



Dollar General + vacant suite

Signal Mountain, TN

ASKING PRICE:

\$ 1, 2 0 8, 7 5 0

SUMMARY

YEAR REMODELED:	2004
BUILDING SIZE:	13,860 SF
PARCEL SIZE:	1.22 AC

HIGHLIGHTS

- Top Producing Dollar General, ranked #19 out of 916 Dollar Generals in TN, with over 233K visitors annually according to PlacerAl
- Larger Footprint Store Remodel of Existing Grocery Store
- Barriers to Entry for New Commercial Development
- Long Term Historical Store Performance Success
- Store Sells Beer and Wine
- Population over 153,577+ within 10 miles
- U.S. Route 127 is the main road through the town, leading south off the mountain 8 miles to downtown Chattanooga and north over Walden Ridge 21 miles to Dunlap
- Hamilton County Average Household Income exceeds \$170,550
- Conveniently located 11 miles north of Chattanooga, TN and 13 miles to Interstate 24
- TN is state income tax free

PHOTOS





FOR MORE INFORMATION

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