

SODDY DAISY PLAZA

Chattanooga, Tennessee

FOR LEASE



- ◆ Suite A1 is Available For Lease (2,800 SF)
- ◆ Retail Neighborhood Shopping Center
- ◆ Conveniently Located on Dayton Pike at Sequoyah Access Road in Soddy Daisy, TN
- ◆ Anchored by a Food City Store
- ◆ Great Road Frontage and Visibility
- ◆ High Volume Traffic on Dayton Pike
- ◆ Beautiful & Well Maintained Landscape
- ◆ One Story Building with Handicap Access
- ◆ Tenant Improvements Negotiable

Soddy Daisy Plaza Community Shopping Center, containing 55,424 square feet of net leasable area, is anchored by Food City Supermarket (40,830 S.F.) with a Gas 'N Go Fuel Center (144 SF). It is well located 1/4 mile from the interchange of Highway 27 (Corridor J) and Sequoyah Access Roads with a traffic count of 28,574 +/- cars per day. It is located in Soddy Daisy, Tennessee which is one of the fastest growing sub-markets of Chattanooga, Hamilton County, Tennessee. The Current Space Available is Suite A-1 with 2,800 sq. ft., formerly a coffee shop.

2,800 SF SPACE AVAILABLE FOR LEASE

FOR LEASING INFORMATION CONTACT:

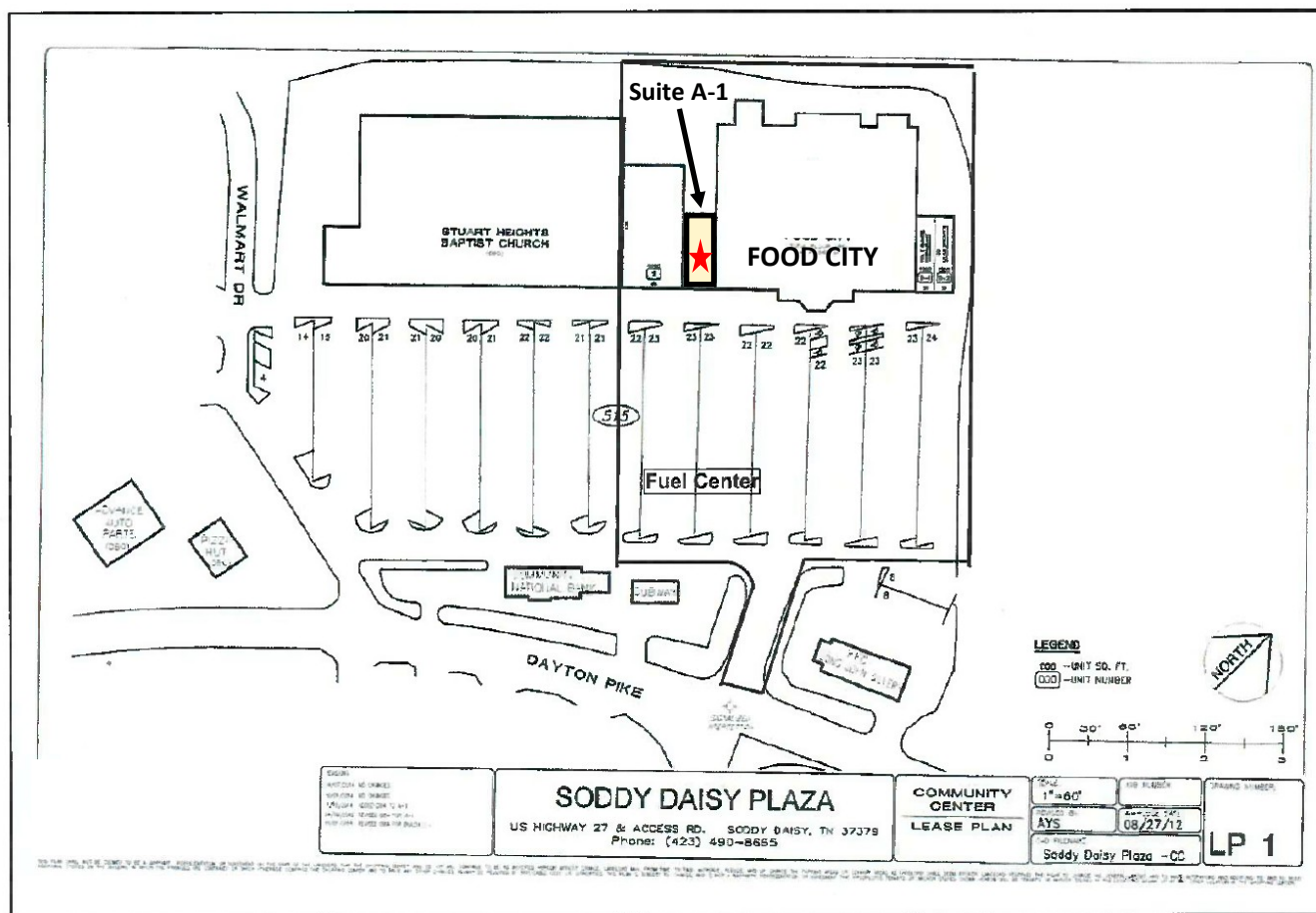
TONY BROCK, V.P. LEASING
(CELL: 423-260-2429 OR 423-463-8063)
OR

