



THE VILLAGE AT WATERSIDE



FOR LEASE | RETAIL / RESTAURANT

Publix-Anchored Shopping Center

AVAILABLE SPACE: 1,200 SF - 3,200 SF

2565 Lifestyle Way | Chattanooga, TN

SVN | Second Story Real Estate Management

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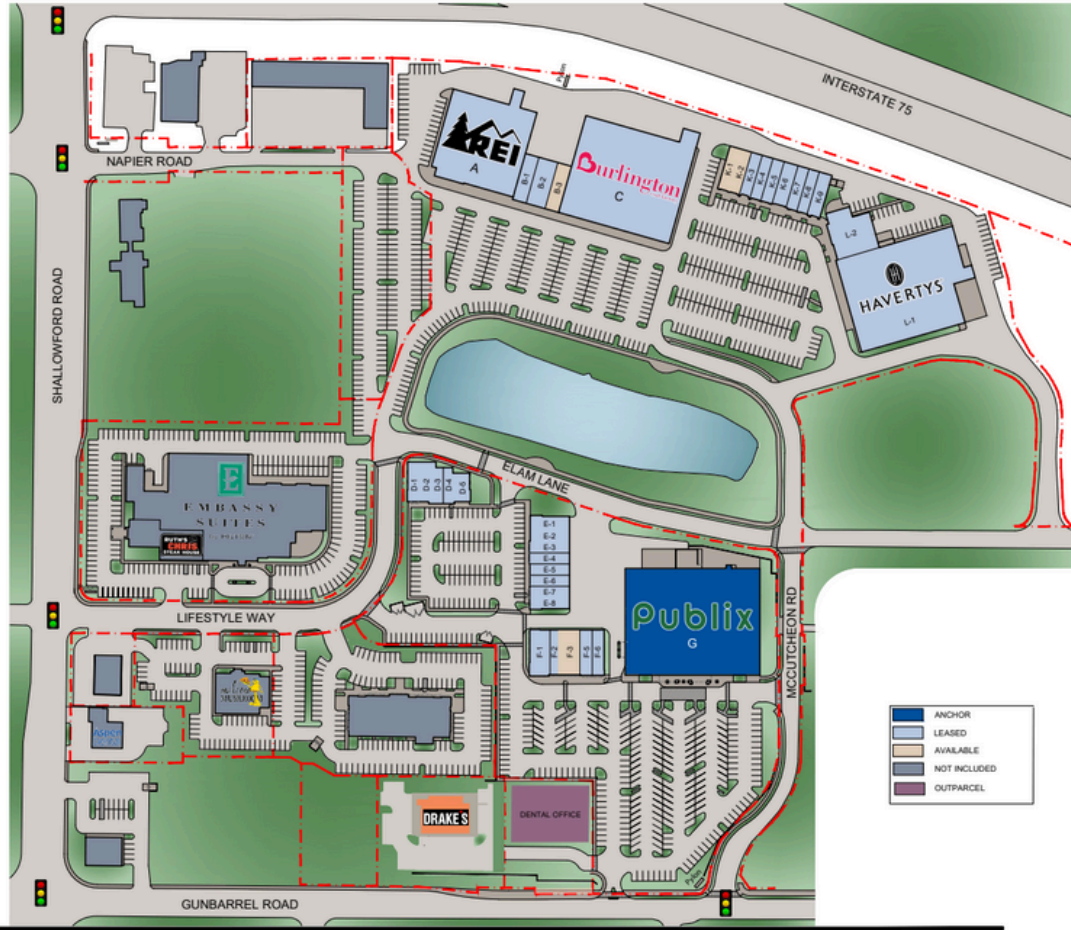


