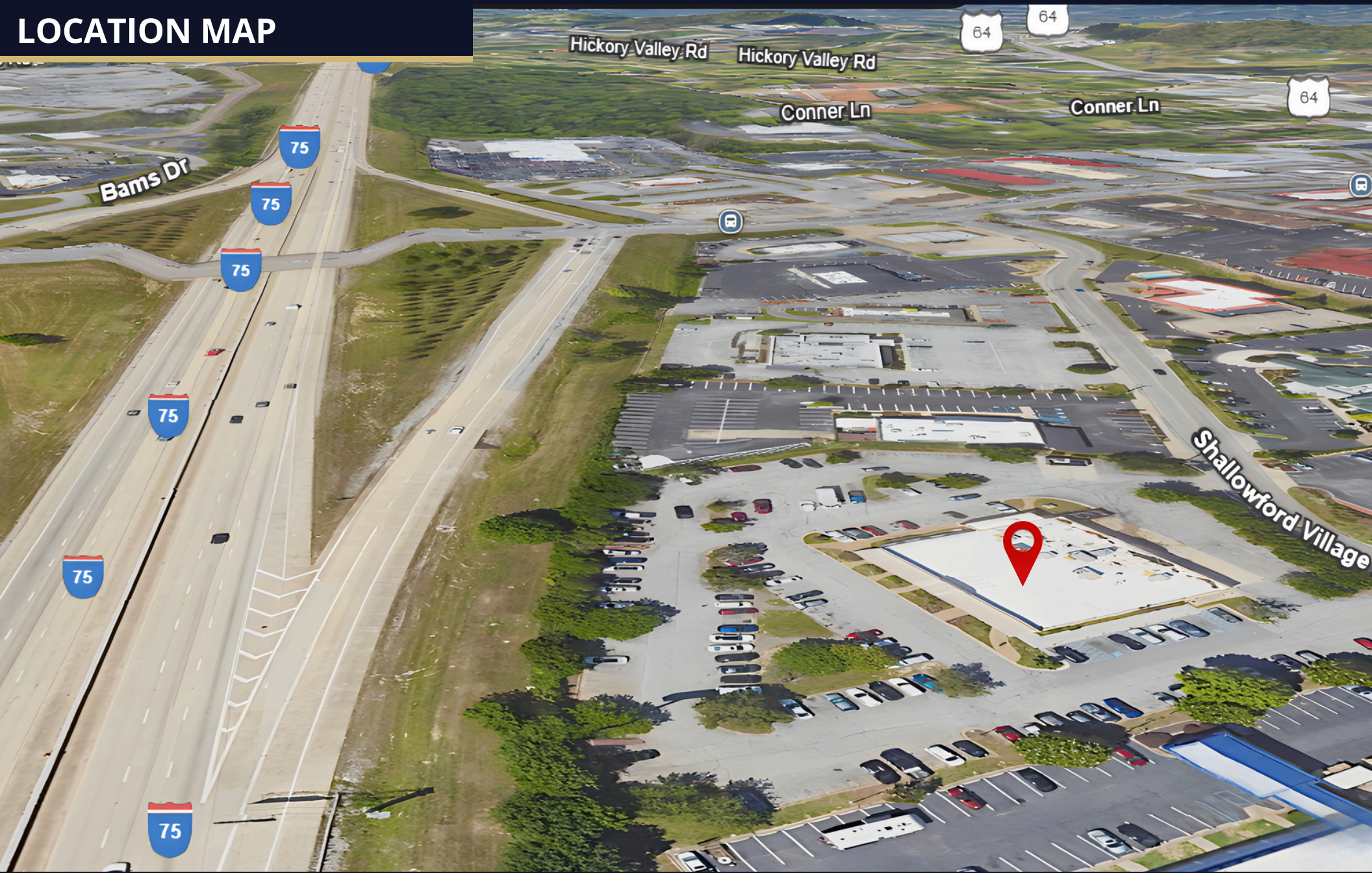
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- 3,000 gallon grease trap and 40 tons HVAC
- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as a Restaurant or Café Space
- Space is an outparcel at this property
- 2nd Generation Restaurant
- Directly off Shallowford Rd exit of I-75
- Near by national tenants Publix, REI, Burlington



