

# 5945 Elementary Way

Collegedale, TN 37363



## Location

White Oak Crossing is grocery anchored (Aldi), has 3 existing medical tenants (Erlanger Urgent Care, Physical Therpay, and Neurosurgery), and 6 Retail tenants (Smoothie King, Jersey Mikes, Dos Bros, Synovus, etc.)

Traffic Count (AADT): The Primary entrance to White Oak Crossing is located on Lee Hwy/Hwy 64 and has an average daily traffic count of ~36,000 vehicles. The Secondary entrance located on Ooltewah Ringgold Rd. (also known as Main St.) has an average daily traffic count of ~13,000 vehicles.

Monument Signage: There are monument signs located on both Lee Hwy and Main St. entrances to the development.



# Market Highlights

The Ooltewah/Collegedale submarket of Chattanooga is one of the fastest growing in the region. And as a mid way point between Cleveland and Chattanooga, the area has proven to be one of the most popular suburbs in the region with approximately ~45,000 residents within 5 miles. This growth paired with the limited supply of suitable land and/or competing space in the immediate area makes this a highly sought after location in the growing and dynamic Chattanooga region.

The ownership's team of architects, designers, and construction trades are available to coordinate tenant buildouts of space.

### **Contact Us**

Natalie Hostetler

Vice President +1 423 290 2141 natalie.hostetler@cbre.com

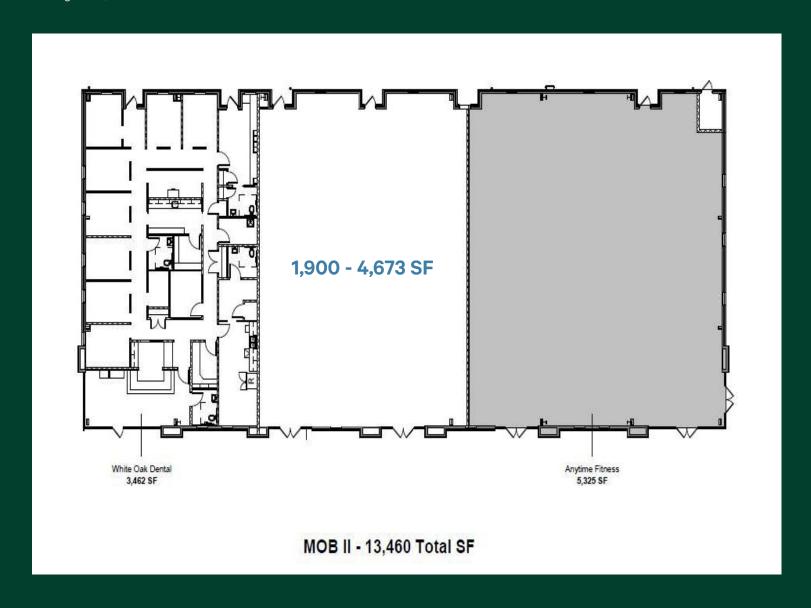
#### Russell Elliott

Senior Vice President +1 423 413 6767 russell.elliott@cbre.com

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Senior Vice President +1 423 413 6767 rusell.elliott@cbre.com

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