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TENANT LEGEND		
SUITE	TENANT	SQ. FT.
A (101)	Recreational Equipment, Inc.	25,000
B-1(101)	Amputee Associates	2,135
B-2(110)	Dr. Warren Wellness	2,976
B-3(109)	AVAILABLE	2,154
C(101)	Burlington Coat Factory	40,000
D-1D-3(102)	AAA	4,145
D-4D-5(114)	Doc Bros	2,727
E-1E-3(135)	Newk's Eatery	4,550
E-4(132)	Benchmark Physical Therapy	1,430
E-5(136)	Milan Laser Hair Removal	1,407
E-6(142)	Tropical Smoothie	1,407
E-7E-8(144)	Noire Nails	2,824
F-1(152)	Fast Access Healthcare	2,800
F-2(158)	Great Clips	1,200
F-3(162)	AVAILABLE	2,755
F-5(170)	Landmark Financial	2,000
F-6(174)	Total Health	1,639
G (101)	Publix	45,600
K-1K-2(101)	AVAILABLE	3,200
K-3 (109)	European Wax Center	1,600
K-4(113)	Podiatric Urgent Care	1,600
K-5(117)	Podiatric Urgent Care	1,600
K-6 (121)	148 Films	2,387
K-7(125)	Premier Martial Arts E. Branard	1,600
K-8(129)	Hibacore	1,500
K-9(133)	Brigitte Davis	1,600
L-1	Havertys	35,000
L-2	Bricks & Mortar	6,085
Outparcel #1	Drakes	1.68 AC
Outparcel #2	Dental Office	0.72 AC
TOTAL		204,472



VILLAGE AT WATERSIDE
CHATTANOOGA, TENNESSEE
August 13, 2024

BRANCH
PROPERTIES, LLC

AVAILABLE SPACE

- Suite B-3: 2,154 SF
- Suite K-1,K-2 3,200 SF
- Suite F-3 1200-2755 SF

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SHOPPING CENTER HIGHLIGHTS

- Located directly off Shallowford Rd exit of I-75
- Mixed Use Lifestyle Center anchored by Publix, REI, Burlington, Haverty Furniture and a 200-Room Embassy Suites
- Over 300,000 square feet of retail, restaurant, office and hotel space

Chattanooga Market Highlights

At 9% growth in the past 10 years, the Chattanooga market is one of the fastest growing cities in Tennessee. Over 528,000 people now make the greater Chattanooga market their home.

In the primary trade area surrounding The Village at Waterside , consumer spending in Hamilton County increased by over \$1 billion between 2009-2012 on things like dining, apparel, and retail.

Being located directly off of I-75, The Village at Waterside offers easy access to consumers coming from Knoxville and Atlanta, while the I-24 and I-59 interchanges provide fast, convenient travel to residents of Huntsville, Birmingham, and Nashville.

