

PEERLESS CROSSING MEDICAL CENTER

1060 Peerless Crossing NW, Cleveland, TN



Creating Exceptional

Peerless Crossing Medical Center, located at 1060 Peerless Crossing, Cleveland, TN, is a two-story medical office building (MOB) dedicated to exceptional care. It is situated six minutes from the Tennova Healthcare -Cleveland Hospital, an acute care hospital with 350 beds, a 24-hour emergency unit, and a range of health care services. This Class-A MOB houses Tennova Primary Care, Peerless Pediatrics medical group, and a variety of speciality physicians serving the community since 2006.

Peerless Crossing's updated common areas, shared furnished conference room, and variety of competitive suite packages are designed to meet the needs of today's medical professionals. Tenant enjoy access to the Hickory Grove Shopping Center, neighboring MOB's, and The Tennova Healthcare - Cleveland Hospital to better achieve their personal and professional goals.

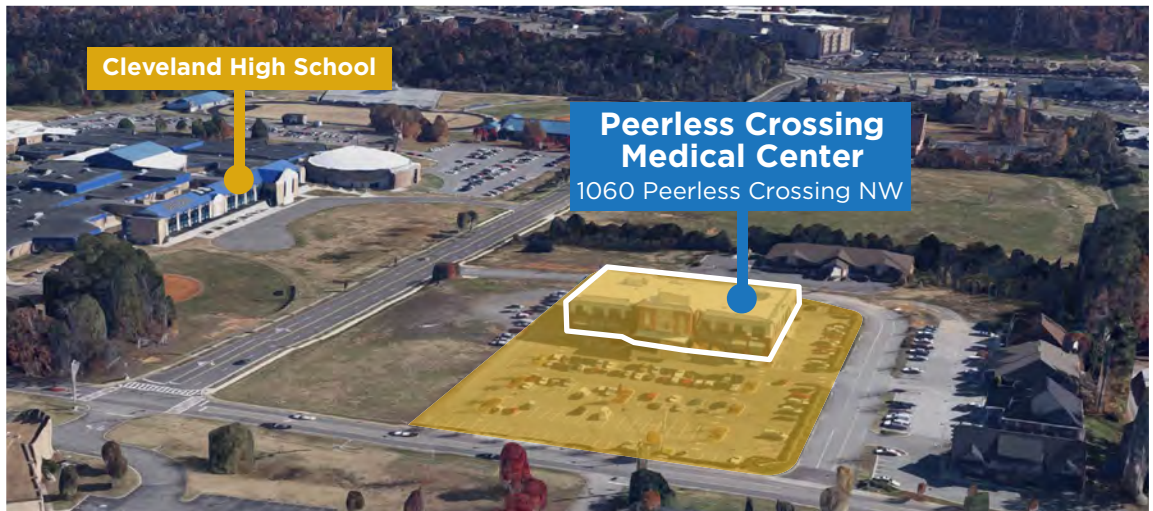
The MOB's 210 parking spaces and new monument signage enhance its street-level presence, while proximity to Keith St., I-75, TN-60, and US-11 makes Peerless Crossing Medical Center a preferred location for patients.



Peerless Crossing Medical Center Location Map



Aerial Map



PEERLESS CROSSING MEDICAL CENTER

1060 Peerless Crossing NW, Cleveland, TN



Peerless Crossing Medical Center is situated six minutes from the TenoVA Healthcare - Cleveland Hospital and a short drive from US-11, TN-60, and Keith St., offering quick access to Cleveland and surrounding communities in Bradley County.

Visitors can enjoy easy access to the Hickory Grove Shopping center, stay in a selection of nearby hotels, and stroll the Cleveland Greenway walking path that runs alongside the medical center.



