

ReStore Sublease -21,000 SF-Next to Tractor Supply

9408 Apison Pike, Ooltewah, TN 37363



Listing ID: 30590436
Status: Active
Property Type: Shopping Center For Lease
(also listed as Retail-Commercial)
Retail Type: Community Center, Mixed Use
Contiguous Space: 21,000 SF
Total Available: 21,000 SF
Lease Rate: \$6.05 PSF (Annual)
Base Monthly Rent: \$10,587
Lease Type: NNN
Loading: 1 Dock, 1 Door
Ceiling: 14 ft.



Overview/Comments

Wonderful opportunity to sublease the Habitat Restore store located in Apison in the Apison Crossing retail center. Apison is a submarket of Chattanooga, TN. The suite is next to the Tractor Supply store. Tractor Supply is the anchor tenant for this center. There is a mix of about 15 tenants in this 82,000+- retail center.

The subject suite contains about 21,000 SF of mostly open floor plan space. There is a large management office, a shipping and receiving back room, dock and dock door, restrooms, a large break room, storage closets and upstairs room. In years past this was a Winn Dixie grocery store so there is a significant amount of power supplied to the suite.

Pricing: The suite is for lease at \$6.05/sf with the NNN expenses totaling \$2.63/SF.

Drawings: The floor plan and elevation drawings are available upon request.

More Information Online

<http://commercial.gcar.net/listing/30590436>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Hamilton County/ Chattanooga City	Building Name:	Apison Crossing
Tax ID/APN:	033140 18815	Gross Building Area:	82,805 SF
Retail Type:	Community Center, Mixed Use, Neighborhood Center, Net Leased, Outlet Center, Regional Mall, Strip Center	Building/Unit Size (RSF):	21,000 SF
		Usable Size (USF):	21,000 SF
Zoning:	MU-TC	Land Area:	8.80 Acres

Available Space

Suite/Unit Number:	138	Lease Type:	NNN
Suite Floor/Level:	Suite 138	Conference Rooms:	1
Space Available:	21,000 SF	Offices:	1
Minimum Divisible:	21,000 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	21,000 SF	Parking Spaces:	200
Space Description:	The whole space is for sublease. 12/31/2026	Real Estate Taxes:	\$1.13 PSF (Annual)
Space Type:	Sublet	Operating Expenses:	\$0.54 PSF (Annual)
Sublease Expiration Date:	12/31/2026	CAM Expenses:	\$0.96 PSF (Annual)
Date Available:	04/01/2020	Rent Escalators:	Step-Up Lease
Lease Term (Months):	66 Months	Rent Escalators Description:	Rent will increase on 4/1/22 to \$6.55/SF. NNN expenses can change annually.
Lease Rate:	\$6.05 PSF (Annual)		

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist	Feet of Frontage:	95
Property Located Between:	Apison Pike and Ooltewah Ringgold Rd	Traffic/Vehicle Count:	19,283
Property Visibility:	Excellent	Highway Access:	I-75 via Apison Pike, Exit 9 off I-75
Largest Nearby Street:	Apison Pike and Ooltewah Ringgold Rd	Airports:	Chattanooga Metropolitan

Site Description The site is level and at street grade with huge retail parking lot in front retail strip center. The site contains a Tractor Supply store as the largest tenant and has about a dozen other shops.

Area Description The Apison Pike/Collegedale/Ooltewah submarket is the highest growth market in Hamilton County. 50% of the housing starts in Chattanooga are in this submarket.

Building Related

Total Number of Buildings:	1	Ceiling Height:	14
Number of Stories:	2	Loading Doors:	1
Typical SF / Floor:	21,000 SF	Loading Docks:	1
Property Condition:	Good	Passenger Elevators:	0
Year Built:	1996	Freight Elevators:	0
Year Renovated:	2016	Sprinklers:	Wet
Construction/Siding:	Block	Heat Type:	Natural Gas
Exterior Description:	Retail Strip Center	Heat Source:	Central
Parking Type:	Structure, Surface	Air Conditioning:	Engineered System
Parking Description:	Very large parking lot in front. Hundreds of spaces.		

