


4517 HIXSON PIKE, HIXSON, TENNESSEE

RETAIL BUILDING FOR SALE

AMERICA'S  CAR-MART

COREY FUHRMAN
OFFICE/MEDICAL SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM


FOCUS
COMMERCIAL REAL ESTATE

TYLER GURGANUS
RETAIL SPECIALIST
479.721.2427
TYLER@FOCUSCREGROUP.COM

IN-STATE BROKER

BRIAN BROCKMAN
BANG REALTY-TENNESSEE INC
LICENSE # 343847

BOR@BANGREALTY.COM
513.898.1551



EXECUTIVE SUMMARY

4517 Hixson Pike presents an infill commercial opportunity within the greater Chattanooga market. Hixson is an established suburban submarket located north of downtown Chattanooga, with a strong base of surrounding residential neighborhoods, retail centers, restaurants, schools, and service-oriented businesses. Its position within Hamilton County provides access to the broader Chattanooga economy while maintaining the day-to-day convenience of a mature commercial corridor.

The property consists of a 2,569 SF building on approximately 1.11 acres, offering a flexible site profile for retail, service, automotive, medical, professional, owner user, or investment use. Hixson Pike carries approximately 26,000 vehicles per day and functions as one of the area's primary commercial routes. The property benefits from strong visibility, convenient access, and enough land area to support parking, circulation, and future repositioning.

For users and investors, the site offers a compelling combination of infill positioning, corridor exposure, and functional land utility in an active Chattanooga submarket.

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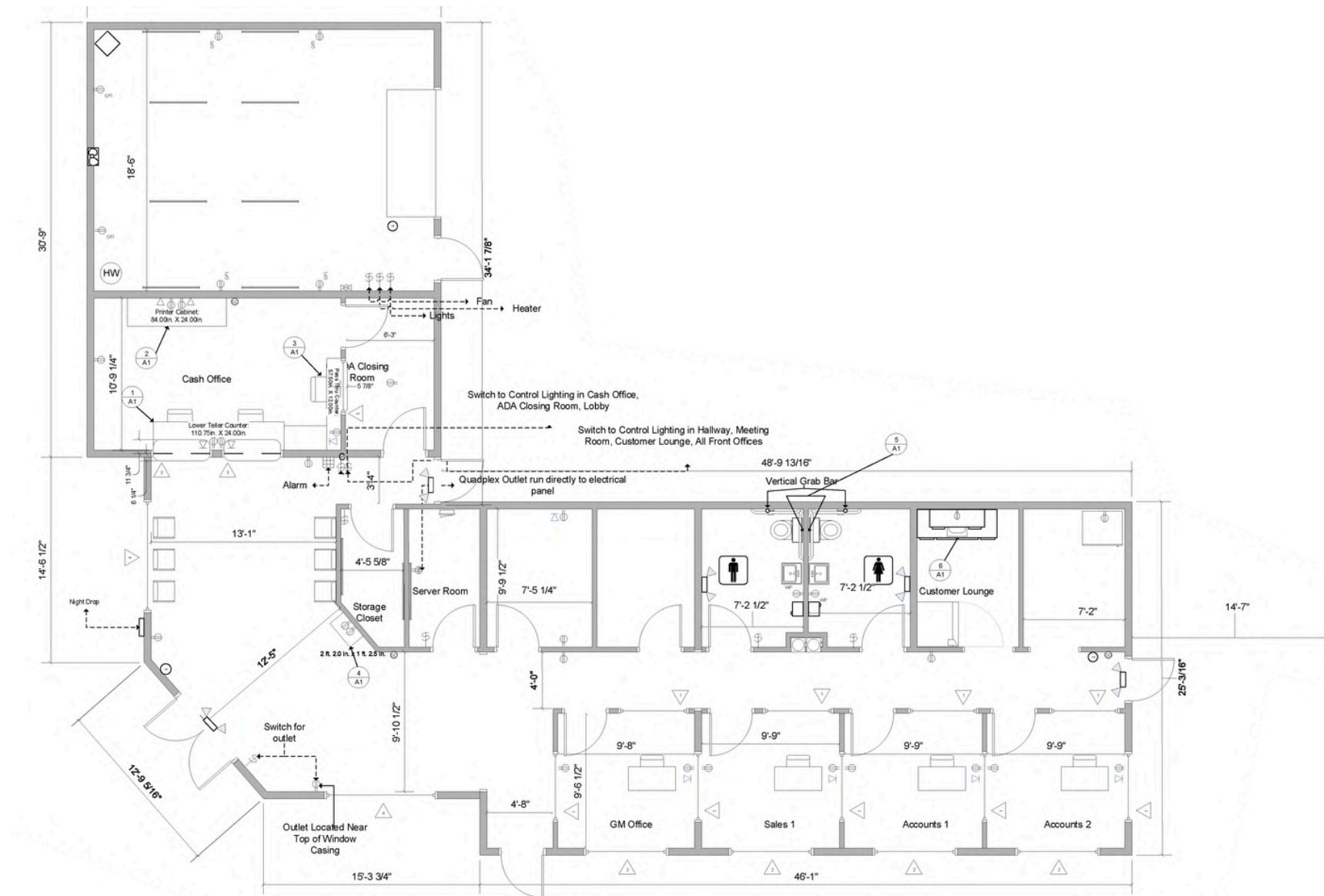
PROPERTY HIGHLIGHTS