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FOUR SQUARES BUSINESS CENTER
1200 MOUNTAIN CREEK ROAD • SUITE 100
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SITE PLAN



SUITE A-1 IS CURRENTLY AVAILABLE

LEASABLE AREA: 2,800 SF

RENT SCHEDULE

Suite #	Sq. Ft.	Base Rent/ SF/YR	NNN/ SF/YR
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Suite A-1	2,800 SF	\$12.00	+ \$2.14
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Initial Total Rent + NNN: \$3,299.20 per Month

(Base Rent Annual Increase of 3%)

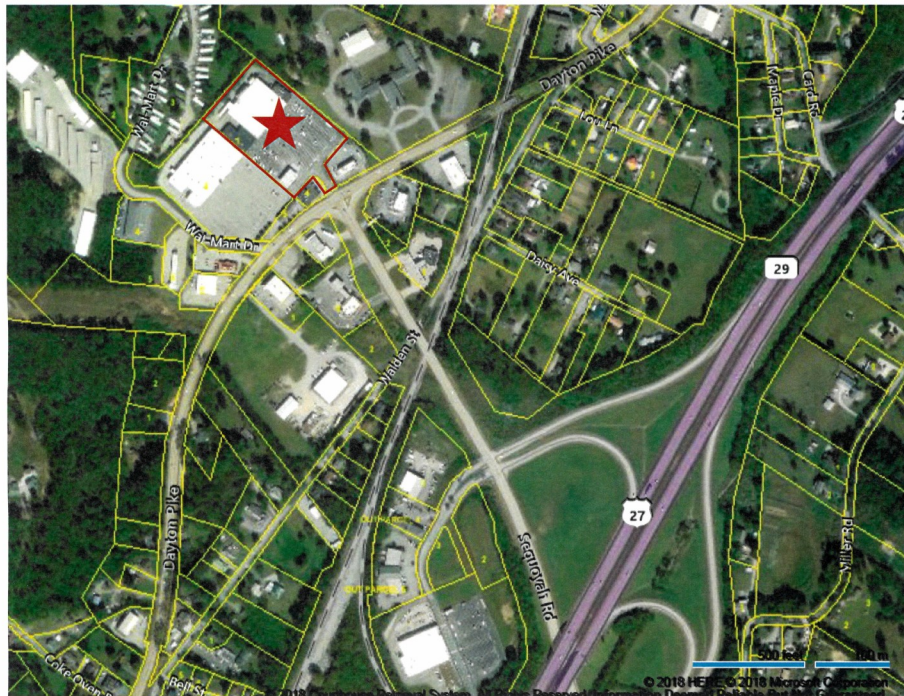
(NNN Costs Reconciled Annually)