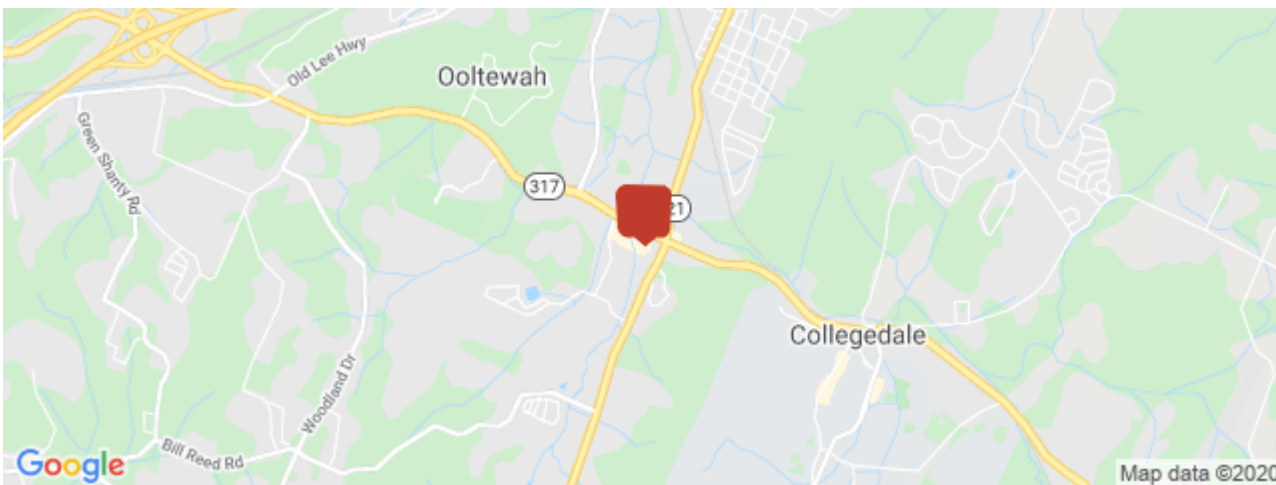
Interior Description 80% of is open retail space. The back 20% include kitchen, receiving and shipping area, storage closets. There is a upstairs of about 200 SF.

Land Related

Zoning Description:	Mixed Use-Town Center	Water Service:	Municipal, Well
Lot Frontage:	811	Sewer Type:	Municipal
Lot Depth:	400	Easements:	Ingress/Egress

Location

Address:	9408 Apison Pike, Ooltewah, TN 37363
County:	Hamilton
MSA:	Chattanooga



Property Images



Front View



Front Left View



Front View 2



Apison Crossing Marquee Signage



Front Right View



Apison Crossing Parking Lot



Front View of Retail Space



Retail View 1



Front Entrance



Management Office View



Rear View of Retail Space



Kitchen & Breakroom



Restroom View



Rear Warehouse View



Rear Warehouse View 3



Large Roll Up Door & Dock



Exterior View of Rear & Dock



Rear Driveway



Rear Warehouse View 2

Property Contacts



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I-75 to 9804 Apison Pike
7 minutes
4.2 miles

Enterprise
South
Nature Park

The Honors Course

Ooltewah

Collegedale

Southern
Adventist
University



Drive Times (5, 10, 15 min)

