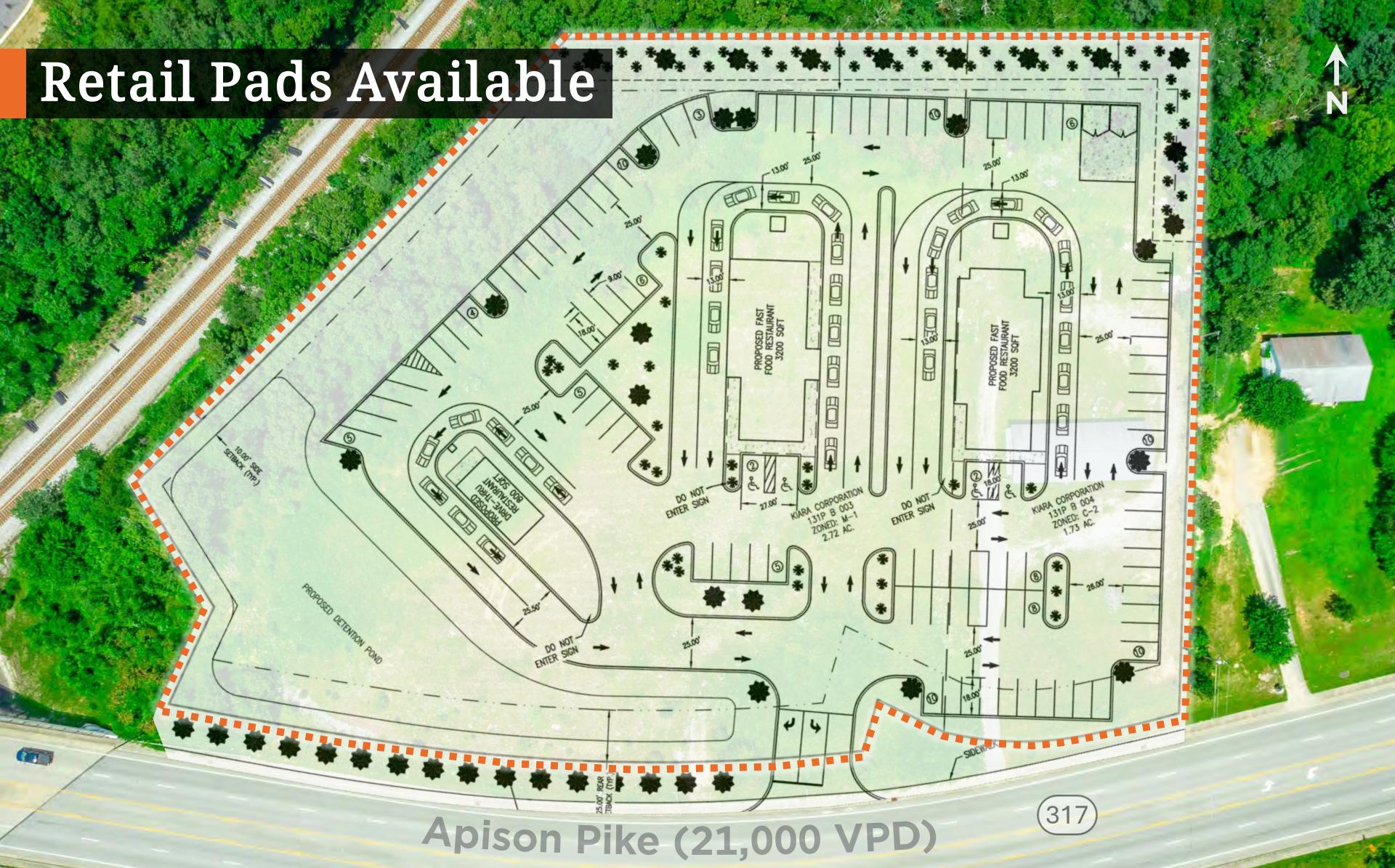


Retail Pads Available



Ground Lease or Build-to-Suit

8035 Apison Pike | Ooltewah, TN 37363

Prime Retail Pads

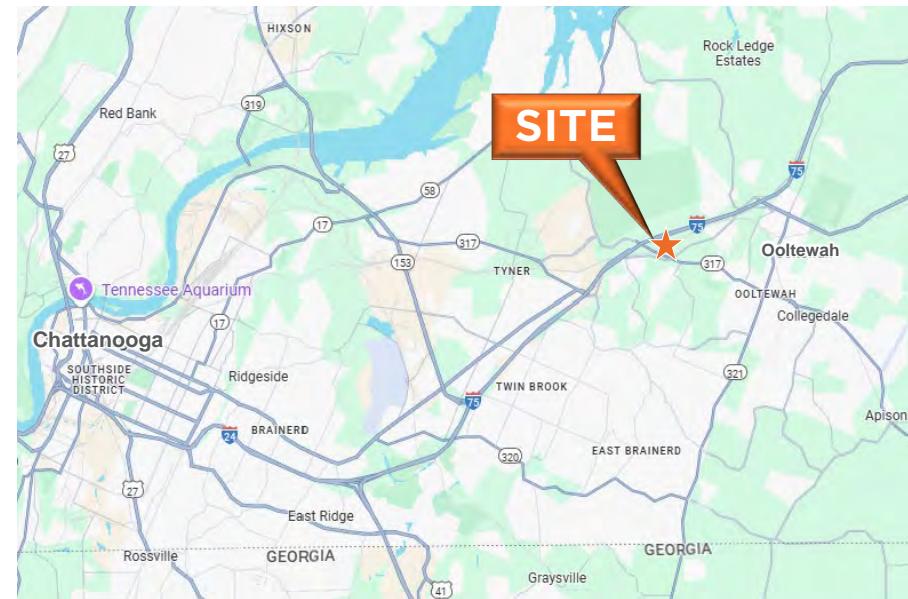
Ground Lease or Build-to-Suit Opportunity

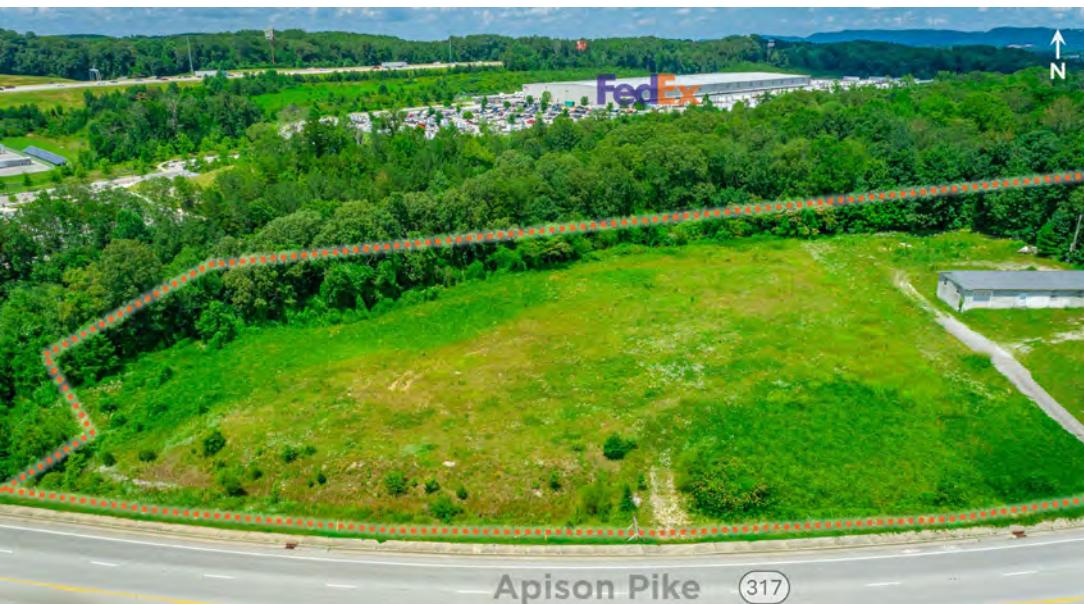
8035 Apison Pike | Ooltewah, TN

Position your business in one of Ooltewah's fastest-growing retail corridors. This ± 3.6 -acre site offers flexible pad opportunities for ground lease or build-to-suit development, with a conceptual plan illustrating potential for drive-thru coffee, fast-casual dining, automotive services, retail, and specialty retail uses.

With ± 513 feet of frontage on Apison Pike and over 21,000 vehicles passing daily, the site provides exceptional visibility in a high-growth trade area. Surrounded by major employers including Volkswagen, Amazon, McKee Foods, and Southern Adventist University, the area draws a diverse customer base of manufacturing workers, commuters, students, and affluent residents (\$96,315 AHHI within a 5-mile radius).

Strategically located with strong demographics, expanding infrastructure, and increasing traffic volumes, this site is an ideal opportunity for retail users seeking a dynamic, growing market in the Chattanooga MSA.