CHATTANOOGA

TRANSPORTATION

 INTERSTATE		
Interstate 75	5 min drive	1.8 mi
 AIRPORT		
Chattanooga Airport (CHA)	28 min drive	24.9 mi
 DOWNTOWN		
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
Downtown Chattanooga	35 min drive	33.8 mi



DEMOGRAPHICS

PEERLESS CROSSING MEDICAL CENTER



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	5,756	72,533
2027 Total Population	6,153	78,448
Population Growth 2022-2027	6.90%	8.15%
Average Age	42.30	39.70
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	2,418	28,127
2027 Total Households	2,585	30,435
Growth 2022-2027	6.91%	8.21%
Average Household Size	2.30	2.50
Median Home Value	\$165,219	\$169,203
Median Year Built	1974	1980

AVAILABLE SPACE

40,506 SF BUILDING

- Two-story medical office building (Class A)
- Surface parking with 210 spaces
- Furnished conference room
- Updated common areas
- New monument signage
- Seven minutes from the Hickory Grove Shopping Center
- Six minutes from Tennova Healthcare - Cleveland Hospital
- Five minutes from Keith St., I-75, and TN-60
- Adjacent to the Cleveland Greenway Peerless Pediatrics and Tennova Primary Care in residence
- Flexible suite sizes ranging from 1,690 SF - 9,947 SF
- Competitive lease packages

