

RESTAURANT & RETAIL SPACE FOR LEASE

Cummings Highway
CHATTANOOGA, TN 37419

- ❄️ PROPOSED ±150-KEY DUAL BRAND HOTEL
- ❄️ ±20,000 SF OF RETAIL & RESTAURANT SPACE
- ❄️ TWO PADS FOR QSR/FAST FOOD
- ❄️ LARGEST CONTIGUOUS SPACE 8,400 SF
- ❄️ ESTIMATED OPENING IN 2024
- ❄️ BORDERS INTERSTATE 24
- ❄️ ADJACENT TO CHATTANOOGA'S PREMIERE MASTER PLANNED COMMUNITY
- ❄️ 10 MINUTES FROM DOWNTOWN



VISION
HOSPITALITY GROUP

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BUILDING SIZE

A: 150-key hotel

B: 8,400 square feet

C: 3,600 square feet

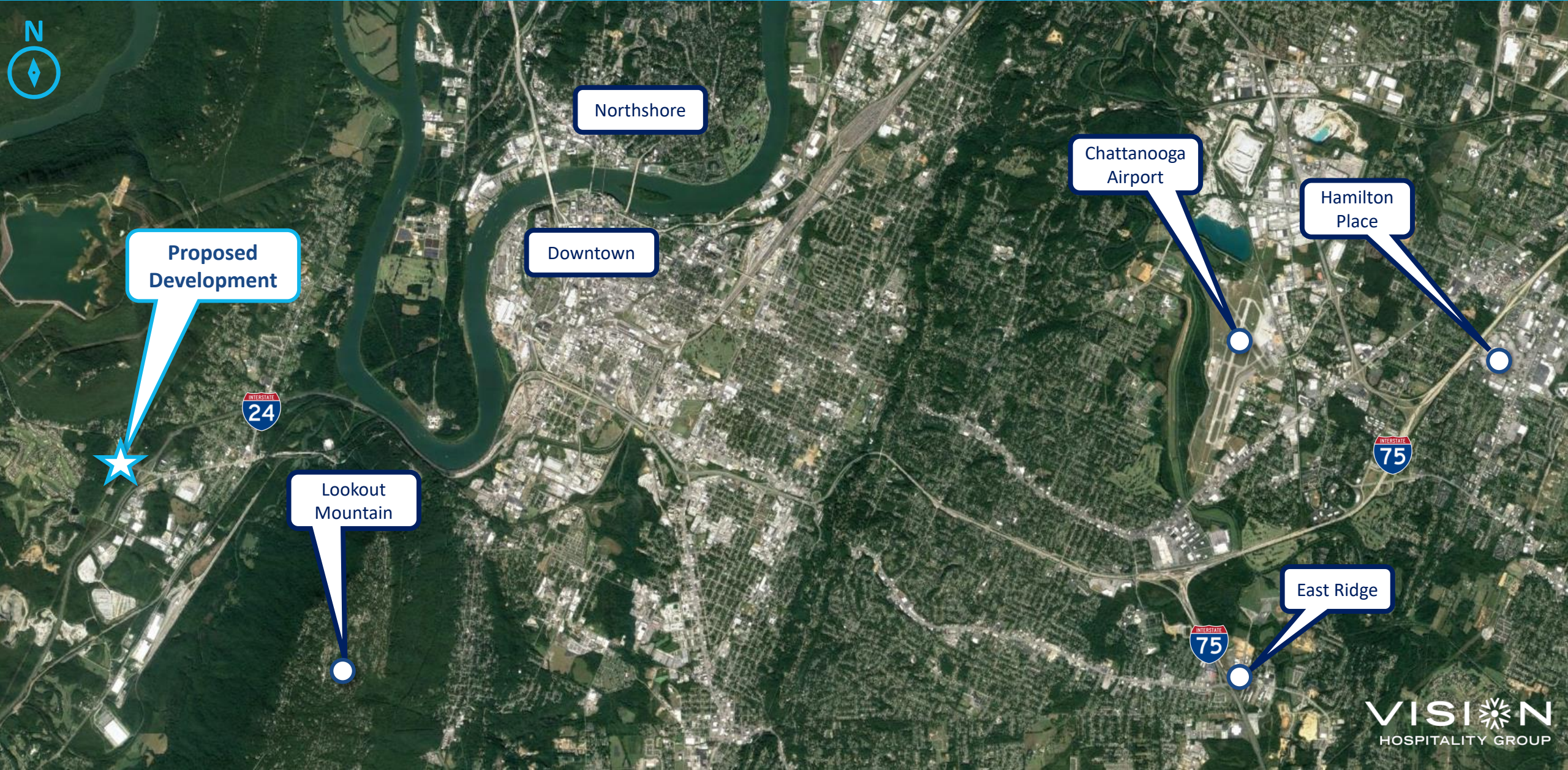
D: 2,400 square feet

E: 2,700 square feet

F: 2,550 square feet

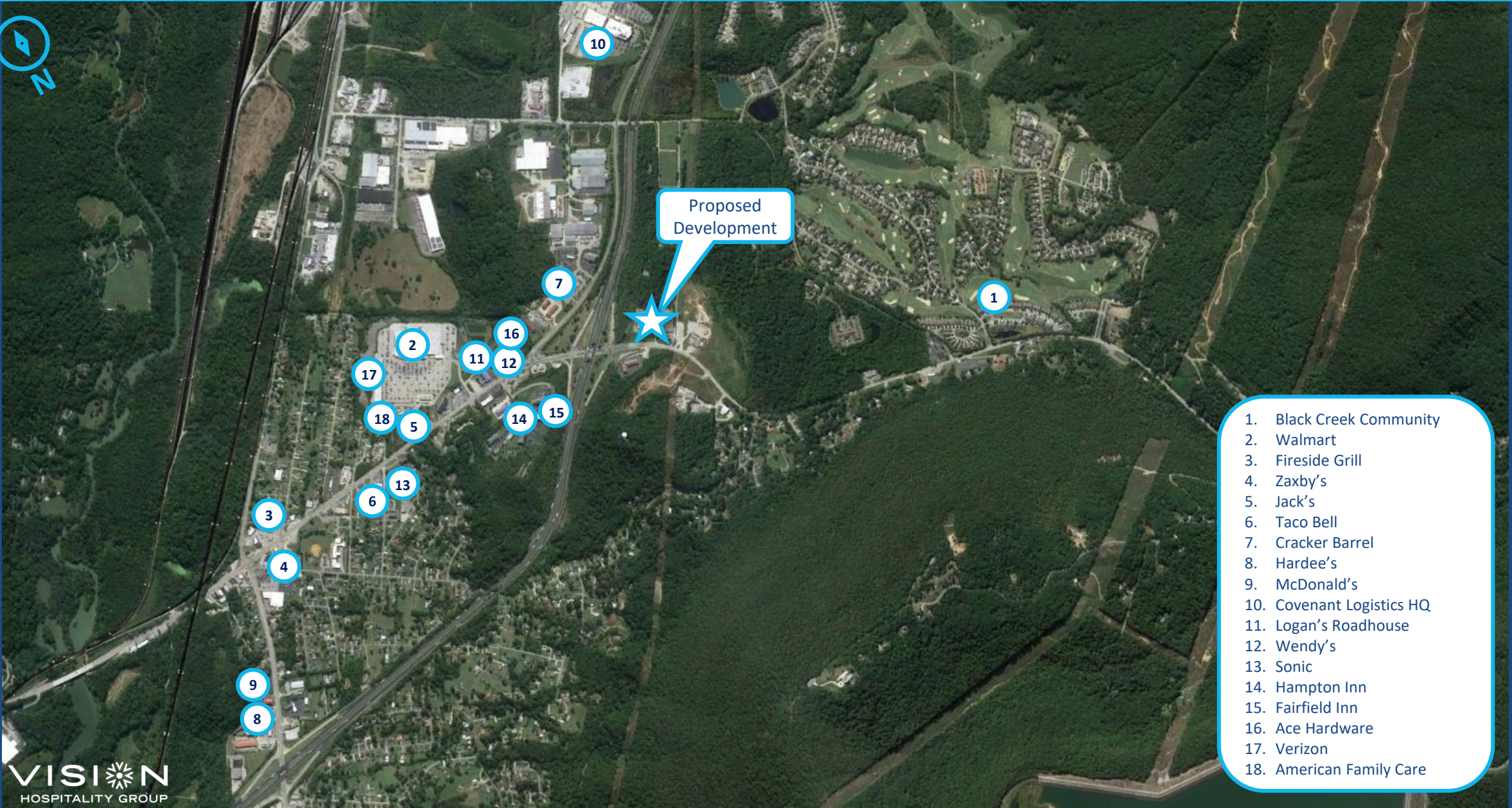
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Proposed
Development

- 1. Black Creek Community
- 2. Walmart
- 3. Fireside Grill
- 4. Zaxby's
- 5. Jack's
- 6. Taco Bell
- 7. Cracker Barrel
- 8. Hardee's
- 9. McDonald's
- 10. Covenant Logistics HQ
- 11. Logan's Roadhouse
- 12. Wendy's
- 13. Sonic
- 14. Hampton Inn
- 15. Fairfield Inn
- 16. Ace Hardware
- 17. Verizon
- 18. American Family Care

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DEMOGRAPHICS

	3 mi radius	5 mi radius	7 mi radius	10 mi radius