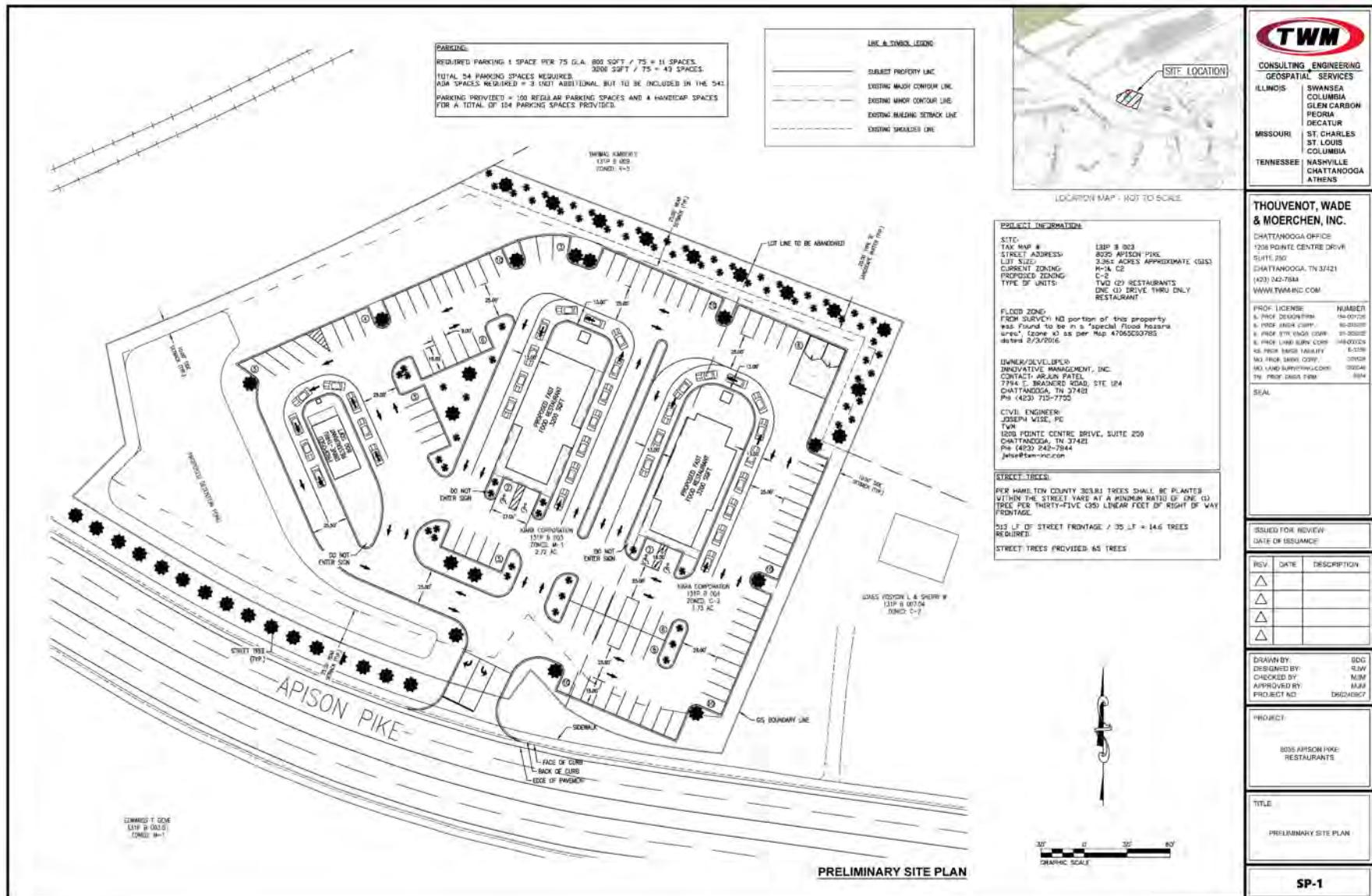


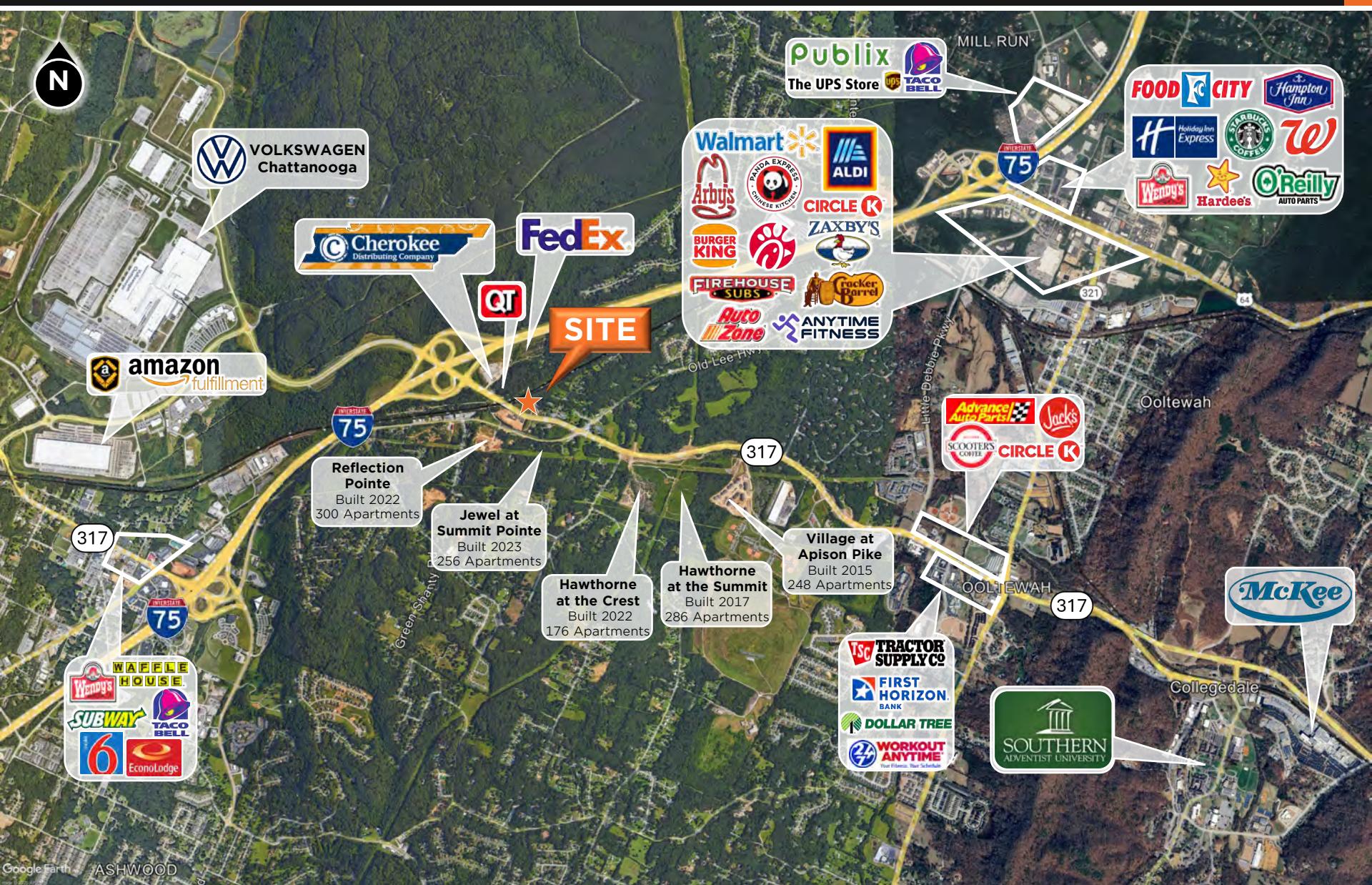


Offering Highlights

- **Prime Retail Frontage** | ±513 feet of frontage along Apison Pike, a rapidly growing retail corridor in Ooltewah
- **High Traffic Exposure** | Over 21,000 VPD
- **Strategic Ooltewah Location** | Surrounded by major employers including Volkswagen, Amazon, McKee Foods, and Southern Adventist University | Easy access to I-75 and key regional destinations
- **Strong Demographics & Daytime Population** | Serves a diverse customer base of manufacturing workers, commuters, students, and affluent residents (\$96,315 AHHI)
- **Growing Residential & Commercial Area** | Rapidly expanding housing and retail development fueling demand for quick-service dining, coffee, automotive, and convenience retail
- **Flexible Development Potential** | Conceptual site plan illustrates 3 retail pads for drive-thru, fast-casual, automotive, or financial uses

Conceptual Site Plan | 3 Retail Pads: 800 SF Drive-thru + Two 3,200 SF Pads (QSR, Retail or Service Uses)





Ooltewah, TN (Metro Chattanooga) | Expanding Population Surrounded by Major Employers**Area Highlights**