9804 Apison Pike, Ooltewah, Tennessee, 37363 2 (5 minutes)

9804 Apison Pike, Ooltewah, Tennessee, 37363

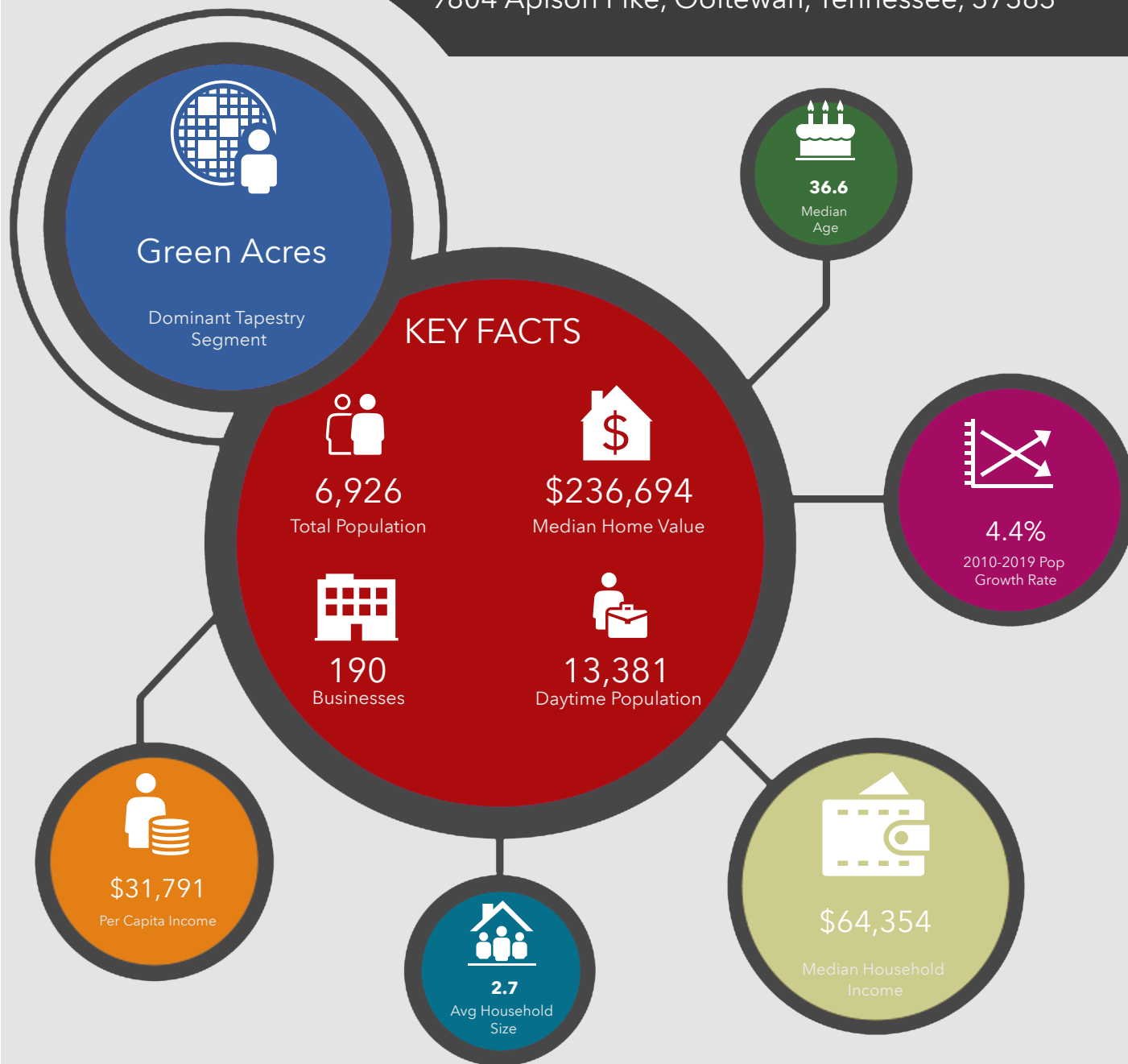
Drive time of 5 minutes

Prepared by Esri

Latitude: 35.05496

Longitude: -85.05519

9804 Apison Pike, Ooltewah, Tennessee, 37363



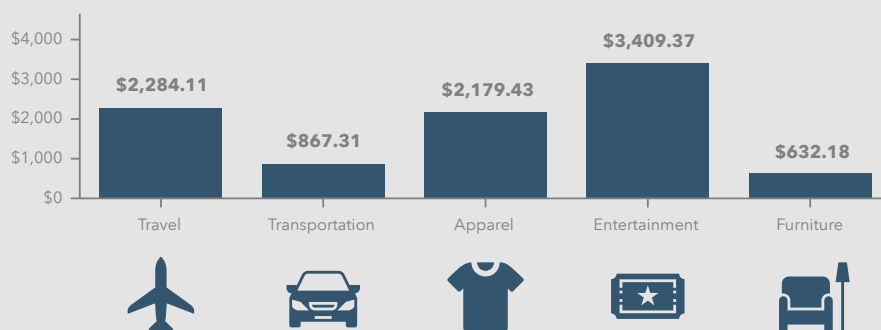
KEY SPENDING FACTS



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

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Spending facts are average annual dollars per household



Drive Times (5, 10, 15 min)

