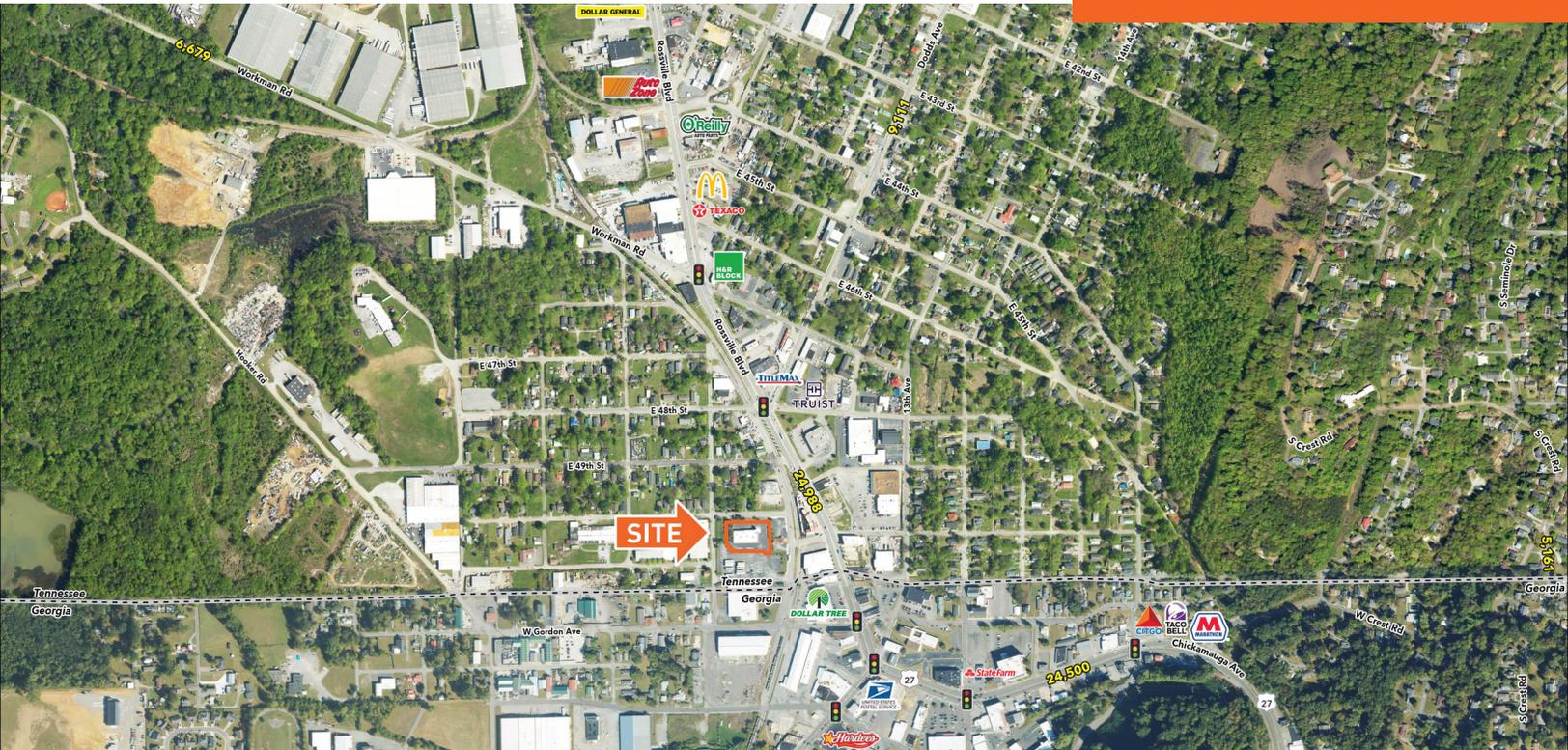


FORMER CVS

5011 WEST STATE STREET, CHATTANOOGA, TN 37407

**FOR SALE
& LEASE**



LOCATION DESCRIPTION

Chattanooga is located in southeastern Tennessee and is the fourth-largest city in the state, supported by manufacturing, logistics, healthcare, and higher education. Its strategic location between Nashville, Knoxville, and Atlanta positions the city as a regional connector with steady population and employment growth that continues to support neighborhood retail demand. The subject property sits just west of Rossville Boulevard, a neighborhood commercial artery carrying 25,322 VPD and serving as the main thoroughfare from downtown Chattanooga to Ft. Oglethorpe GA. The area features a mix of quick-service restaurants, automotive uses, discount retailers, and service-oriented operators catering to surrounding residential neighborhoods. English Avenue, located on the east side of the site, functions as a local access road with 273 VPD, providing secondary circulation into the trade area.



PROPERTY HIGHLIGHTS

- Building is 10,763 SF
- Total lot size is 1.11 AC
- Can be seen from Rossville Blvd (25,322 VPD)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	7,043	54,412	128,415
2025 Total Households	2,563	21,508	53,795
2025 Average Household Income	\$67,499	\$70,716	\$80,939



CRAIGE PEARSON
craige.pearson@tscg.com
615.324.5643

FORMER CVS

5011 WEST STATE STREET, CHATTANOOGA, TN 37407

FOR SALE
& LEASE



CRAIGE PEARSON
craige.pearson@tscg.com
615.324.5643