

# MACKEY BRANCH CROSSING

1340 Mackey Branch Drive  
Chattanooga, TN 37421

Mackey Branch Crossing is an established medical office & professional office park. Located on East Brainerd Road, the office park provides easy access to I-75 Exit 3A & the Hamilton Place Mall / Gunbarrel Road Trade Area.



## Property Highlights

**Mackey Branch Crossing** - New construction allows 2,030–8,100± SF of customizable shell space, ideal for medical practices and professional office users seeking modern space.

**Existing Mackey Branch Crossing Medical Office Users Include:** Family Allergy & Asthma, OSC Implants & Oral Surgery, The Center for Pulmonary & Sleep Disorders, & Agape Youth Behavioral Health

### **New Construction Shell Delivery:**

- Flexible suite sizes
- Gravel Floor to Allow for Tenant Plumbing Request
- Tenant Improvement Allowance for Customized Build-out \$60 PSF
- Individually Metered
- Ample Parking

## Offering Summary

SQUARE FOOTAGE:	2,030 - 8,100± SF
LEASE RATE:	\$28.00 PSF NNN
NNN EXPENSES:	TBD
TI ALLOWANCE:	\$60.00 PSF
ZONING:	C-2

## Suites Available

Suite A	2,060 SF
Suite B	2,030 SF
Suite C	2,030 SF
Suite D	2,060 SF

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 [naicharter.com](http://naicharter.com)

**For more information,  
please contact:**



**Chad Wamack, SIOR**  
c: 423 322 3669  
e: [cpw@charterre.com](mailto:cpw@charterre.com)



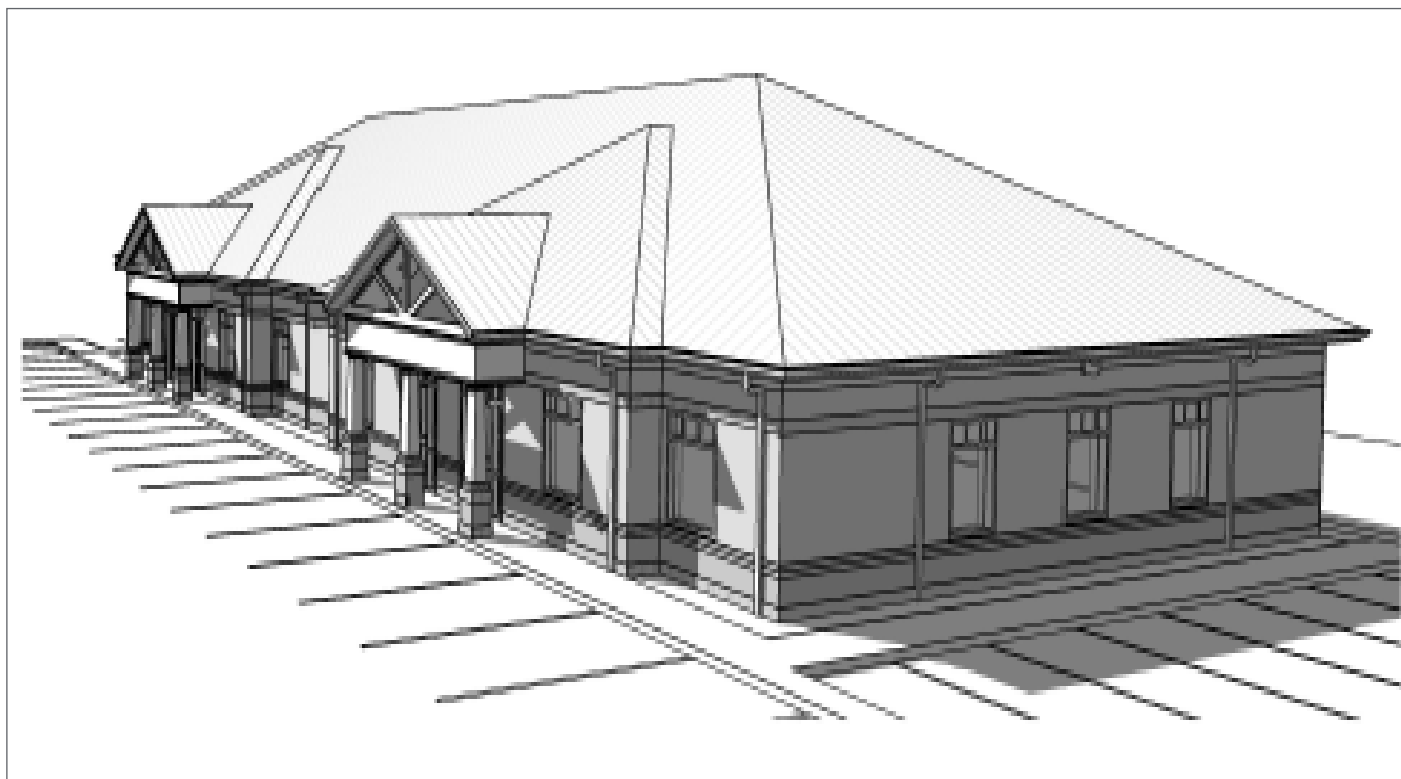
**Mary-Martha McDaniel**  
o: 423 308 3773  
e: [marymartha@charterre.com](mailto:marymartha@charterre.com)