9804 Apison Pike, Ooltewah, Tennessee, 37363 2 (10 minutes)

9804 Apison Pike, Ooltewah, Tennessee, 37363

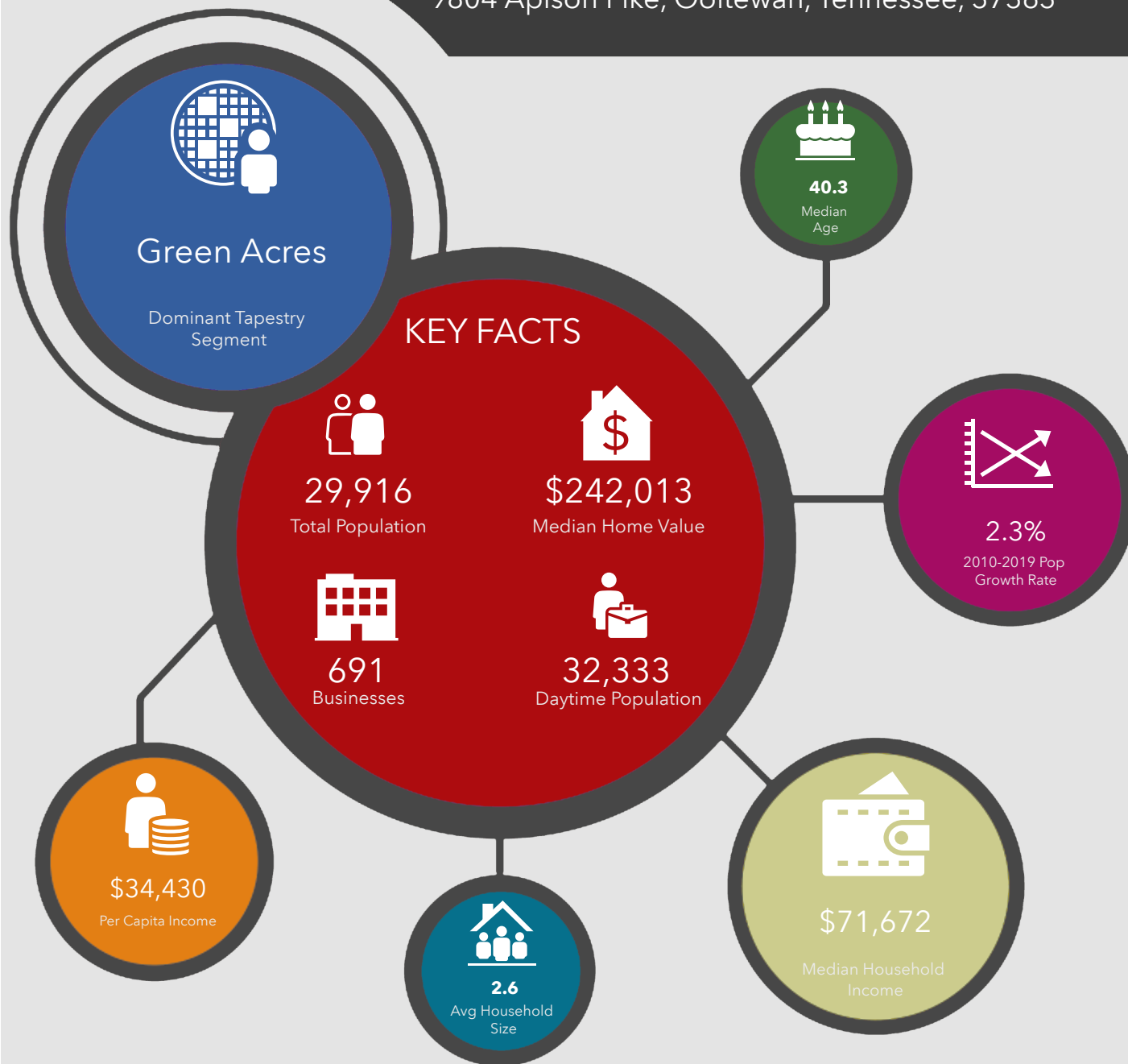
