

PEERLESS CROSSING MEDICAL CENTER

1060 Peerless Crossing NW, Cleveland, TN



Creating Exceptional

Peerless Crossing Medical Center, located at 1060 Peerless Crossing, Cleveland, TN, is a two-story medical office building (MOB) dedicated to exceptional care. It is situated six minutes from the Tennova Healthcare -Cleveland Hospital, an acute care hospital with 350 beds, a 24-hour emergency unit, and a range of health care services. This Class-A MOB houses Tennova Primary Care, Peerless Pediatrics medical group, and a variety of speciality physicians serving the community since 2006.

Peerless Crossing's updated common areas, shared furnished conference room, and variety of competitive suite packages are designed to meet the needs of today's medical professionals. Tenant enjoy access to the Hickory Grove Shopping Center, neighboring MOB's, and The Tennova Healthcare - Cleveland Hospital to better achieve their personal and professional goals.

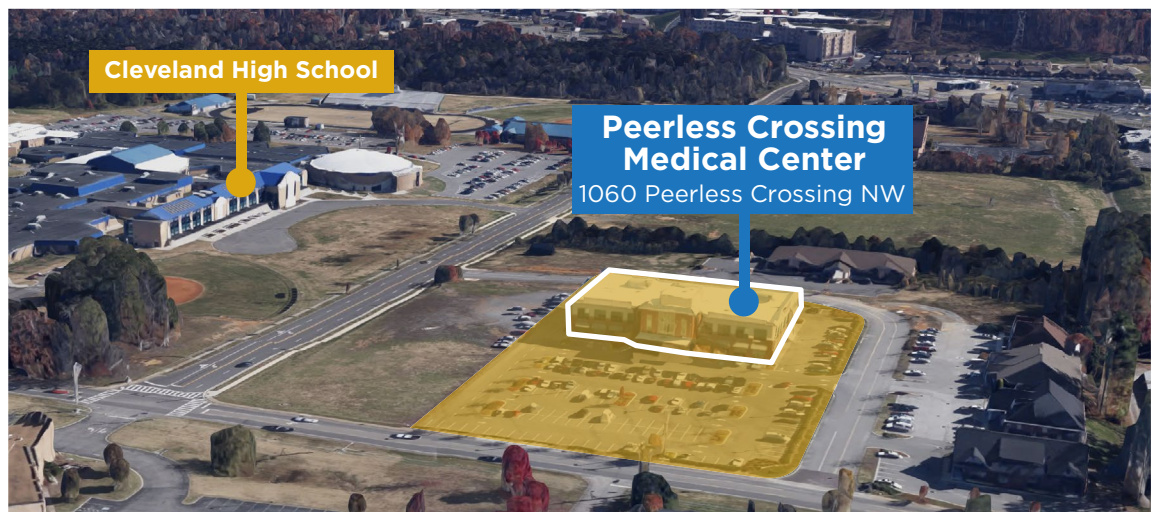
The MOB's 210 parking spaces and new monument signage enhance its street-level presence, while proximity to Keith St., I-75, TN-60, and US-11 makes Peerless Crossing Medical Center a preferred location for patients.



Peerless Crossing Medical Center Location Map



Aerial Map



PEERLESS CROSSING MEDICAL CENTER

1060 Peerless Crossing NW, Cleveland, TN

Peerless Crossing Medical Center is situated six minutes from the Tennova Healthcare - Cleveland Hospital and a short drive from US-11, TN-60, and Keith St., offering quick access to Cleveland and surrounding communities in Bradley County.

Visitors can enjoy easy access to the Hickory Grove Shopping center, stay in a selection of nearby hotels, and stroll the Cleveland Greenway walking path that runs alongside the medical center.



CHATTANOOGA

TRANSPORTATION



INTERSTATE

Interstate 75

5 min drive

1.8 mi



AIRPORT

Chattanooga Airport (CHA)

28 min drive

24.9 mi



DOWNTOWN

MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING

Downtown Chattanooga

35 min drive

33.8 mi



DEMOGRAPHICS

PEERLESS CROSSING MEDICAL CENTER



POPULATION AND HOUSEHOLDS

| POPULATION | 1 Mile | 5 Mile |
|-----------------------------|-----------|-----------|
| 2022 Total Population | 5,756 | 72,533 |
| 2027 Total Population | 6,153 | 78,448 |
| Population Growth 2022-2027 | 6.90% | 8.15% |
| Average Age | 42.30 | 39.70 |
| HOUSEHOLDS | 1 Mile | 5 Mile |
| 2022 Total Households | 2,418 | 28,127 |
| 2027 Total Households | 2,585 | 30,435 |
| Growth 2022-2027 | 6.91% | 8.21% |
| Average Household Size | 2.30 | 2.50 |
| Median Home Value | \$165,219 | \$169,203 |
| Median Year Built | 1974 | 1980 |

AVAILABLE SPACE

40,506 SF BUILDING

- Two-story medical office building (Class A)
- Surface parking with 210 spaces
- Furnished conference room
- Updated common areas
- New monument signage
- Seven minutes from the Hickory Grove Shopping Center
- Six minutes from Tennova Healthcare - Cleveland Hospital
- Five minutes from Keith St., I-75, and TN-60
- Adjacent to the Cleveland Greenway Peerless Pediatrics and Tennova Primary Care in residence
- Flexible suite sizes ranging from 1,690 SF - 9,947 SF
- Competitive lease packages



For Leasing Information

Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
tyler.miller@lillibridge.com

OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



**KINGLSEY EXCELLENCE AWARD—
TOP 25% IN TENANT SATISFACTION**



**TOBY AWARDS FOR
DOCTOR'S CENTER AT
EMORY ST. JOSEPH'S**

ESG ACHIEVEMENTS

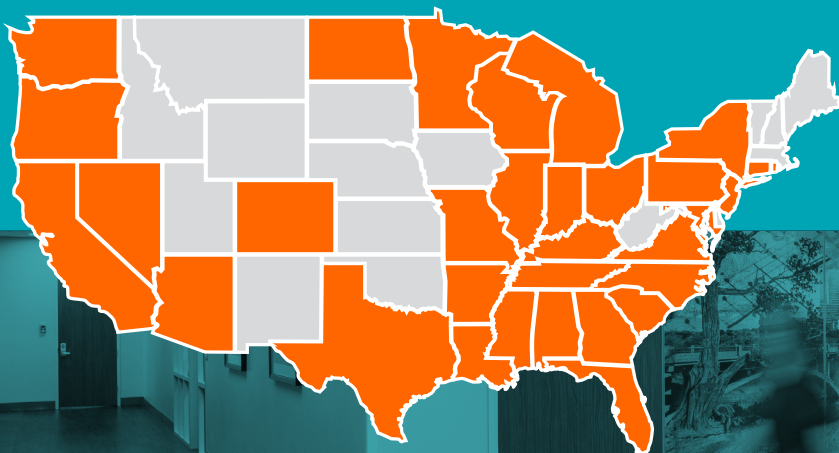


**2021 TOP ENERGY STAR
CERTIFIED OWNER/OPERATOR
OF MEDICAL OFFICE BUILDINGS**

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



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Regional Leasing Director:

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