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Key

— Outparcel

— Site

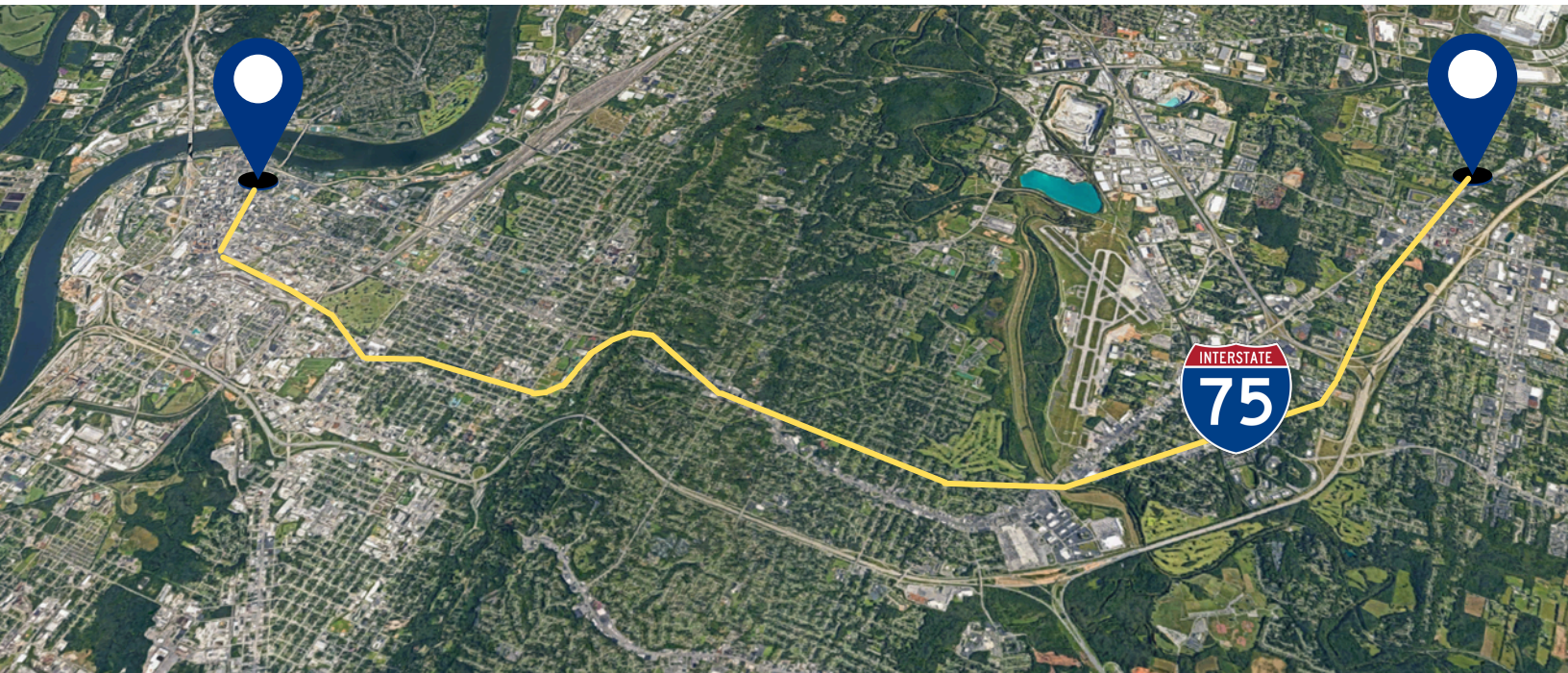


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Distance to Downtown - 12 Miles



