

PRIME RETAIL SPACE - VILLAGE EAST

8000 East Brainerd Road
Chattanooga, Tennessee 37421



- ◆ 810—1,620 SF Retail Space
- ◆ End-Cap Space Available
- ◆ Base Rent \$25.00 /SF + NNN \$8.41 /SF
- ◆ Newly renovated 2016
- ◆ Ample Free Parking
- ◆ Located in Growing Market Area of East Brainerd
- ◆ Traffic Count: Approximately 32,653 vehicles per day

RETAIL SPACE FOR LEASE - 1,620 SQ. FT.

Village East Shopping Center is a 9,037 sq. ft. neighborhood center located in a high traffic area at the corner of East Brainerd Road and Thelmeta Avenue. Current space available is an End-Cap space. Suites 100 and 106 are combined for a total of 1,620 sq. ft. There is excellent visibility along East Brainerd Road. Premises has relatively new HVAC units and instant hot water.

FOR LEASING INFORMATION

CONTACT:

TONY H. BROCK - VICE PRESIDENT LEASING

THE RAINES GROUP, INC.
FOUR SQUARES BUSINESS CENTER
1200 MOUNTAIN CREEK ROAD, SUITE 100
CHATTANOOGA, TN 37405

OFFICE: 423-875-3600

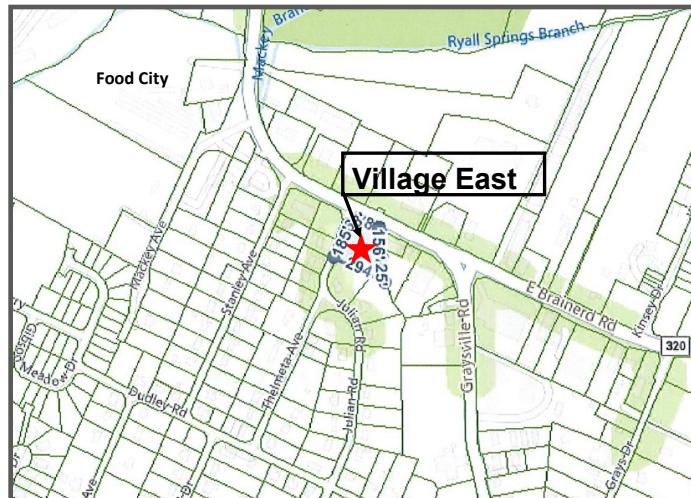
FAX: 423-875-9044

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LOCATION MAP