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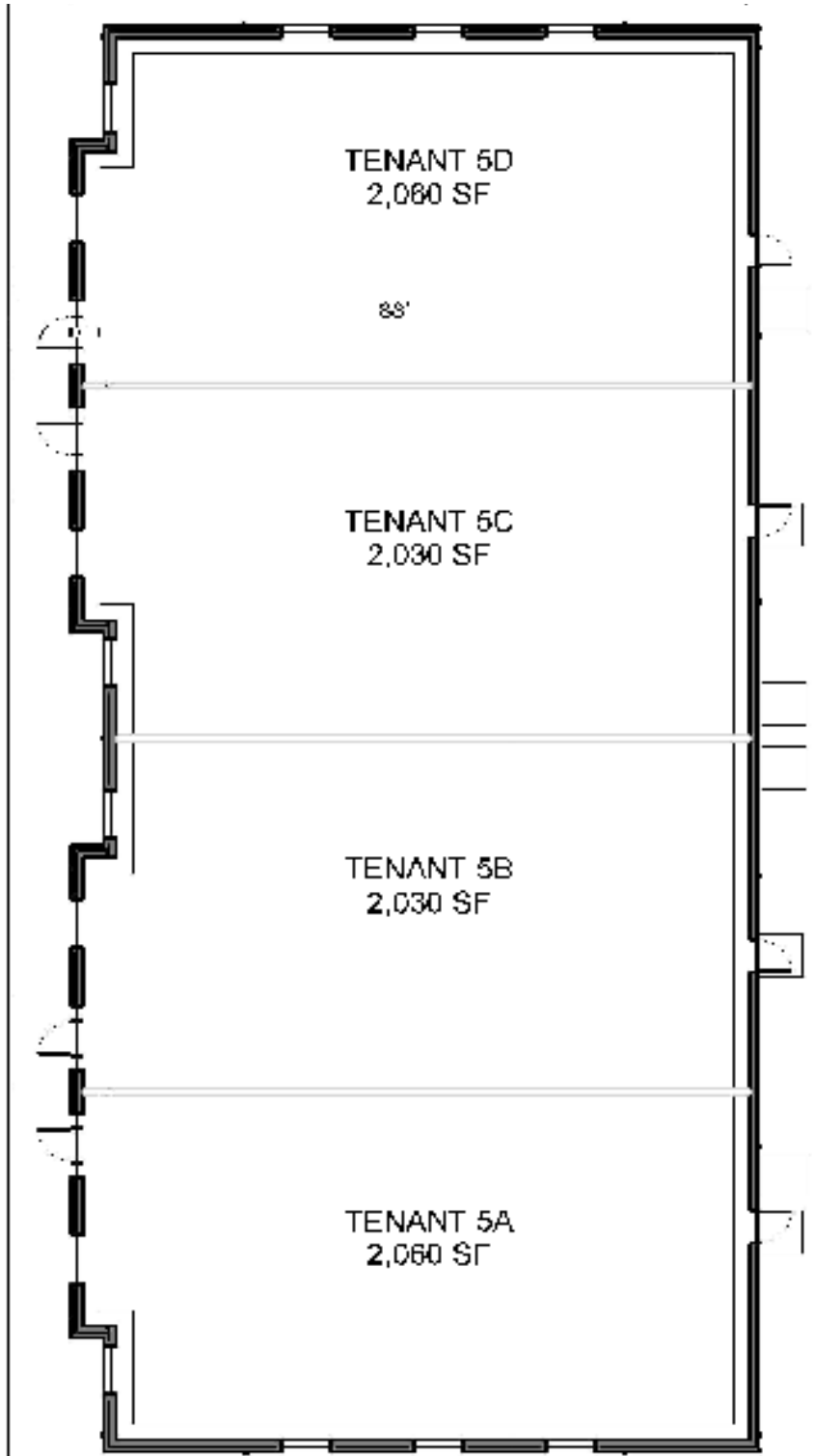