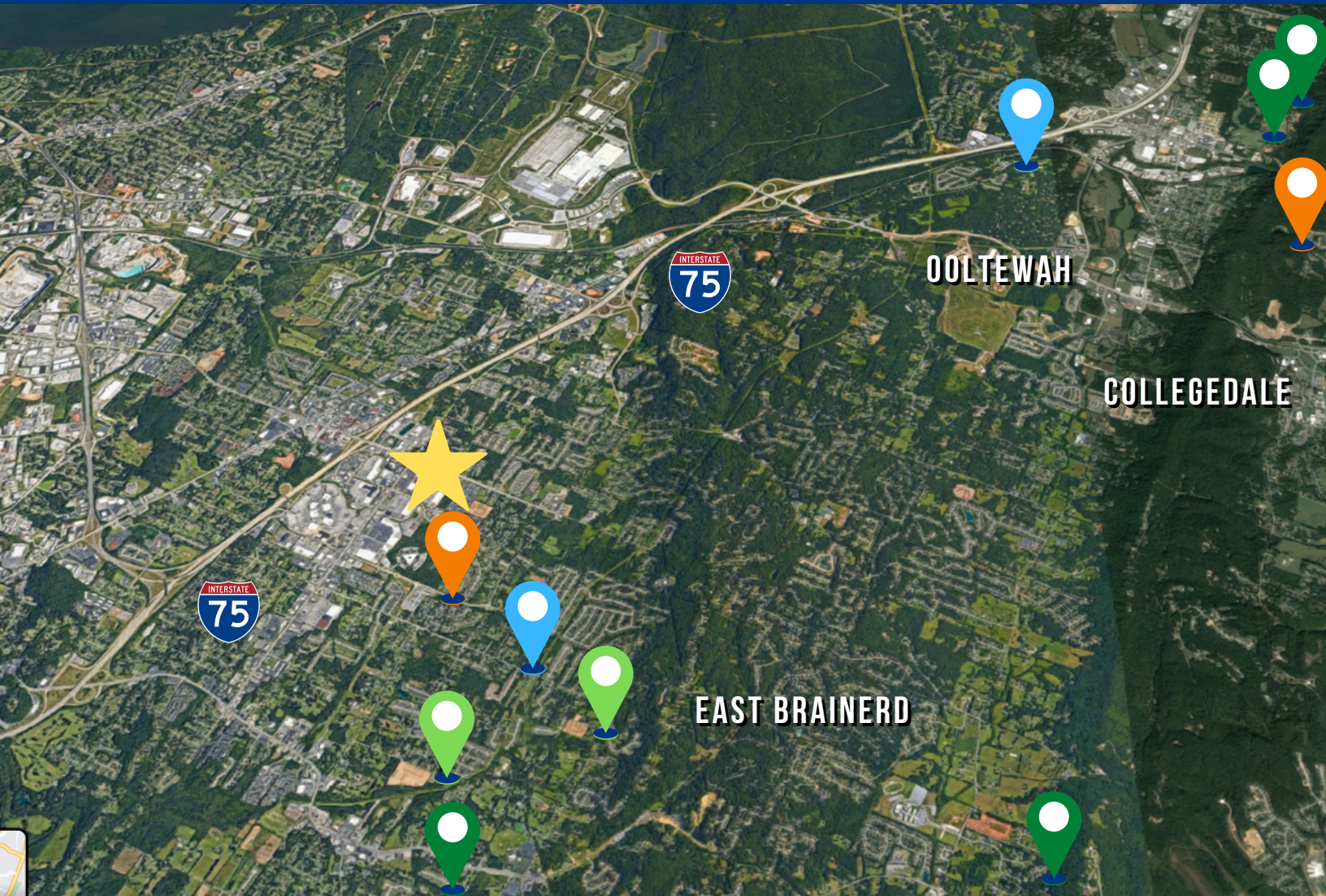
Demographics

Population	3 Mile	5 Mile	10 Mile
2022 Population	41,347	101,357	342,312
2027 Population Projection	43,860	107,589	363,370
Median Age	41	40.7	39.7
Households	3 Mile	5 Mile	10 Mile
2022 Households	17,499	41,063	138,918
Average Household Income	\$77,465	\$80,095	\$74,958
Median Household Value	\$198,282	\$198,189	\$191,146

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RESIDENTIAL DEVELOPMENTS



D. R. Horton: 500 Units

- Hamilton Park: 2.3 miles from site
- Sweet Briar: 8.4 miles from site



Empire Communities: 1,400 Units

- East Brainerd: 0.9 miles from site
- Ooltewah: 9.0 miles from site



Pratt Home Builders: 400 Units

- Engel Park: 5.0 miles from site
- Magnolia Farms: 8.8 miles from site
- Seven Lakes: 12 miles from site
- The Grove On Providence: 12 miles from site



GreenTech Homes: 250 Units

- Blackberry Cove: 3.3 miles from site
- Heritage Walk: 3.4 miles from site



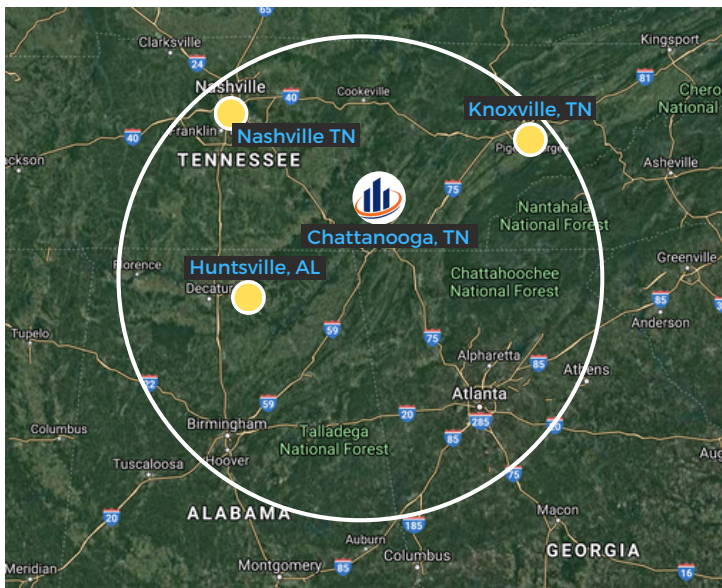
CHATTANOOGA ATTRACTIONS

Things to Do

- Night Fall
- Moon River Music Festival
- Riverbend Music Festival
- Iron Man
- Head of the Hooch
- Wine Over Water Festival
- MainX24

Places to See

- Southern Belle Riverboat
- Walnut Street Pedestrian Bridge
- Tennessee Aquarium
- Chattanooga Zoo
- High Point Climbing Facility
- The Lookouts Baseball Stadium
- Red Wolves Soccer Stadium





ABOUT THE BROKERS



KELLY FITZGERALD

SVN | Second Story Real Estate Management
Vice President of Commercial Brokerage

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Kelly Fitzgerald is VP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$100 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.



BRIAN CHADWICK

SVN | Second Story Real Estate Management
Director - Retail

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Brian has been in the commercial real estate industry for over 20 years specializing in the acquisition, disposition and financing of shopping centers and office buildings across the country. With his 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 commercial finance background, Brian has vast experience in underwriting, marketing, negotiating and closing large scale deals.