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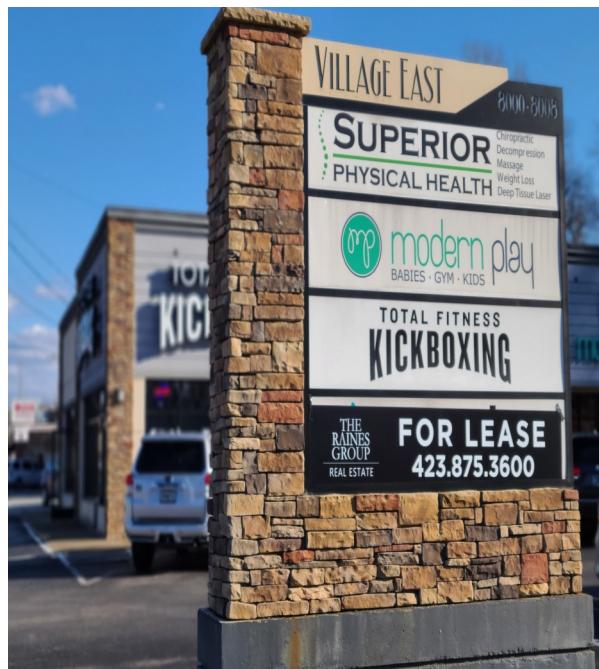
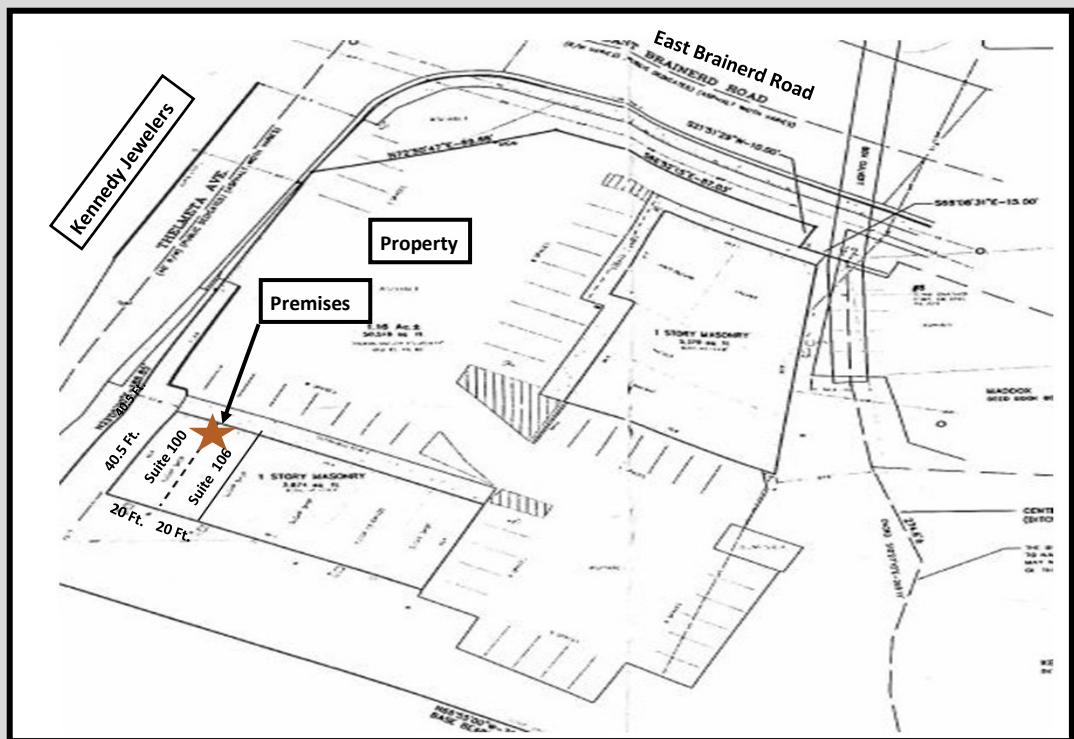
VILLAGE EAST

8000 E. Brainerd Rd.

Suites 100 & 106

1,620 Sq. Ft.

SITE PLAN



TRAFFIC COUNT 32,653 +/- Cars Per Day

DEMOGRAPHICS :

	1 Mile	3 Miles	5 Miles
Population	7,036	44,916	97,904
Average Age	39	42	42
Average Age (Male)	38	41	40
Average Age (Female)	41	43	43
Average HH Income	\$123,852	\$114,116	\$100,480
Total Households	2,944	19,186	39,107
Average House Value	\$447,550	\$368,167	\$339,825
Estimated Employees	1,984	14,162	66,541

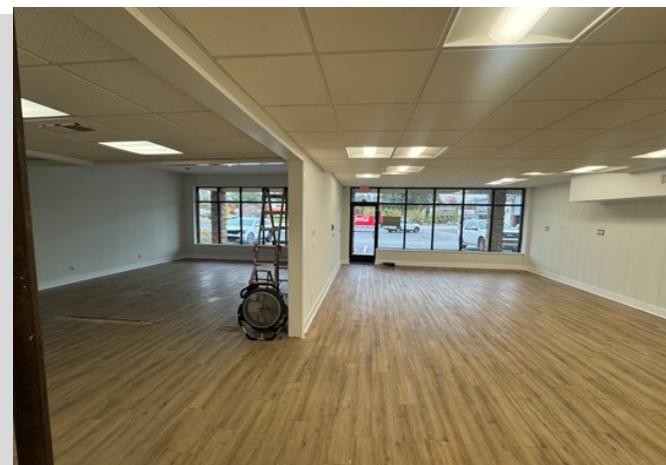
Demographics data from AlphaMap

Disclaimer: The data contained herein has been provided by reliable sources, however, they should be considered estimates and/or projections, are subject to change without notice, and are not warranted by The Raines Group, Inc.. It is advised that the Investor or Tenant carry out his own due diligence through his own professional advisors before making any final decisions on the property in question.