2,569 SF
BUILDING AVAILABILITY

\$675,000
ASKING PRICE

1.11 AC
LAND

FLOOR PLAN



AERIAL MAP VIEW



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SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

4517 Hixson Pike, Hixson, Tennessee, 37343

Ring: 3 mile radius

KEY FACTS

33,767

Population



14,804

Households

40.3

Median Age

\$60,566

Median Disposable Income

EDUCATION

5.4%

No High School Diploma



24.7%

High School Graduate



27.6%

Some College/
Associate's Degree



42.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$74,699

Median Household Income



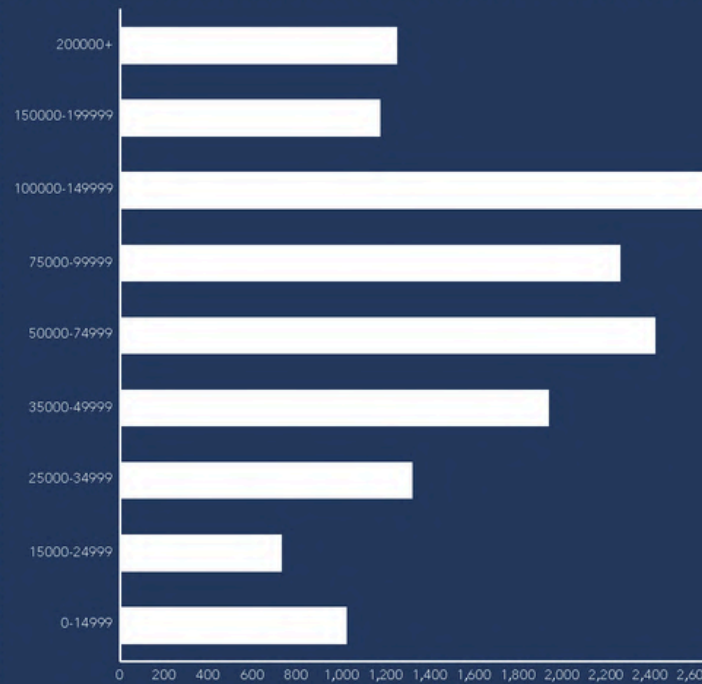
\$46,305

Per Capita Income

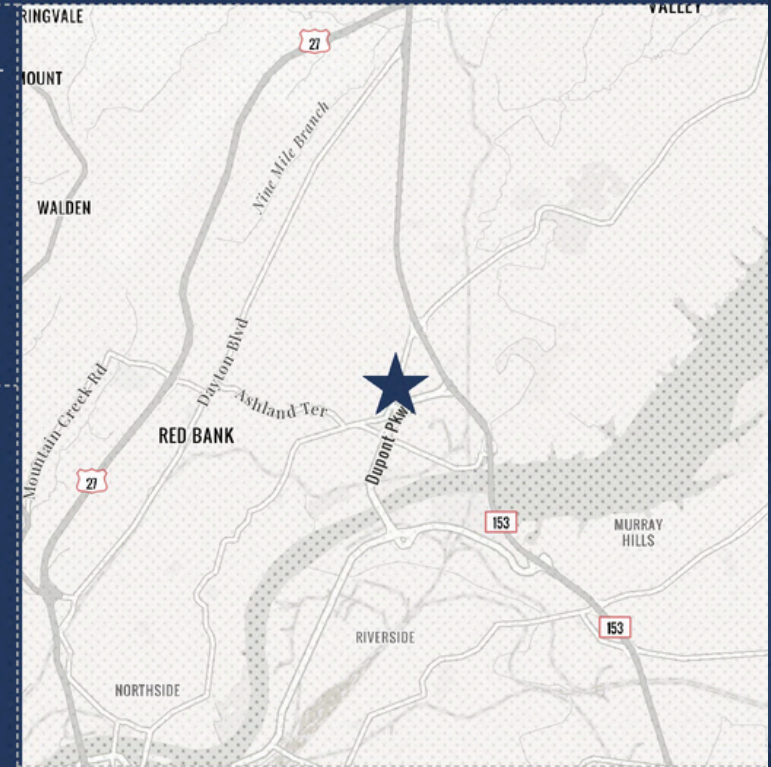


\$172,929

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

69.6%



Blue Collar

17.0%



Services

15.4%

2.8%

Unemployment Rate

CONTACT US



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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.

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