Population				
2021 Estimated Population	7,634	27,953	84,312	194,040
2026 Projected Population	7,944	30,559	90,015	200,539
2020 Census Population	7,829	27,747	84,131	194,059
2010 Census Population	7,413	24,510	78,901	189,019
Projected Annual Growth 2021 to 2026	0.8%	1.9%	1.4%	0.7%
Historical Annual Growth 2010 to 2021	0.3%	1.3%	0.6%	0.2%
2021 Median Age	44.1	39.9	35.9	38.0
Households				
2021 Estimated Households	3,248	12,521	35,243	81,739
2026 Projected Households	3,471	14,233	39,212	87,370
2020 Census Households	3,331	12,499	35,122	81,686
2010 Census Households	3,167	10,656	31,565	78,130
Projected Annual Growth 2021 to 2026	1.4%	2.7%	2.3%	1.4%
Historical Annual Growth 2010 to 2021	0.2%	1.6%	1.1%	0.4%
Income				
2021 Estimated Average Household Income	\$142,032	\$84,023	\$75,734	\$72,051
2021 Estimated Median Household Income	\$83,447	\$58,499	\$52,350	\$53,078
2021 Estimated Per Capita Income	\$60,448	\$37,915	\$31,950	\$30,524
Business				
2021 Estimated Total Businesses	412	3,136	6,373	10,379
2021 Estimated Total Employees	3,860	44,291	80,582	119,503
2021 Estimated Employee Population per Business	9.4	14.1	12.6	11.5
2021 Estimated Residential Population per Business	18.5	8.9	13.2	18.7