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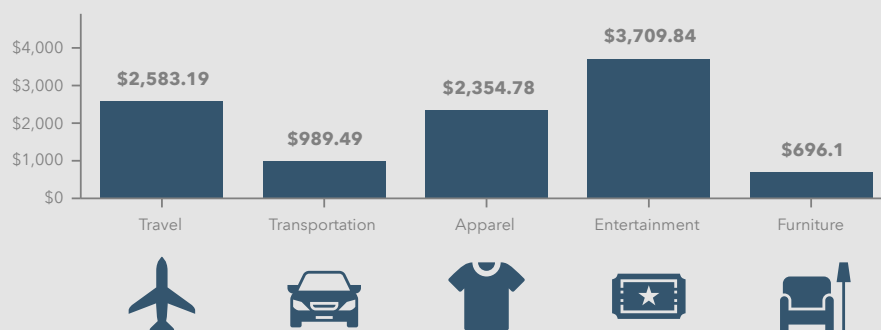
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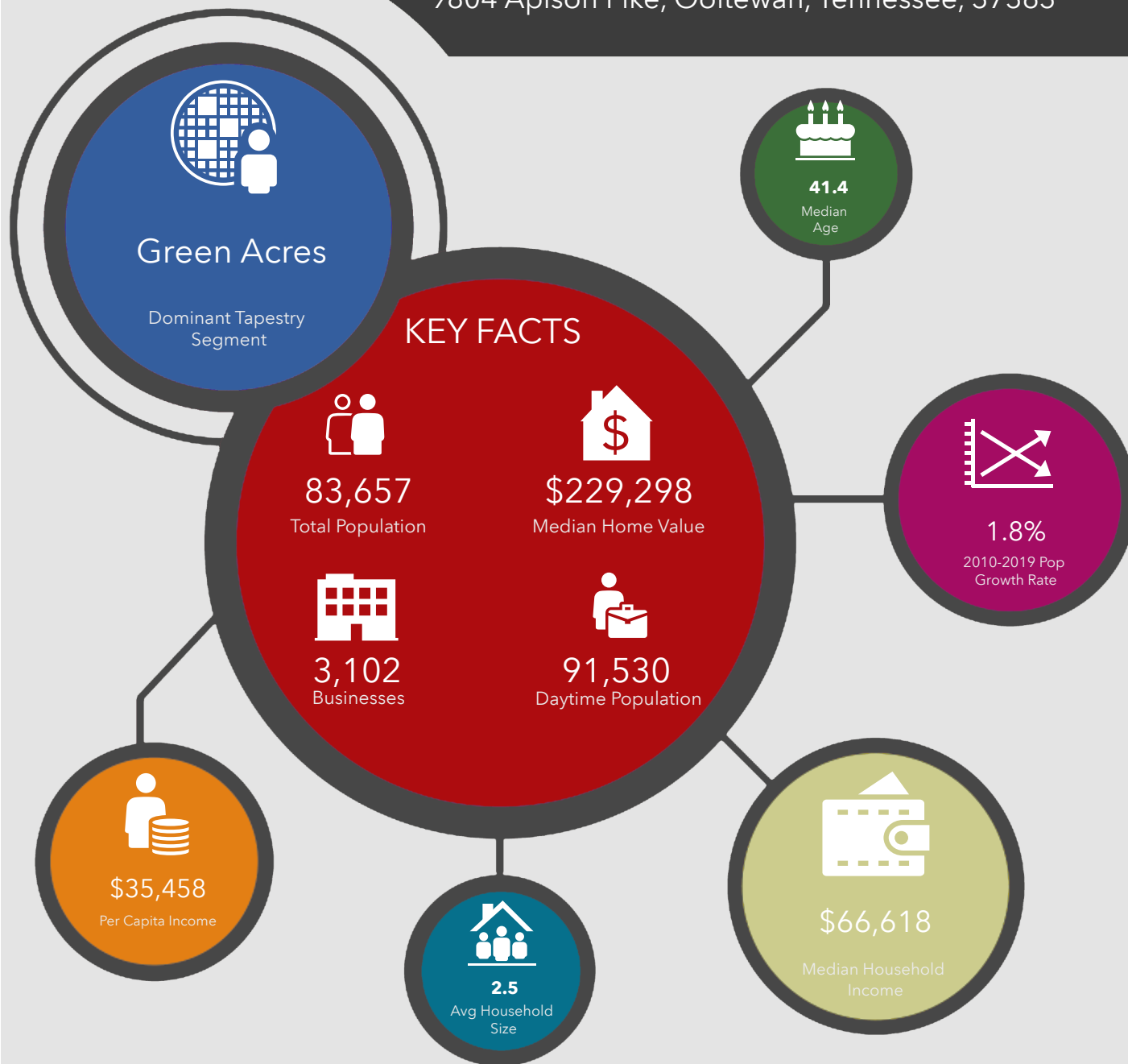
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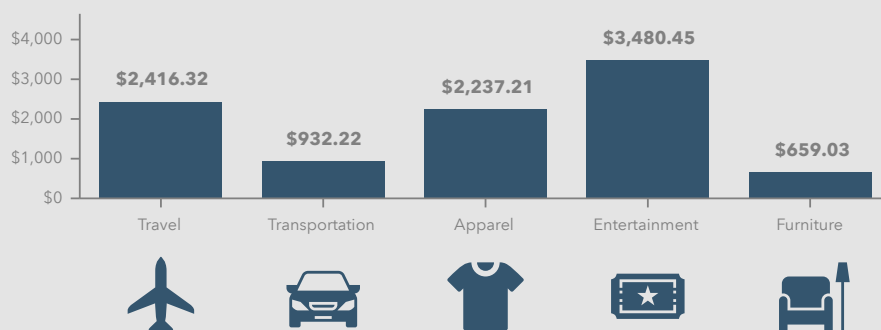
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Chattanooga