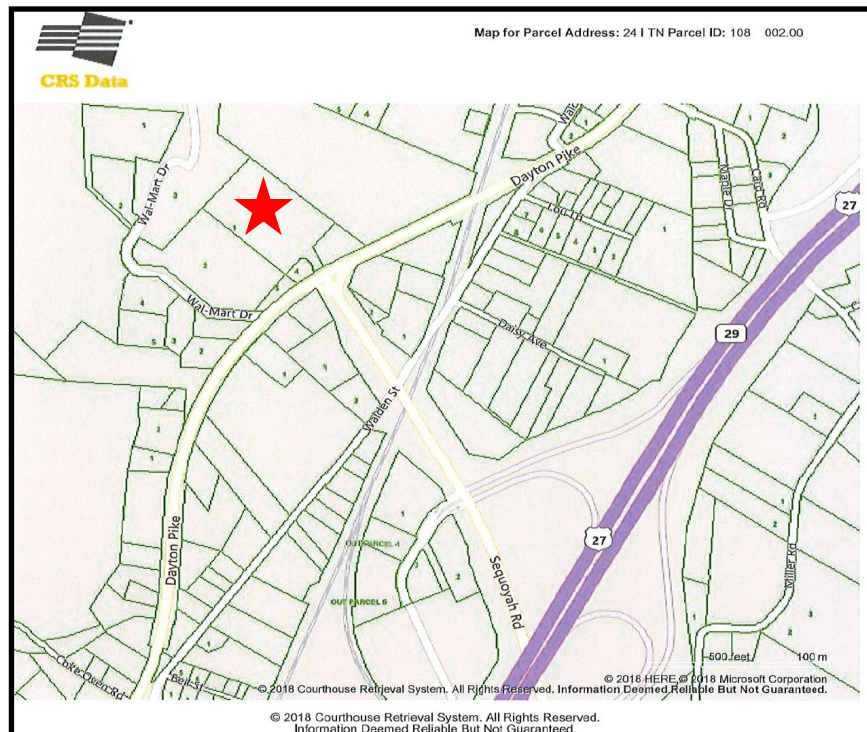
Ph: 423-875-3600 • Fax: 423-875-9044
www.rainesgroup.com

Disclaimer: The data contained herein has been provided by reliable sources, however, they should be considered estimates and/or projections, are subject to change without notice, and are not warranted by The Raines Group, Inc. It is advised that the Investor or Tenant carry out his own due diligence through his own professional advisors before making any final decisions on the property in question.