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INTERIOR PHOTOS

Village East Shopping Center
8000 East Brainerd Road

Suites 100 & 106

Front of Suite 100



Rear of Suite 100



Front of Suite 106



Rear of Suite 106



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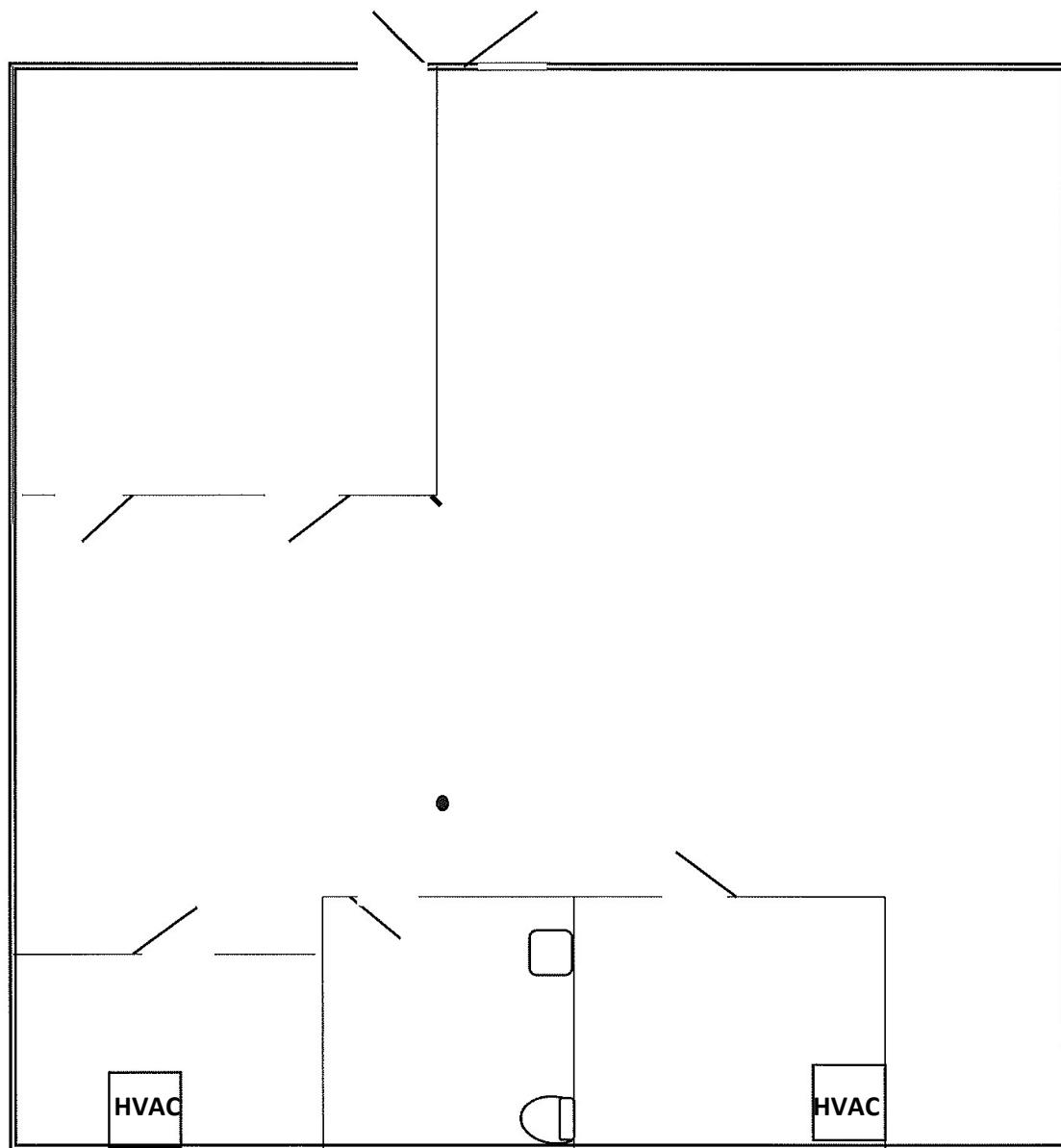
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FLOOR PLAN

Village East Shopping Center

Suites 100 & 106

1,620 SF ±



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