



RETAIL/MEDICAL SPACE FOR LEASE/SALE
Chattanooga, TN



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PROPERTY SUMMARY

This freestanding building located in the heart of the Hamilton Place shopping/medical corridor is now available for lease! The property features excellent visibility, dedicated parking, and has easy access to a traffic light on Gunbarrel Road. The building is well suited for either retail or medical offices. The current retail showroom offers approximately 3,200 square feet of floor space plus 700 square feet of storage area in the back, in addition to three restrooms, a large office, a staging area, and a break room with a kitchenette.

Located just off the interior ring road of Hamilton Place Mall, the second most visited super regional mall in the State of Tennessee, this property has easy access to national retailers including Dillard's, Belk, JCPenney, Dick's Sporting Goods, Walmart, Target, Lowe's, Home Depot as well as dozens of dining options. Less than a mile away is also Erlanger East Hospital with many ancillary medical offices in the surrounding area.



SITE AERIAL





DEMOGRAPHICS

POPULATION

	3 MILES	5 MILES	10 MILES
2020 Population	44,001	104,986	329,820
2024 Population	44,405	106,377	343,393
2029 Projected Population	47,180	112,933	364,981
Median Age	40.6	40.8	39.5

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Households	18,391	42,543	134,271
2024 Households	18,588	43,071	140,251
2029 Household Projection	19,788	45,799	149,396

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
Average Household Income 2024	\$88,089	\$85,976	\$82,648

MARKET OVERVIEW

Chattanooga, TN has a population of 562,647 and is the fourth largest city in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with a population growth rate of 0.98%. Its population has increased by 9.82% since census recorded the population in 2010. Since 2011, Chattanooga and Hamilton County has celebrated over 60 business expansions resulting in 11,686 new jobs and more than \$2 billion in capital investment.

Within Chattanooga's downtown there is currently over \$1.5 Billion Dollars of investment including hotels, athletic stadiums, performing arts venues and more.

With affordable office space and utilities -- plus the least expensive gigabit-per-second Internet service in the country -- Chattanooga makes doing business affordable. In fact, a recent ranking by SmartAsset found the estimated first-year costs for running a business in Chattanooga are about half of that in Silicon Valley.

The city has won numerous national awards for outstanding "livability" and nine Gunther Blue Ribbon Awards for excellence in housing and consolidated planning. Public art experts chose the Passageways 2.0 City Thread among 50 outstanding public art projects created in 2018 through the Public Art Network Year in Review program, a national program that recognizes compelling art. It has been profiled by US Airways Magazine as a place to see.



BROKERS

Brian 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.



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