



7625 Hamilton Park Drive

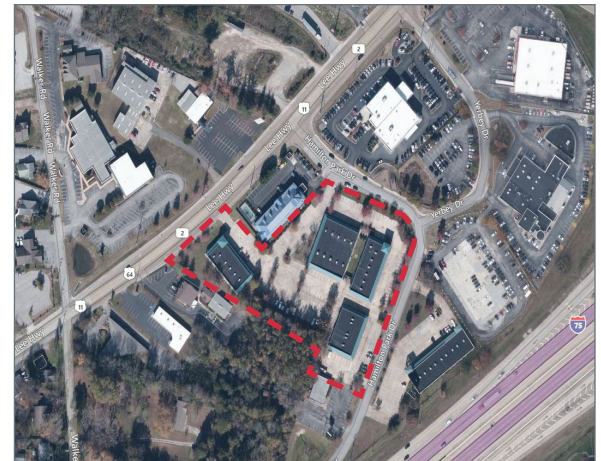
Chattanooga, TN 37421

Property Description

Hamilton Park is conveniently located less than a mile off I-75 near Volkswagen Assembly Plant, Amazon Distribution Center, U.S. Xpress and Enterprise Park. Ideal location for easy access to the interstate. Perfectly located between East Brainerd/Chattanooga and Ooltewah submarkets.

Hamilton Park is a professional business park with 4 buildings, ample parking and easy access to Lee Highway, Bonnie Oaks and I-75.

LEASE RATE: \$16/SF | **MODIFIED GROSS**



AVAILABLE SUITES

SUITE 26

2,400± SF

For more information:

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naicharter.com

SITE MAP

7625 Hamilton Park Drive | Chattanooga, TN

*Sq Ft to be verified by Tenant



AERIAL MAP

7625 Hamilton Park Drive | Chattanooga, TN



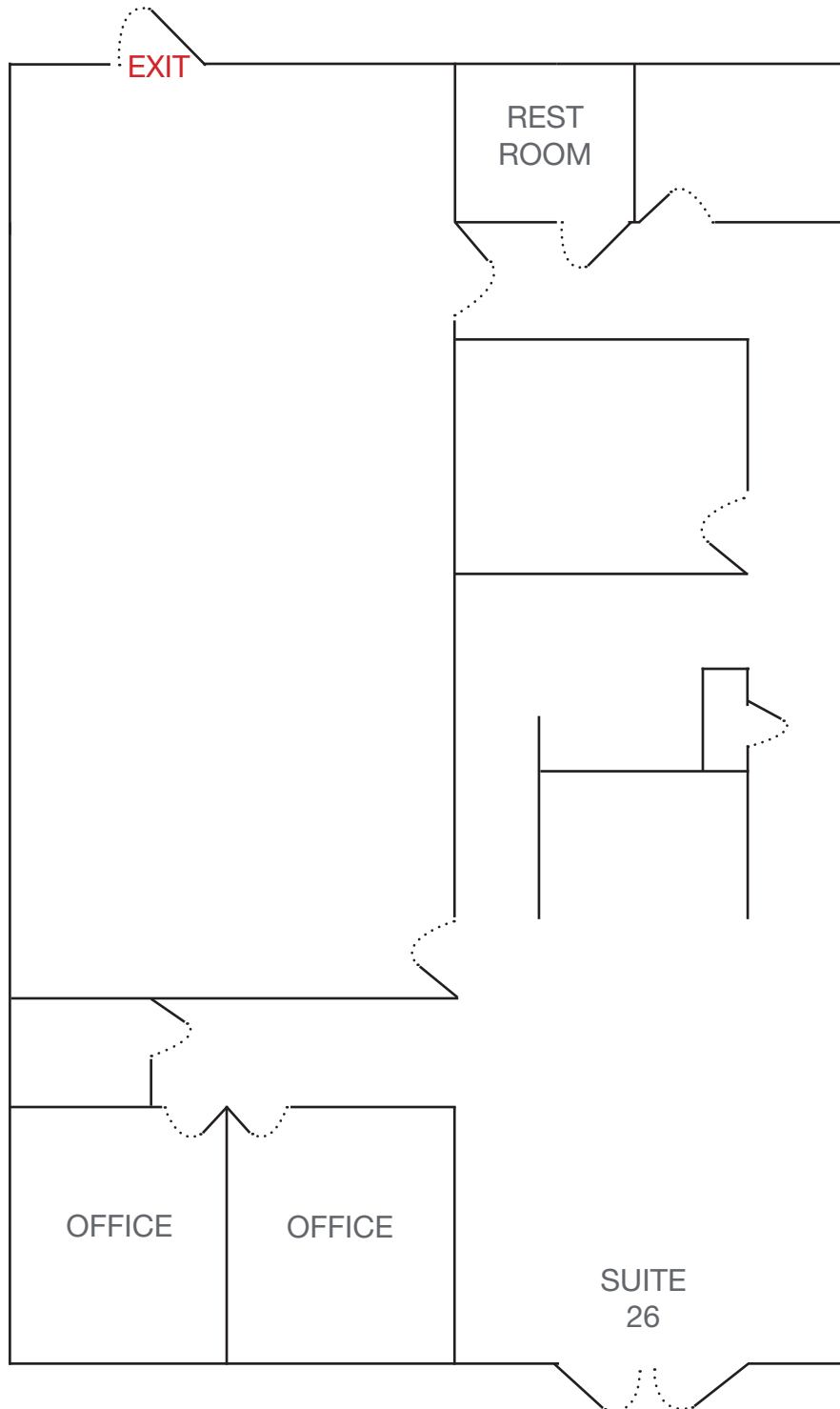
TRAFFIC COUNTS | 2022

I-75	99,301 VPD
Lee Hwy	8,899 VPD
Bonny Oaks	27,049 VPD

FLOOR PLAN

7625 Hamilton Park Drive | Suite 26 | 2,400 SF

***Not to Scale*



SUITE 26 PICTURES

7625 Hamilton Park Drive | Chattanooga, TN



3 & 5 MILE DEMOGRAPHICS

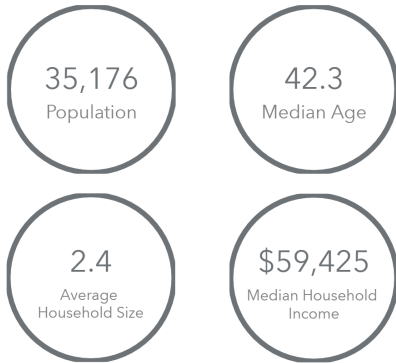
7625 Hamilton Park Drive | Chattanooga, TN

TARGET MARKET SUMMARY

7625 Hamilton Park Dr, Chattanooga, Tennessee, 37421

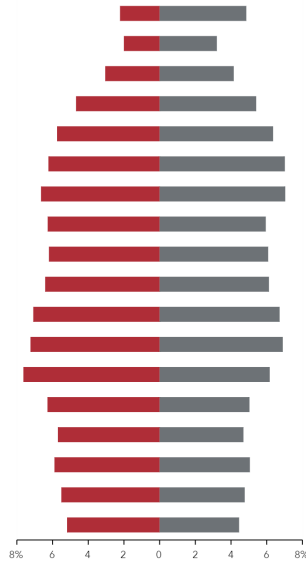
Ring of 3 miles

KEY FACTS



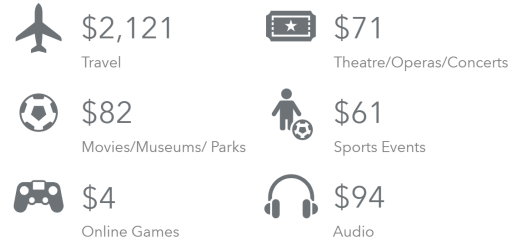
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2019, 2024. © 2020 Esri

AGE PYRAMID



The largest group: 2019 Male Population Age 25-29 (Esri)
The smallest group: 2019 Male Population Age 80-84 (Esri)

ANNUAL LIFESTYLE SPENDING



Tapestry Segments

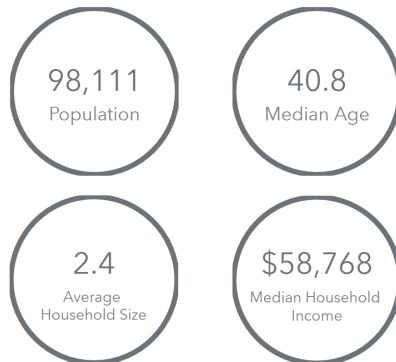
8F	Old and Newcomers 2,071 households	14.7% of Households
9B	Golden Years 1,652 households	11.7% of Households
5A	Comfortable Empty Nesters 1,449 households	10.3% of Households

TARGET MARKET SUMMARY

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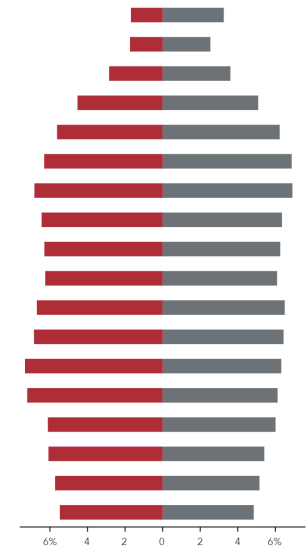
Ring of 5 miles

KEY FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2019, 2024. © 2020 Esri

AGE PYRAMID



The largest group: 2019 Female Population Age 55-59 (Esri)
The smallest group: 2019 Male Population Age 85+ (Esri)

ANNUAL LIFESTYLE SPENDING



Tapestry Segments

8F	Old and Newcomers 6,432 households	16.5% of Households
6A	Green Acres 3,988 households	10.2% of Households
1D	Savvy Suburbanites 2,907 households	7.5% of Households