Legend
□ Parcels



0 200.00 400.0Feet

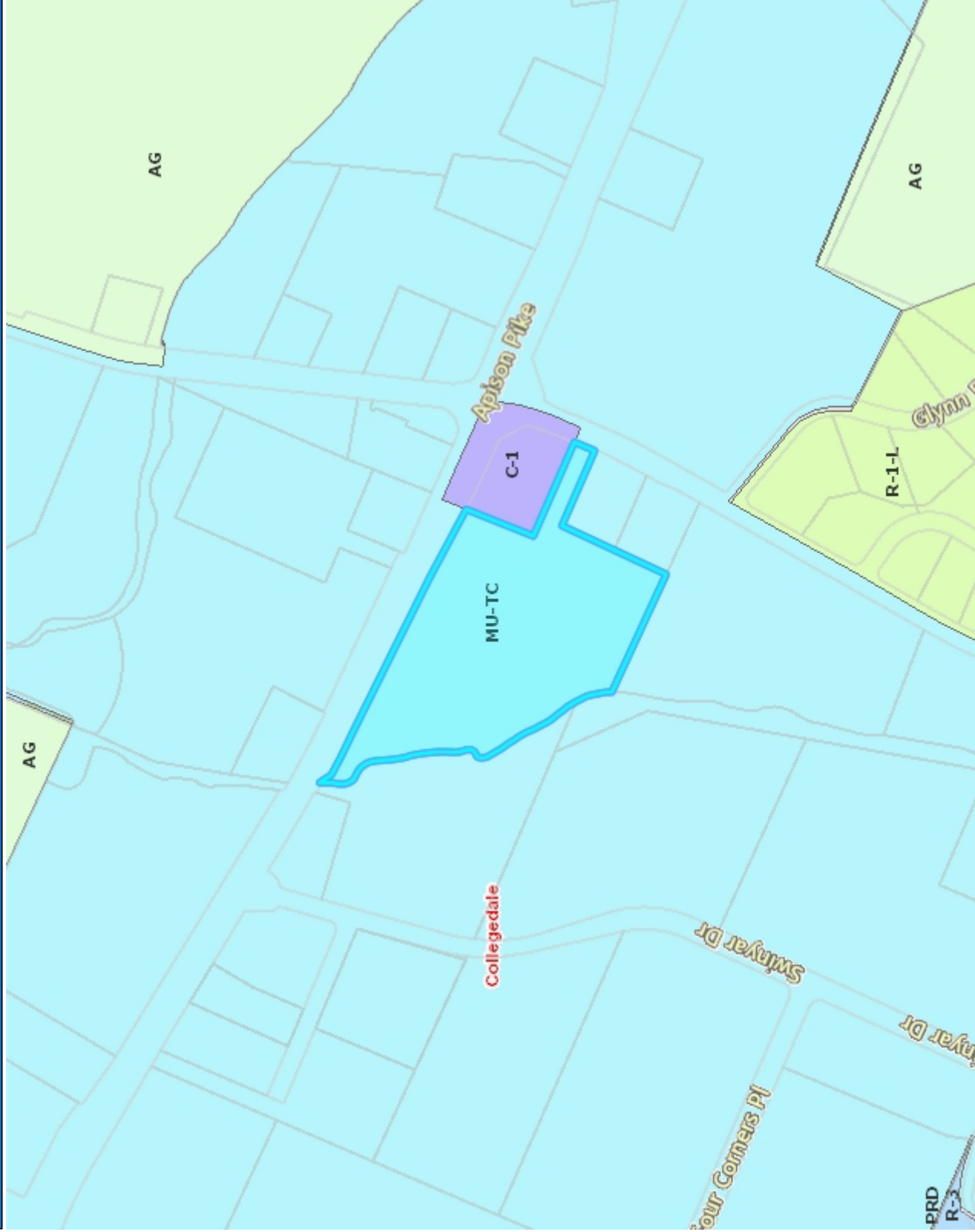


NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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Chattanooga



NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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Legend

Parcels

Zoning_Collegedale

- AG
- C-1
- C-2
- C-3
- I-1
- MU-BC
- MU-TC
- PCD
- PRD
- R-1-H
- R-1-L
- R-2
- R-3
- U-1

Zoning Type Labels

Zoning

- A-1, AG, AGR
- Areas not Maintained by RPA
- AT
- C-1, TC&M, TCM
- C-2, LB
- C-3, GB
- C-4
- C-5, NC
- C-6
- C-7
- CC, CCD
- CIV-3
- CIV-4
- CIV-6
- CX-12
- CX-8
- CX-3
- CX-4
- CX-5
- CX-6
- HC
- HCD
- HDR, HDRD
- I-1, I1, L-1, LI, LM-1, LM1
- IN-3
- IN-4
- IND
- IX-3
- IX-4