

# THE SHOPPES OF EAST BRAINERD

8021 EAST BRAINERD ROAD, CHATTANOOGA, TN 37421

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The Shoppes of East Brainerd is strategically located along E. Brainerd Road/State Highway 320, averaging 27,800 vehicles daily. This property is close to the on/off ramps to I-75 (130,200 VPD), providing access to and from downtown Chattanooga.

This strip center is ideally located next to a Walmart Neighborhood Market, significantly increasing consumer draw to the immediate trade area and promoting crossover store exposure for the property. Furthermore, it is within close proximity to multiple apartment complexes. The 5-mile trade area is supported by nearly 100,000 residents and 67,000 employees. The average household income is more than \$109,000 in a 1-mile radius.

### PROPERTY HIGHLIGHTS

- Highly visible and easily accessible location
- Modern amenities and versatile floor plans
- Ample parking for employees and visitors
- Professional landscaping for a polished image

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	7
Available SF:	1,505 - 2,096 SF
Building Size:	14,212 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,944	19,186	39,107
Total Population	7,036	46,916	97,904
Average HH Income	\$123,852	\$114,110	\$100,480

Presented By:

**Darrell Hall**

Leasing Agent  
847-904-9200  
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**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
http://legacypro.com

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ADDITIONAL PHOTOS



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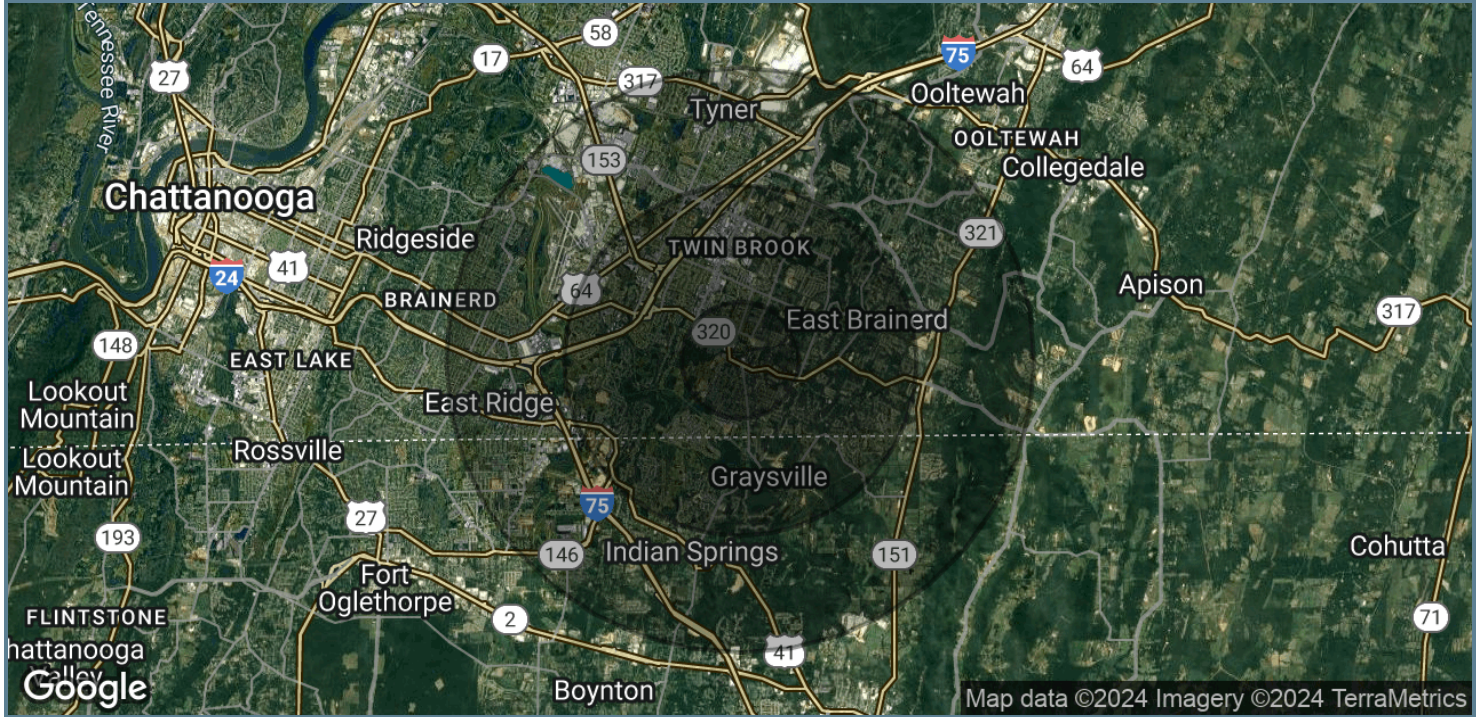


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,036	46,916	97,904
Average Age	39	42	42
Average Age (Male)	38	41	40
Average Age (Female)	41	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,944	19,186	39,107
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$123,852	\$114,110	\$100,480
Average House Value	\$447,550	\$368,167	\$339,835

Demographics data derived from AlphaMap

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