***New Construction Shell Delivery:***

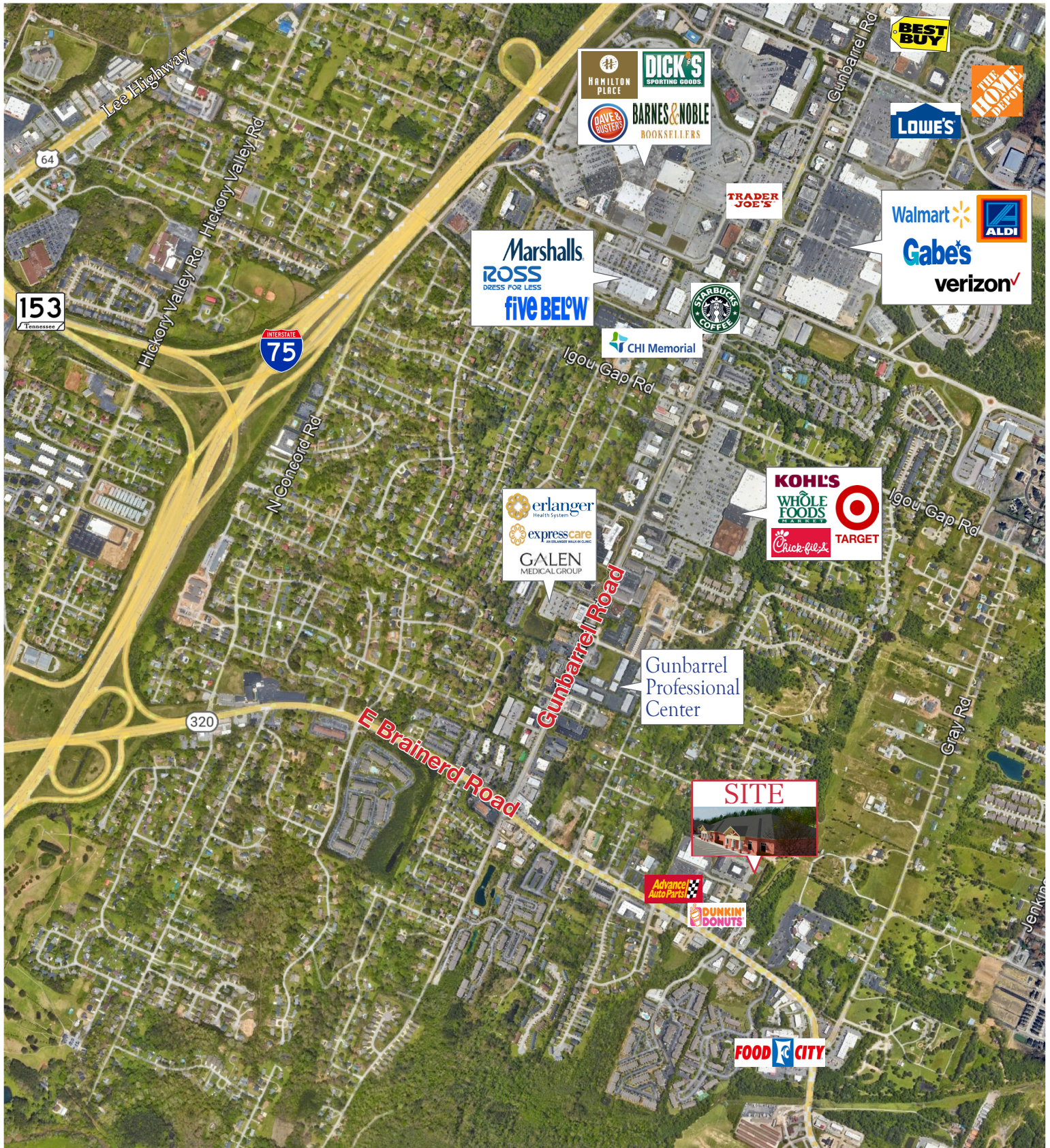
- Gravel Floor
- \$60.00 PSF - TI Allowance



