

# NORTHTOWNE CENTRE

5450 HIGHWAY 153, HIXSON, TN 37343

FOR LEASE



## LOCATION DESCRIPTION

Hixson, a submarket of the Chattanooga MSA, is located 7+ miles northeast of downtown Chattanooga. Chattanooga is the fourth-largest city in Tennessee with a regional population of over one million. Northtowne Centre, a 257,744 SF regional shopping center, is centrally located in the Hixson market at the intersection of Highway 153 (43,533 VPD) and Northpoint Blvd (7,856 VPD). The strength of the retail corridor is demonstrated by the surrounding national tenants including Walmart, Kohl's, Target, Lowe's, Home Depot, Belk, and Burlington, among many others.



## PROPERTY HIGHLIGHTS

- 1,000 - 30,000 SF available
- Excellent visibility and 2 points of access from Highway 153 and 4 points of access from Northpoint Blvd
- National tenants, including Hobby Lobby, Ashley Furniture Outlet, and Dollar Tree
- Located near a diverse economy of manufacturing and service industry companies including Coca Cola, Amazon, BCBS, TVA, Komatsu, and Blue Cross Blue Shield

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	5,722	36,355	80,587
2024 Total Households	2,442	15,591	34,601
2024 Average Household Income	\$105,813	\$102,825	\$112,702



**CRAIGE PEARSON**

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SUITE	TENANT NAME	SPACE SIZE
100	Ashley Furniture	30,176 SF
100C	Available	25,787 SF
108	Uptown Cheapskate	4,660 SF
112	Mariner Finance	1,500 SF
118	Discovery Outlet	11,247 SF
126	Staples	25,153 SF
130	Sewing Kit	1,200 SF
134	Punto Latino	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
140	Amigo Mexican Restaurant	5,999 SF
144	Chattanooga Vapor Co.	1,200 SF
148	Nail Club	1,200 SF
152	Sudsy Mutts	1,200 SF
156	Noodles & Pho	1,200 SF
160	Great Clips	1,375 SF
164	Available	2,520 SF

SUITE	TENANT NAME	SPACE SIZE
166	Jab Kickboxing	1,730 SF
170	Dollar Tree	9,981 SF
174	GLO Tanning	2,745 SF
178/182/186	Jumpin' Jellybeans	8,455 SF
190	Cosmo Prof	3,000 SF
196	Hobby Lobby	69,263 SF
198	Stockdales	46,952 SF



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