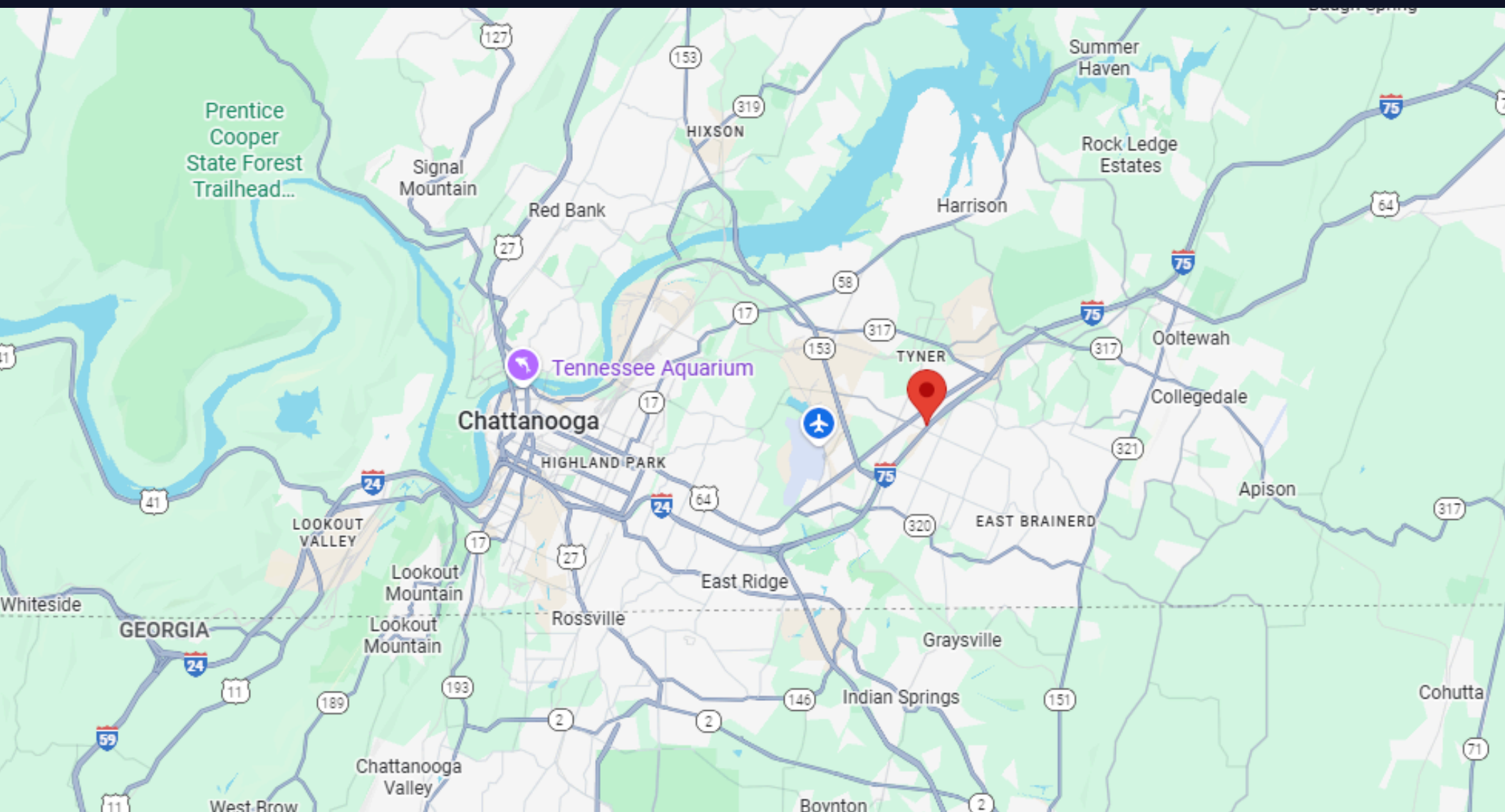


# LOCATION MAP



Located in the Hamilton Place / Shallowford Village trade area just off I-75, this retail/restaurant site benefits from strong visibility along a well-traveled corridor adjacent to established retail and hospitality uses including turn lanes, pylon signage, and direct freeway access.





## TOTAL POPULATION

1 MILE

**5,801**

3 MILES

**44,444**

5 MILES

**105,443**



## MEDIAN HH INCOME

1 MILE

**\$75,145**

3 MILES

**\$78,696**

5 MILES

**\$78,308**



## HOUSEHOLDS

1 MILE

**2,965**

3 MILES

**20,372**

5 MILES

**47,423**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





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