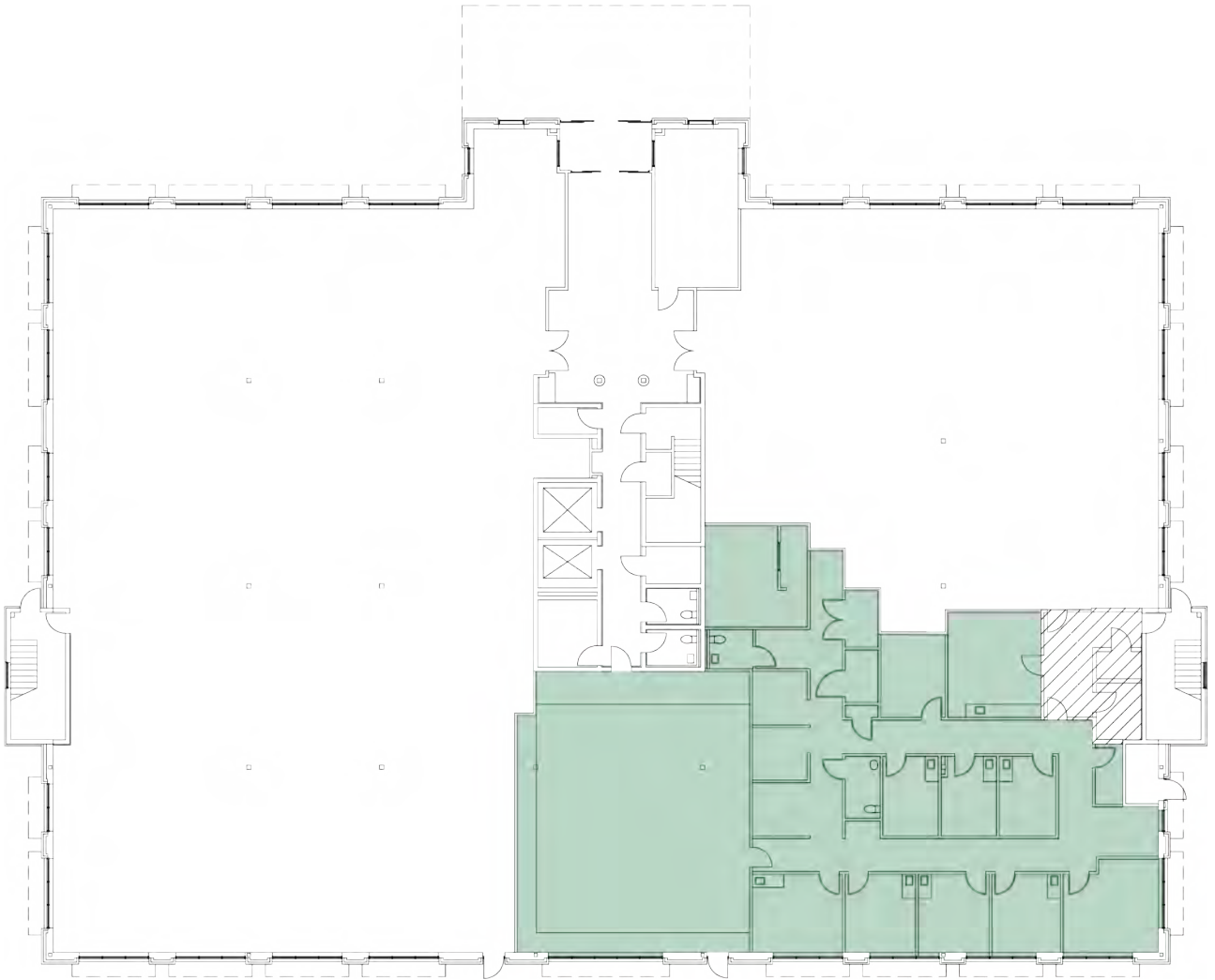


For Leasing Information

Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
tyler.miller@lillibridge.com

SUITE PLAN

SUITE 1-E2
5,390 SF



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OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.






**KINGLSEY EXCELLENCE AWARD—
TOP 25% IN TENANT SATISFACTION**



**TOBY AWARDS FOR
DOCTOR'S CENTER AT
EMORY ST. JOSEPH'S**

ESG ACHIEVEMENTS

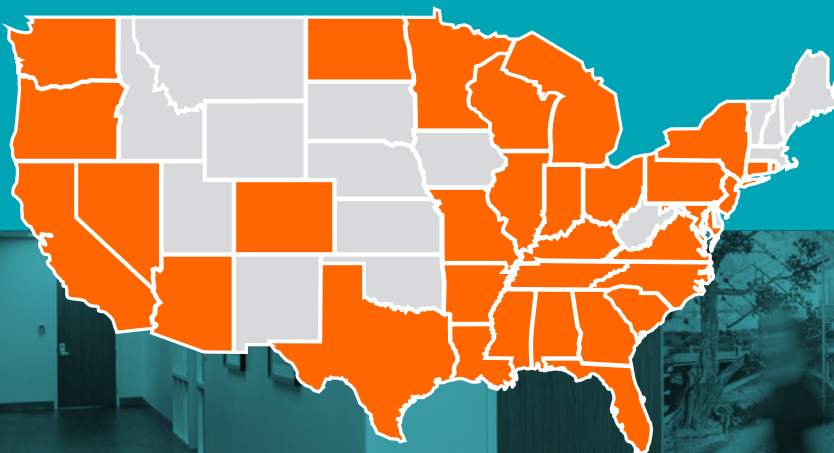




**2021 TOP ENERGY STAR
CERTIFIED OWNER/OPERATOR
OF MEDICAL OFFICE BUILDINGS**

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

300+

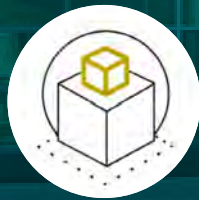
Medical Office
Buildings



WE ADVISE

160+

Hospital & Health
System Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services devises real estate solutions for healthcare providers seeking quality facilities. With rising demand for outpatient healthcare real estate, our firm offers prime medical office space to health systems, physicians and other medical service groups.

We are committed to delivering exceptional places of care for healthcare providers and their patients. As part of our commitment, we strive to provide the best tenant experience, which is why we're proud to be in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction, the premier real estate industry performance-benchmarking index.

Lillibridge Healthcare Services is a wholly owned property management and leasing subsidiary of Ventas, one of the world's foremost real estate investment trusts and owner of approximately 1,200 properties within its high-quality, diversified real estate portfolio.

At Lillibridge, creating exceptional is the way we do business.



PEERLESS CROSSING MEDICAL CENTER

Regional Leasing Director:

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