SODDY DAISY PLAZA AERIAL MAP



LOCATION MAP

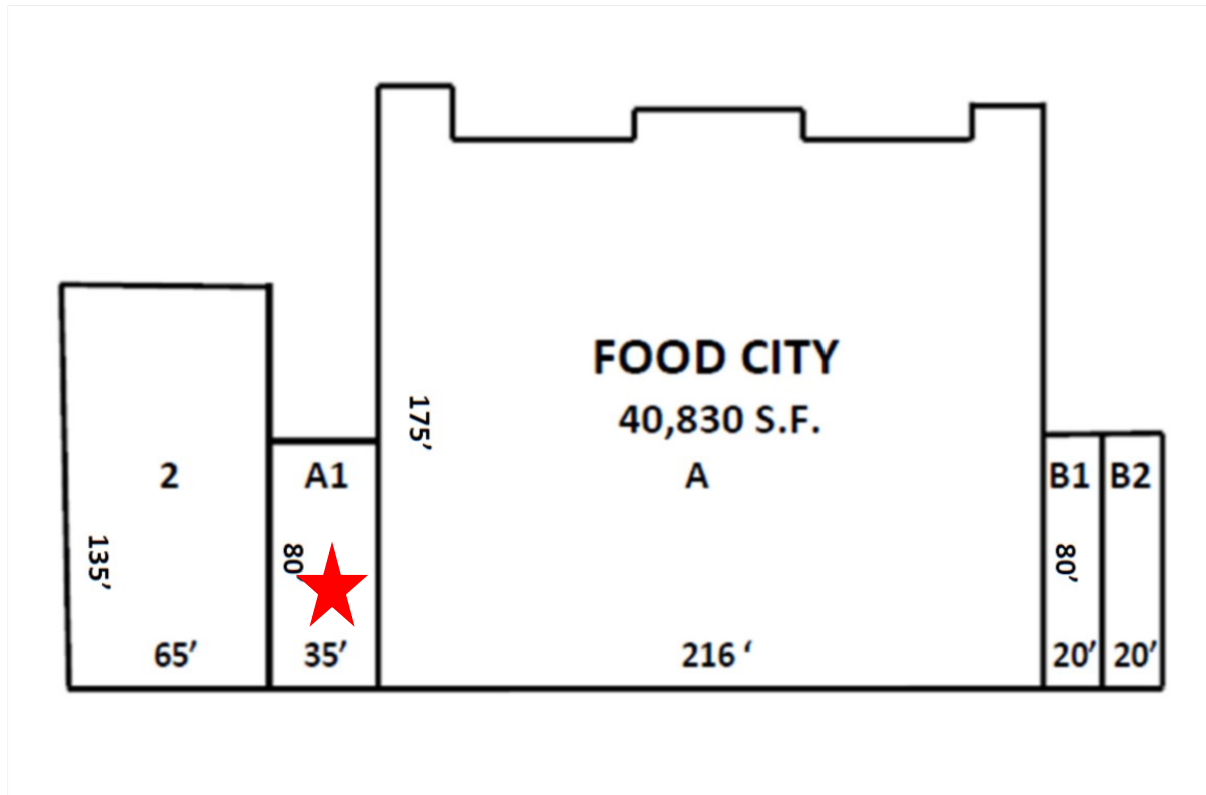


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SODDY DAISY PLAZA
LEASING PLAN

SUITE A1
2,800 SF +/-

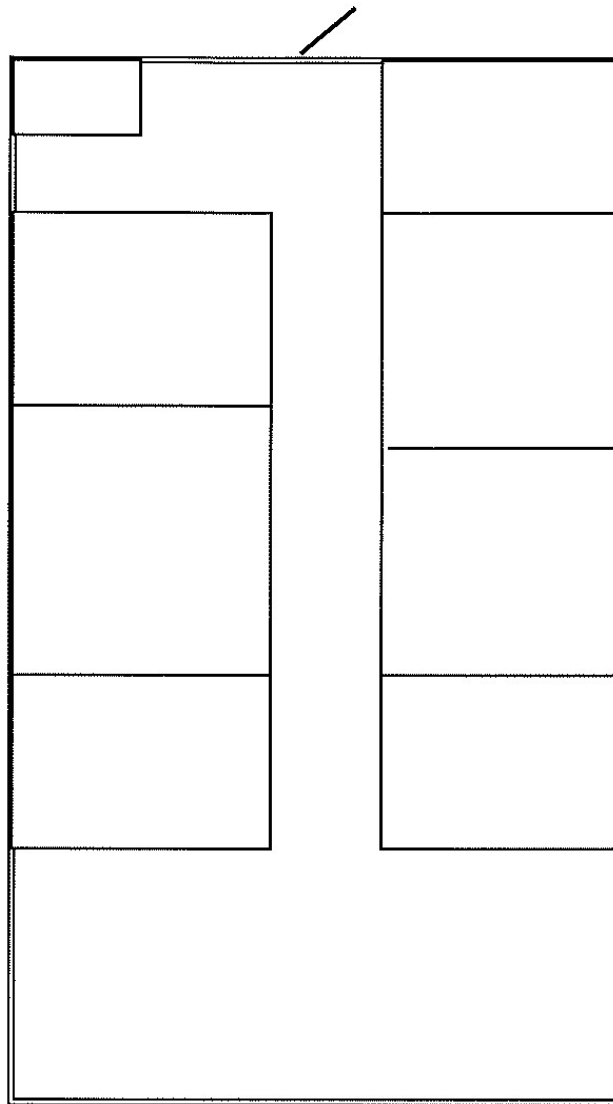


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**SODDY DAISY PLAZA
FLOOR PLAN**

**SUITE A-1
2,800 SF +/-**



(Not to Scale)

Entrance



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