



PRIME RETAIL OPPORTUNITY: 3 SPACES AVAILABLE INCLUDING QSR WITH DRIVE-THRU!

5024 Hunter Rd, Ooltewah, TN 37363



SVN | Second Story Real Estate Management

Brian Chadwick

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LEASE SUMMARY

Space & Suite Specifications

Suite:	101
• Space Available	2,143 SF
Rent:	\$32/SF/YR NNN
Suite:	106
• Space Available	2,800 SF
Rent:	\$28-30/SF/YR NNN
Suite:	110
• Space Available	1,508 SF
Rent:	\$28-30/SF/YR NNN

Property Address:	5024 Hunter Rd Ooltewah, TN 37363
Zoning:	C-C
Parking:	100 Spaces
Co-Tenants:	Dunkin, M Nail Spa, Baskin Robbins, AlignLife, and Vitruvian Health.

PROPERTY SUMMARY

SVN is pleased to offer an excellent leasing opportunity in the fastest growing area of the Chattanooga, TN MSA. Located just off the I-75 (95,000 VPD) Ooltewah exit, this property features two adjacent units (1,508 and 2,800 sf) that could be combined for a total of 4,308 sf. The retail/service corridor in which this property is located has very limited available space with road visibility, making this opportunity even more attractive.



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2nd Gen QSR with Drive-Thru - 2,143 SF Available



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Suites 106 & 110 - 1,508 - 4,308 SF Available



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RETAIL SPACE FOR LEASE

AVAILABLE SPACE: SF | 1,508-4,308 sf (+/-)

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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	3,245	23,552	57,731
2029 Projected Population	3,347	25,138	61,397
Median Age	42.8	40.5	41
Households	1 Mile	3 Mile	5 Mile
2024 Households	1,236	8,887	20,564
2029 Projected Households	1,311	9,496	22,250
Average Household Income 2024	\$104,160	\$98,367	\$102,712



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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.

Chandler Hale is an Associate Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.



Brian Chadwick
Director - Retail
SVN National Retail Council
Chair



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