



0.6 AC

## 0.6 AC INDUSTRIAL OUTSIDE STORAGE | FOR LEASE

970 Old Chattanooga Pike SW | Cleveland, TN 37311



SVN | Second Story Real Estate Management

**Baker Townsend**

Office: (423) 682-8241

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baker.townsend@svn.com



# PROPERTY OVERVIEW

## Availability

**Lot Size Available:** 0.6 AC  
**Lease Term:** Negotiable  
**Lease Rate:** \$2,000/Month (flat fee)

## Highlights

- .6 acres available for outdoor storage
- Fully fenced
- Graveled lot
- 4 miles from 75
- Lot dimensions: 130'x200'



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# PROPERTY PHOTOS



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DOLLAR GENERAL



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# DEMOGRAPHICS

## POPULATION

|                | 3 MILES | 5 MILES | 10 MILES |
|----------------|---------|---------|----------|
| 2020           | 22,942  | 48,735  | 120,999  |
| 2024           | 23,914  | 50,885  | 125,553  |
| 2029 Projected | 25,244  | 53,730  | 132,704  |
| Median Age     | 37.5    | 37.4    | 40.7     |

## HOUSEHOLD CHARACTERISTICS

|                 | 3 MILES | 5 MILES | 10 MILES |
|-----------------|---------|---------|----------|
| 2020            | 8,928   | 18,740  | 46,401   |
| 2024            | 9,321   | 19,708  | 48,285   |
| 2029 Projection | 9,851   | 20,852  | 51,102   |

## INCOME CHARACTERISTICS

|                          | 3 MILES  | 5 MILES  | 10 MILES |
|--------------------------|----------|----------|----------|
| 2020 Average Household   | \$58,641 | \$63,240 | \$76,607 |
| 2024 Average Household   | \$58,358 | \$64,734 | \$80,055 |
| 2029 Projected Household | \$58,215 | \$65,226 | \$80,688 |



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# BROKER

**Baker Townsend** is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over **\$33 million in transaction volume** and earning recognition as a **CoStar Power Broker**.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.



**Baker Townsend**  
**Senior Advisor**



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