- Part of the growing Chattanooga MSA, 15 minutes from downtown and near the Georgia border
- 41,000+ residents in the Ooltewah ZIP code with strong household incomes (\$96,315 AHHI)
- Expanding housing market with home values ranging from \$238K-\$460K and fast sales
- Affordable cost of living with median rents around \$1,320 per month
- Balanced demographics with a median age of 39 and a strong mix of families and professionals
- Major employment base includes Volkswagen, Amazon, McKee Foods, and expanding healthcare and logistics sectors
- Blend of suburban convenience and small-town charm fueling rapid residential and retail growth

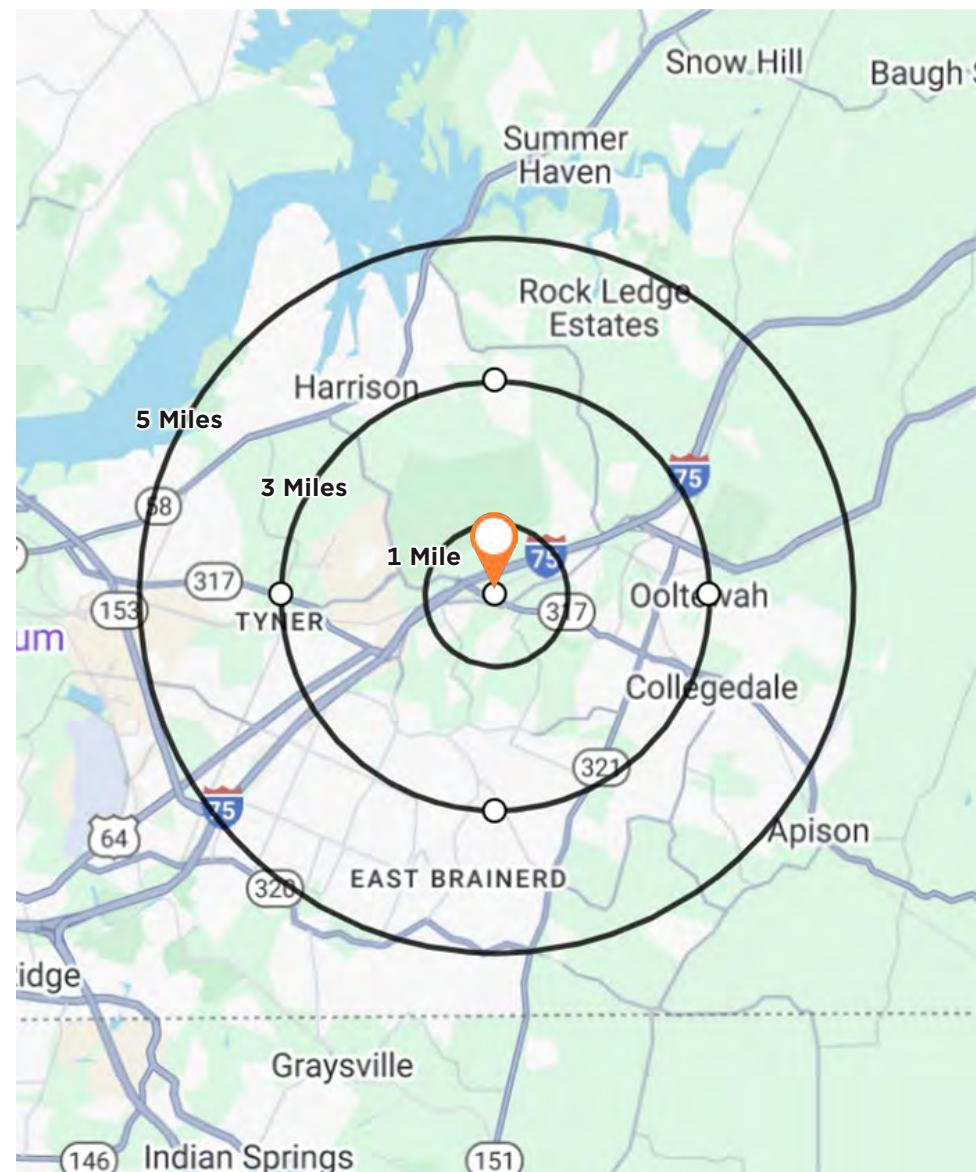


Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,395	29,931	82,387
2029 Projection	3,710	31,748	87,672
Median Age	36.9	41.4	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,279	11,346	31,808
Persons Per HH	2.6	2.4	2.4
Average HH Income	\$73,758	\$91,135	\$96,315
Median Home Value	\$214,853	\$265,339	\$260,293

Demographics data derived from: AlphaMap & CoStar



DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective leasee, any prospective leasee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective leasee proceeds at its own risk.

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Hawthorne at the Crest
Apartments

The Jewel at Summit Pointe
Apartments



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