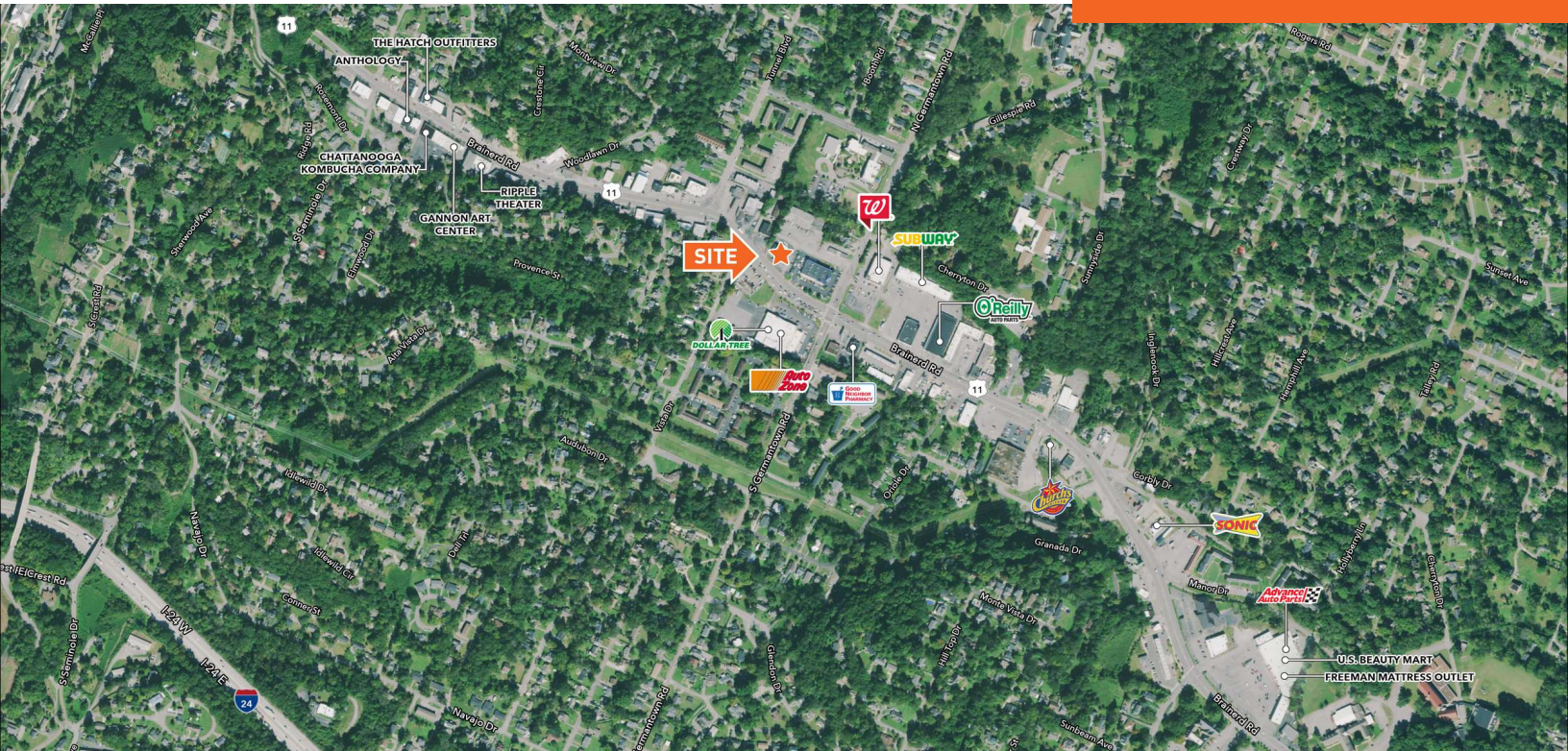


# 3535 BRAINERD RD

CHATTANOOGA, TN 37411

FOR LEASE



## LOCATION DESCRIPTION

Chattanooga is located in southeastern Tennessee and is the fourth-largest city in the state and features a diverse economy that combines manufacturing, healthcare, education, and service industries. Chattanooga is strategically located 150 miles southeast of Nashville, 100 miles southwest of Knoxville, and 115 miles north of Atlanta, GA. The subject property is located on Brainerd Rd (25,359 VPD), a regional retail corridor in leading drivers heading West to downtown Chattanooga and drivers heading East near Hamilton Place.



## PROPERTY HIGHLIGHTS

- 6,148 SF building on 0.8 acres
- 2 points of ingress / egress to Brainerd Rd (25,359 VPD)
- Two drive-through lanes
- Two story 2nd generation bank



## DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2024 Total Population	8,901	67,942	148,112
2024 Total Households	3,960	27,773	63,316
2024 Average Household Income	\$88,533	\$71,766	\$79,784



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