FOR LEASE | PREMIER RETAIL/OFFICE SPACE
WHITE OAK CROSSING

5945 Elementary Way | Ooltewah, TN 37363

SVN
SECOND STORY
REAL ESTATE MANAGEMENT

SVN | Second Story Real Estate Management

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LEASE SUMMARY

AVAILABILITY

UNIT 111

Space Available:	± 2,250 SF
Asking Lease Rate:	$24/SF/YR NNN
Term:	Negotiable

HIGHLIGHTS

- **High Traffic Counts:** Located in the only I-75 exit corridor for Ooltewah, the fastest growing area of the Chattanooga MSA
- **Prime Location:** Located in **White Oak Crossing**, a premier new medical office and retail development.
- **Neighboring Retailers:** Adjacent to **Aldi**, **Walmart**, **Erlanger Express Care**, **Jersey Mike's**, **Smoothie King**, **and Anytime Fitness.**
- **Convenience:** Situated approximately 0.5 miles from **I-75**.

PROPERTY SUMMARY

Located within the established **White Oak Crossing** development, this property is located in the only commercial corridor in Ooltewah. The site is surrounded by a complementary mix of national retailers, medical offices, and upscale residential apartments, driving consistent traffic and built-in demand.

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PROPERTY PHOTOS

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AERIAL PHOTO

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AREA MAP

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RETAIL SPACE FOR LEASE

SVN | SECOND STORY REAL ESTATE MANAGEMENT

AVAILABLE SPACE: ± 2,250 SF
5945 Elementary Way | Ooltewah, TN 37363

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	2,410	21,658	55,048
2029 Projected Population	2,581	23,098	58,561
Median Age	42.5	40.6	40.7

Households	1 Mile	3 Mile	5 Mile
2024 Households	961	8,208	19,633
2029 Projected Households	1,030	8,765	20,920
Average Household Income 2024	$90,649	$97,551	$103,573

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BROKERS

Brian Chadwick has been in the commercial real estate industry for over 25 years specializing in the acquisition, disposition, and financing of shopping centers and office buildings nationwide. With his prior experience as the Director of Finance and Dispositions for a publicly traded REIT, he was responsible for over $2 billion in property sales and loans. Because of his real estate finance background, Brian has vast experience in underwriting, marketing, negotiating, and closing large-scale deals. He currently serves as the Chairman of the SVN National Retail Council, where he provides leadership and strategic insight to advisors across the country.

Chandler Hale is an Senior Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.

Brian Chadwick
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