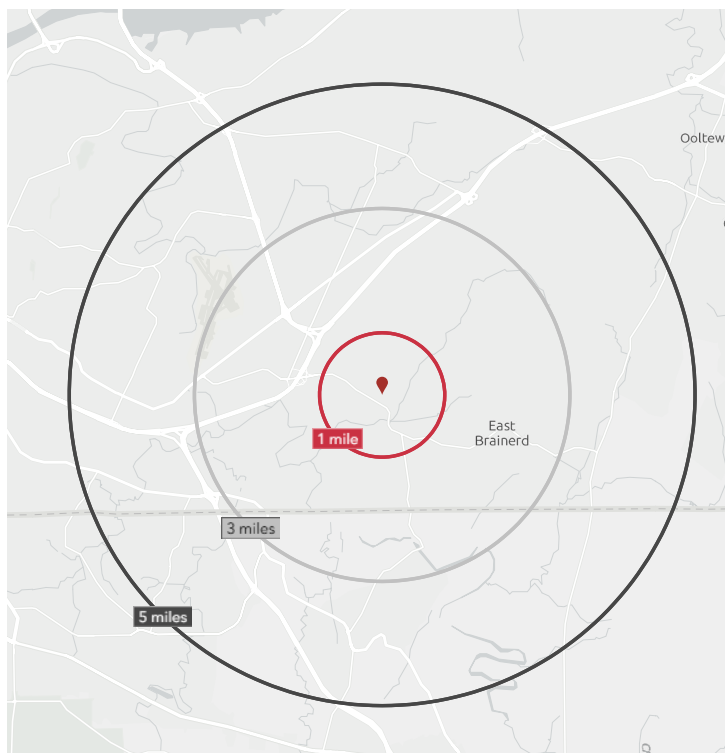












## KEY FACTS - 5 MILES

**105,581**

Population

**4,882**

Total Business



**\$77,604**

Median Household  
Income



**\$43,592**

Per Capita Income



**\$203,799**

Median Net Worth

Population	1 mile	3 mile	5 mile
2025 Population	8,282	51,312	105,581
2030 Population	8,524	52,716	108,420
Median Age	37.3	40.5	40.6
Household	1 mile	3 mile	5 mile
2025 Households	3,766	21,830	43,600
Average Household Income	\$107,537	\$17,358	\$105,826
Business	1 mile	3 mile	5 mile
Total Businesses	470	2,689	4,882
Total Employees	10,138	42,302	72,766