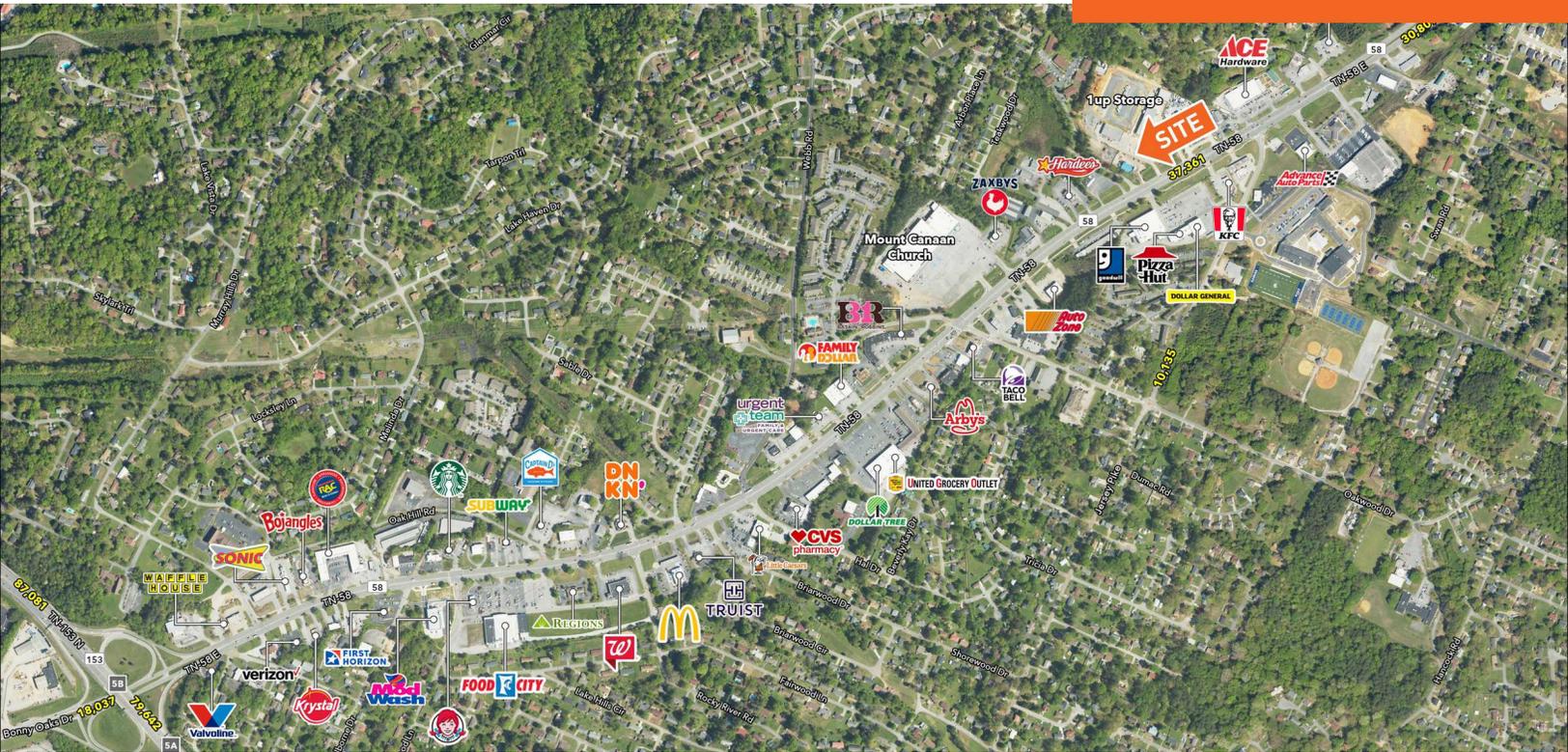


FOR LEASE OR SALE - FORMER CAR WASH

4907 TENNESSEE 58, CHATTANOOGA, TN 37416

FOR SALE & LEASE



LOCATION DESCRIPTION

Former Zips Car Wash (+/- 4,048 SF) on +/- 0.64 AC, positioned on the **AM-inbound side** serving the Harrison / NE Chattanooga corridor. Located about 4 miles north of Hamilton Place's super-regional hub, the site offers **~167.5' of Hwy 58 frontage** with visibility to **~37,361 AADT**. Adjacent **Hardee's** and **Dollar General**, plus nearby pharmacy, c-stores, and QSR, create steady daily-needs traffic, while the Jersey Pike employment corridor reinforces weekday demand. The property features full-movement access along Hwy 58, along with shared internal drives and a recorded 25' easement to Gold Wing Way, enabling **clean ingress/egress** and **strong stacking capacity**. Ideal for an express-wash refresh or conversion to a single-tenant drive-thru.



PROPERTY HIGHLIGHTS

- 4,048 SF
- 0.64 AC with ~167.5' Hwy 58 frontage providing excellent visibility
- Located on the AM side with multiple points of full-movement access for convenient ingress/egress
- Average daily traffic on TN-58 37,361

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	6,651	23,115	78,056
2025 Total Households	2,998	10,106	33,685
2025 Average Household Income	\$86,562	\$91,163	\$95,214



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