

## GUNBARREL PROFESSIONAL CENTER

1720 Gunbarrel Road, Suite 200  
Chattanooga, TN 37421

An end-unit professional medical/office condo currently built out as an oral surgery and dental practice. The suite includes three (3) operatories, with flexibility to add two (2) additional operatories, plus one (1) surgical room.

Prime location in the Gunbarrel Professional Center, directly across from Erlanger East Medical Campus and conveniently accessible from Gunbarrel Road.

**Property is currently occupied. Please contact listing agents for showings.**



### Property Highlights

- Oral Surgeon Office
- Medical Gases
- Surface Parking
- Functional FloorPlan
  - Three (3) Operatories
  - One (1) Surgical
  - Two (2) IV/Prep
- Waiting Room
- Kitchen/Breakroom
- Private Offices

### Offering Summary

SALE PRICE:	\$950,000
SQUARE FOOTAGE:	2,990± SF
2024 RE TAXES:	\$8,016.11
CONDO DUES:	\$450.29/Month
ZONING:	C-NT

### Traffic Counts - 2024

GUNBARREL RD	23,498 VPD
EAST BRAINERD RD	34,368 VPD
IGOU GAP RD	9,250 VPD

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 [naicharter.com](https://naicharter.com)

**For more information,  
please contact:**



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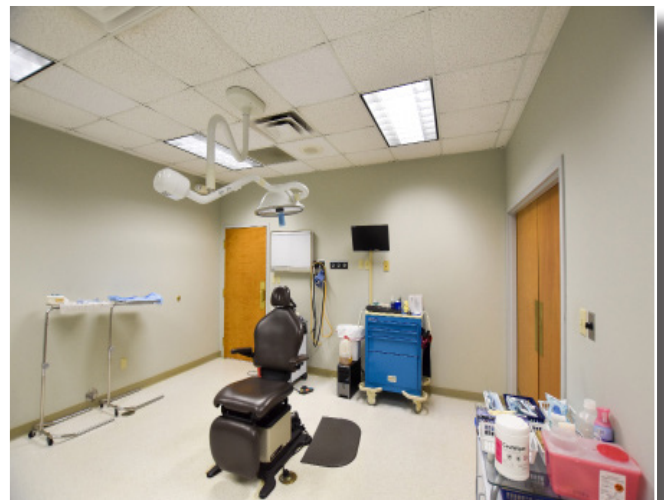
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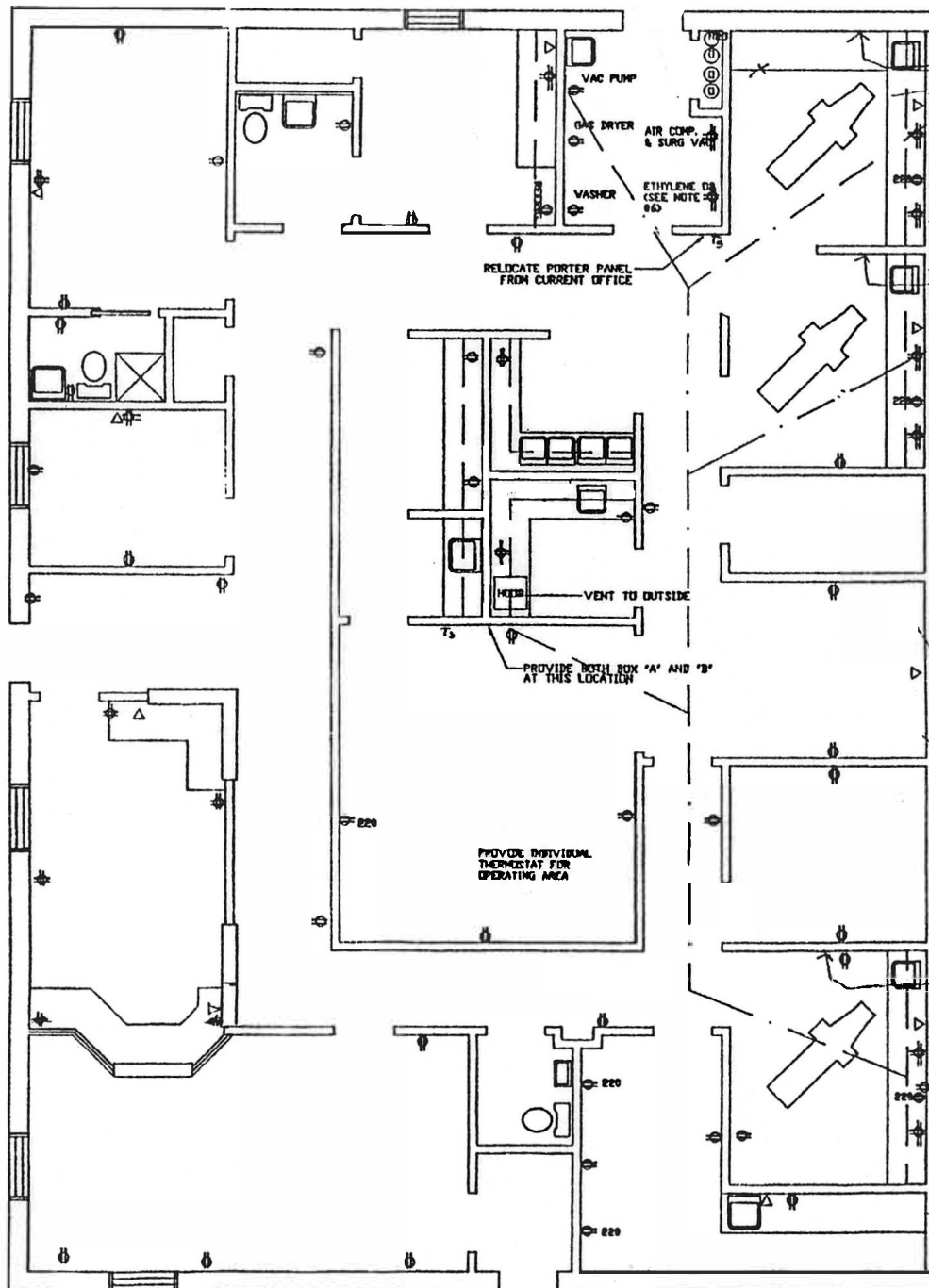
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### KEY FACTS - 5 MILES

