

545 MAIN STREET - NEW RETAIL DEVELOPMENT

KIMBALL, TN 37347



PROPERTY SUMMARY



LOCATION DESCRIPTION

Introducing a prime leasing opportunity for your business at 545 Main Street in Kimball, TN. Located just off the I-24 Interstate, this site is highly visible with +17k traffic counts daily and is ready for development, providing an ideal opportunity to grow your business within the Kimball market. With big box retailers like Walmart and Lowe's nearby, 23k+ people within a 10 mile radius and a Food City with a Starbucks right across the street, this is an opportunity you don't want to miss.

PROPERTY HIGHLIGHTS

- Prime lease opportunity with 17k+ VPD on Highway 72
- Big box retailers nearby include Walmart, Lowe's, & Food City
- Kimball is a growing submarket of Chattanooga, TN
- Located just off of I-24 , that sees 49K+ VPD

OFFERING SUMMARY

Lease Rate:	Inquire if Interested
Lot Size:	1.85 Acres
Building Size:	6,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,885	4,741	9,743
Total Population	4,660	11,607	23,638
Average HH Income	\$59,039	\$64,167	\$65,966

TRAFFIC COUNTS

17,000+ Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	.57%	.57%	.32%



Shawn Krisher

Regional Vice President

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209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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SITE PLAN



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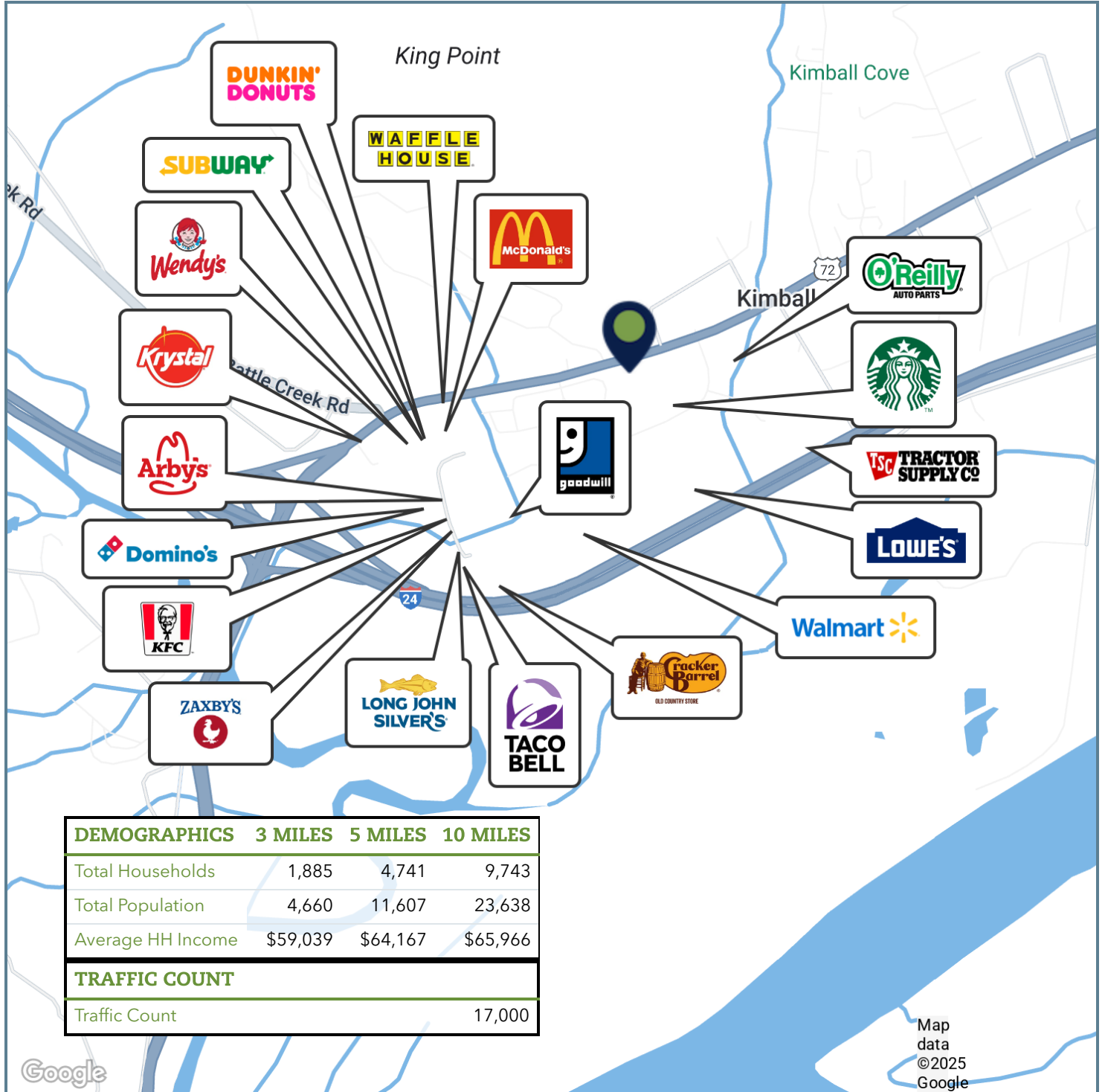
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RETAILER MAP



