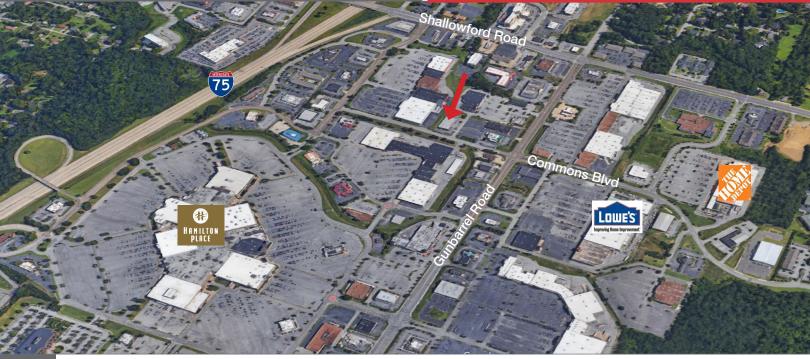


COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# For Sale For Lease

12,580± SF | Retail



# 7351 Commons Blvd

Chattanooga, TN 37421

### **Property Features**

- Year Built 2001
- Zoning C-2
- 35 Parking Spaces
- Gunbarrel Road 18,122 VPD
- 1 Dock Door
- 10'-14' Ceilings

Rare property for sale in the heart of the Hamilton Place trade area. Easy access to I-75 and Gunbarrel Road. Deed restrictions on use.

For Sale: \$2,900,000 For Lease: \$22.00 PSF (NNN)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



Parcel ID	149H E 009.02
Total Building Size	12,580± SF
Land Size:	1 Acre
Lot Dimensions:	186' x 299'
2023 RE Taxes:	\$25,882.75

## For more information:

#### Chad Wamack, Broker

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520 Lookout Street Chattanooga, TN 37403 +1 423 267 6549 naicharter.com

# **Property** Photo



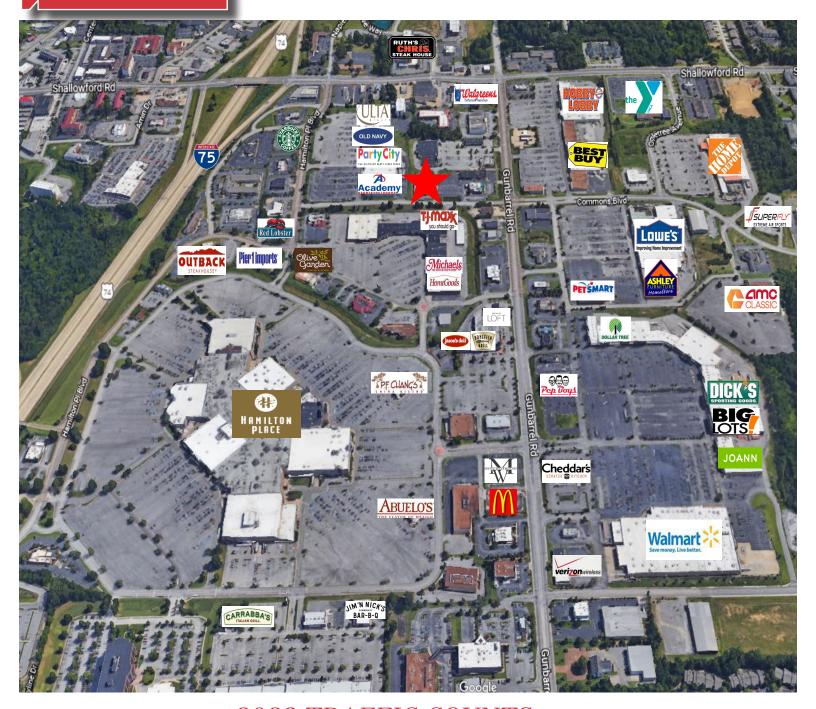






For Sale | For Lease Retail Space 7351 Commons Blvd.

# Aerial Map



# 2023 TRAFFIC COUNTS:

Gunbarrel Road 18,122 VPD

Shallowford Road 15,817 VPD

Interstate 75 114,993 VPD



# **Demographics** 3-Mile Radius

KEY FACTS			EDUCATION			
45,867 Population  2.3  Average Household Size		41.4 Median Age  57,620 Median Household Income	9% No High School Diploma	22% High School Graduate	36% Some College	33% Bachelor's/Grad/Prof Degree
BUSINESS		EMPLOYMENT				
441			<b>W</b> hite Collar		66%	
2,723		37,529	Blue Collar		21%	3.2%
Total Businesses	7	Total Employees	Services		13%	Unemployment Rate
\$57,620	INCOME \$34,039	\$94,596		: \$50,000 - \$74,999 ( p: \$150,000 - \$199,9  Value		
Median Household Income	Per Capita Income	Median Net Worth		, =	,	Bars show deviation from Hamilton County