



# BIG BOX RETAIL OPPORTUNITY | CHATTANOOGA'S BUSIEST INTERSECTION



## BIG BOX RETAIL OPPORTUNITY

AVAILABLE SPACE: 24,886 SF | \$12/SF NNN

5230 TN-153 | Hixson, TN 37343



SVN | Second Story Real Estate Management

Hunter Myers

Office: (423)-682-8241

Cell: (678) 787-5019

[john.markley@svn.com](mailto:john.markley@svn.com)

John Markley

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**AVAILABLE**  
**24,886 sf**

**Liquor store**  
[7852.2 Sq ft]

**Crunch Fitness**  
[29278.47 Sq ft]

**Scenic City Boot Camp**  
[7888 Sq ft]

**Buffet King**  
[10200 Sq ft]

**2nd Floor Scenic City**  
[2664.44 Sq ft]



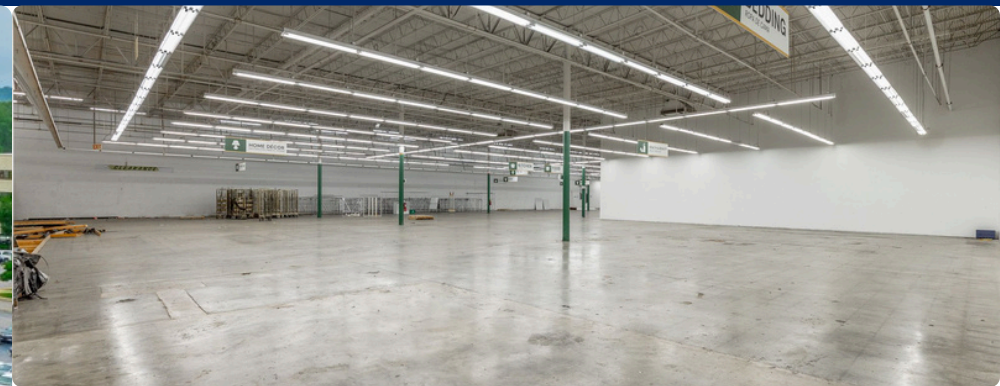
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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population	4,027	32,663	85,528
2024 Population	4,170	33,599	88,289
2029 Projected Population	4,450	35,814	94,173
Median Age	42.8	41.3	40.8

### HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Households	1,740	14,037	36,675
2024 Households	1,795	14,438	37,881
2029 Household Projection	1,917	15,418	40,482

### INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
Average Household Income 2020	\$83,151	\$81,636	\$81,896
Average Household Income 2024	\$69,281	\$88,591	\$87,587
Projected Household Income 2029	\$69,713	\$90,406	\$88,583



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## ABOUT THE BROKERS



**Hunter Myers**  
**Director - Retail**

 (678) 787-5019


 hunter.myers@svn.com

 [secondstoryproperties](https://www.secondstoryproperties.com)

Hunter's expertise includes investment sales and leasing shopping centers. He has worked with many sellers and landlords throughout the southeast in selling or leasing over one million total square feet. He won the CoStar Power Broker award each year from 2020 to 2022 in the retail sector. In 2023, Hunter won SVN's prestigious President's Circle award by being ranked as one of the top fifteen SVN advisors out of over 2,000 nationwide. In 2024, he was also awarded CREXi's Platinum Broker award. Hunter maintains strong tenant relationships representing several national tenants throughout Georgia and Tennessee. Hunter's knowledge of leasing as well as capital markets make him a true asset for a shopping center owner.



**John Markley**  
**Brokerage Advisor**

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John is a commercial real estate advisor with over eight years of experience in sales, marketing, and recruiting. Specializing in retail and medical office sales and leasing, John brings a dynamic skill set to every transaction. Prior to joining SVN, he demonstrated his entrepreneurial spirit by successfully running a startup marketing and media company for three years. His experience also includes working with various private equity clients seeking multi-tenant retail and medical acquisitions. With strong communication, prospecting, and marketing abilities, John is a trusted partner for owners and investors looking to maximize the value of their real estate investments.