**139,463**  
Population

**36.2**  
Median Age



**\$76,407**

Median Household  
Income



**\$43,245**

Per Capita Income



**\$191,168**

Median Net Worth

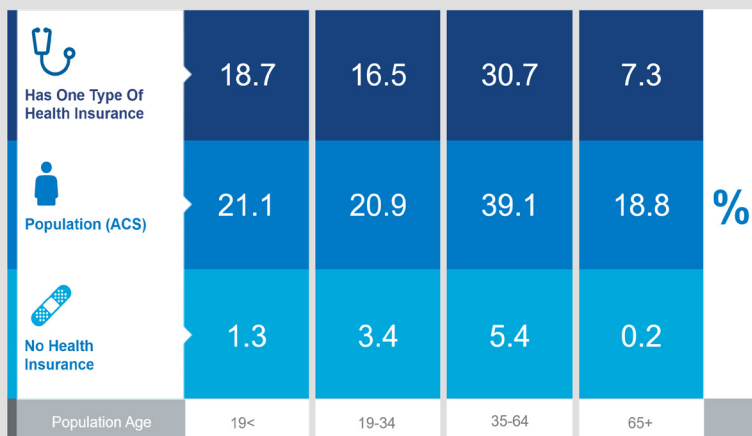
Population	1 mile	3 mile	5 mile
2025 Population	9,015	49,081	112,593
2030 Population	9,295	50,414	115,477
Median Age	37.4	40.6	40.6
Household	1 mile	3 mile	5 mile
2025 Households	4,185	21,000	46,922
Average Household Income	\$99,533	\$112,786	\$104,234

## Healthcare & Insurance Statistics 5 - Mile Radius

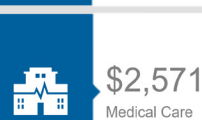
### Health Care & Insurance

1720 Gunbarrel Rd, Chattanooga, Tennessee, 37421  
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Health Care Expenditure



**7,044**  
Medicare Only

**4,506**  
Direct-Purch & Medicare

**2,171**  
Employer & Medicare

**1,368**  
Medicare & Medicaid

### Population



**107,007**  
Civilian Noninstitutionalized  
Population (ACS)

### Exercise (Percent of Adults)



**44.7%**  
Exercise at home 2+  
times per week



**13.1%**  
Exercise at club 2+  
times per week

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,292.9
Medicare Payments	\$1,075.3
Physician Services	\$294.0
Dental Services	\$470.0
Eyecare Services	\$88.5
Lab Tests/X-rays	\$83.8
Hospital Room & Hospital Service	\$255.0
Convalescent/Nursing Home Care	\$44.2

### Health Insurance Coverage (ACS)