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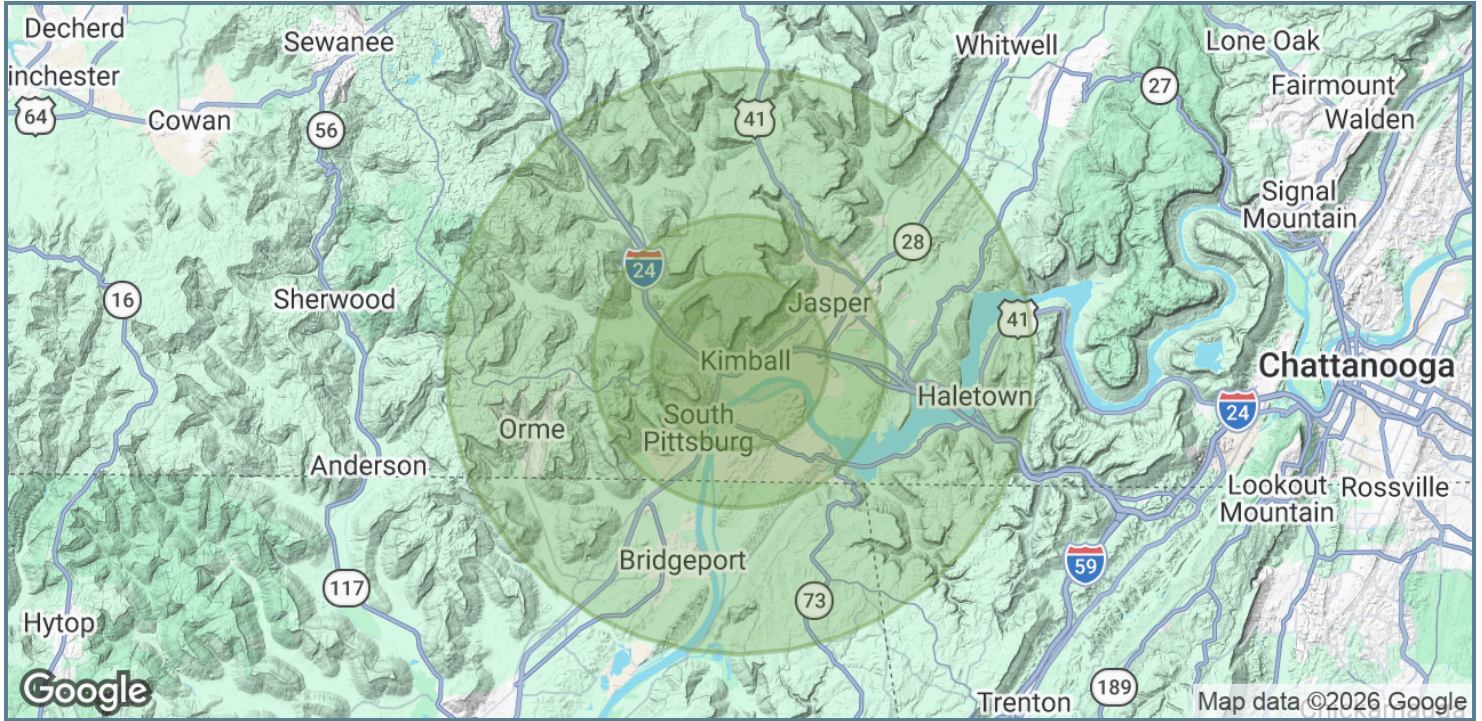
Map data ©2025 Google

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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,660	11,607	23,638
Average Age	43	43	44
Average Age (Male)	42	42	42
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,885	4,741	9,743
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$59,039	\$64,167	\$65,966
Average House Value	\$231,412	\$224,618	\$215,299

TRAFFIC COUNTS	
Vehicles Per Day	17,000/day



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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof Structure.
- **Ceiling:** Exposed Structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed Stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed Stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be store front with minimum 3'-0" store front door. Exterior service door to be include at rear wall.
- **HVAC:** Duct-less, Structure-hung space heater. Minium single supply and return opening in roof Deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" Water line stubbed into space. 4" Sanitary Sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 Amp, 208Y/120, 3 Phase, 4 Wire Service. 200 Amp panel to be located along rear wall.
- **Gas:** Min 1" Gas Service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

