

9814 East Brainerd Road

Ooltewah, Tennessee 37363



Contact Us

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Property Overview

Prime Commercial Opportunity in Booming Ooltewah/East Brainerd Corridor! This former True Value Hardware store presents a rare opportunity to establish your business in the highly desirable and rapidly expanding Ooltewah/East Brainerd/Apison/Collegedale area. Built in 2018, this well-maintained property offers a versatile space perfect for a variety of retail or office uses.

Key Features:

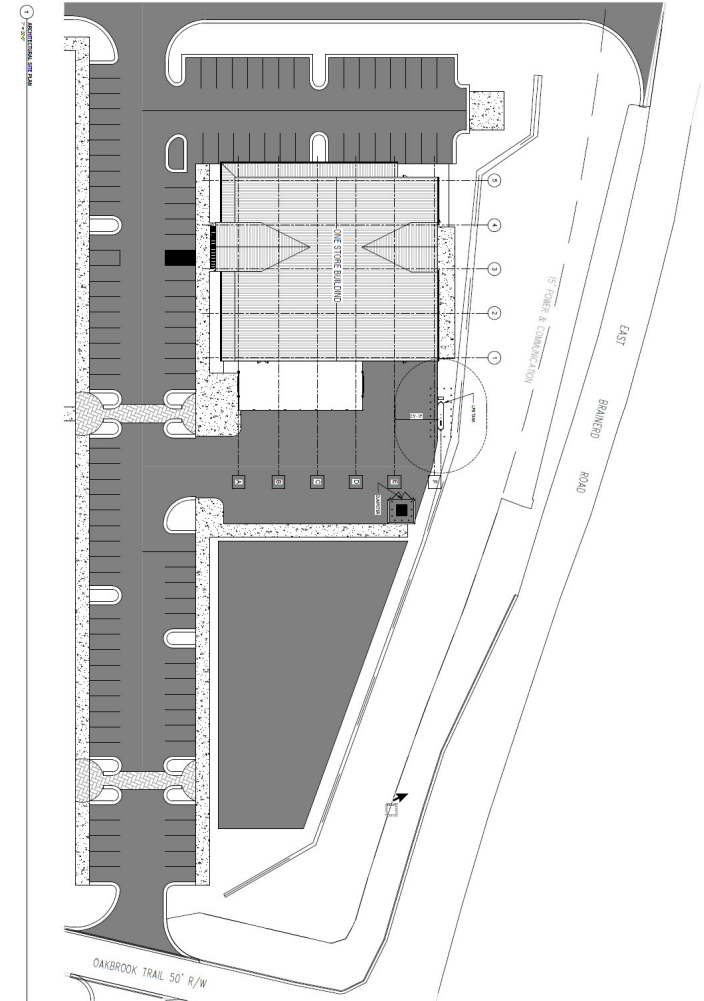
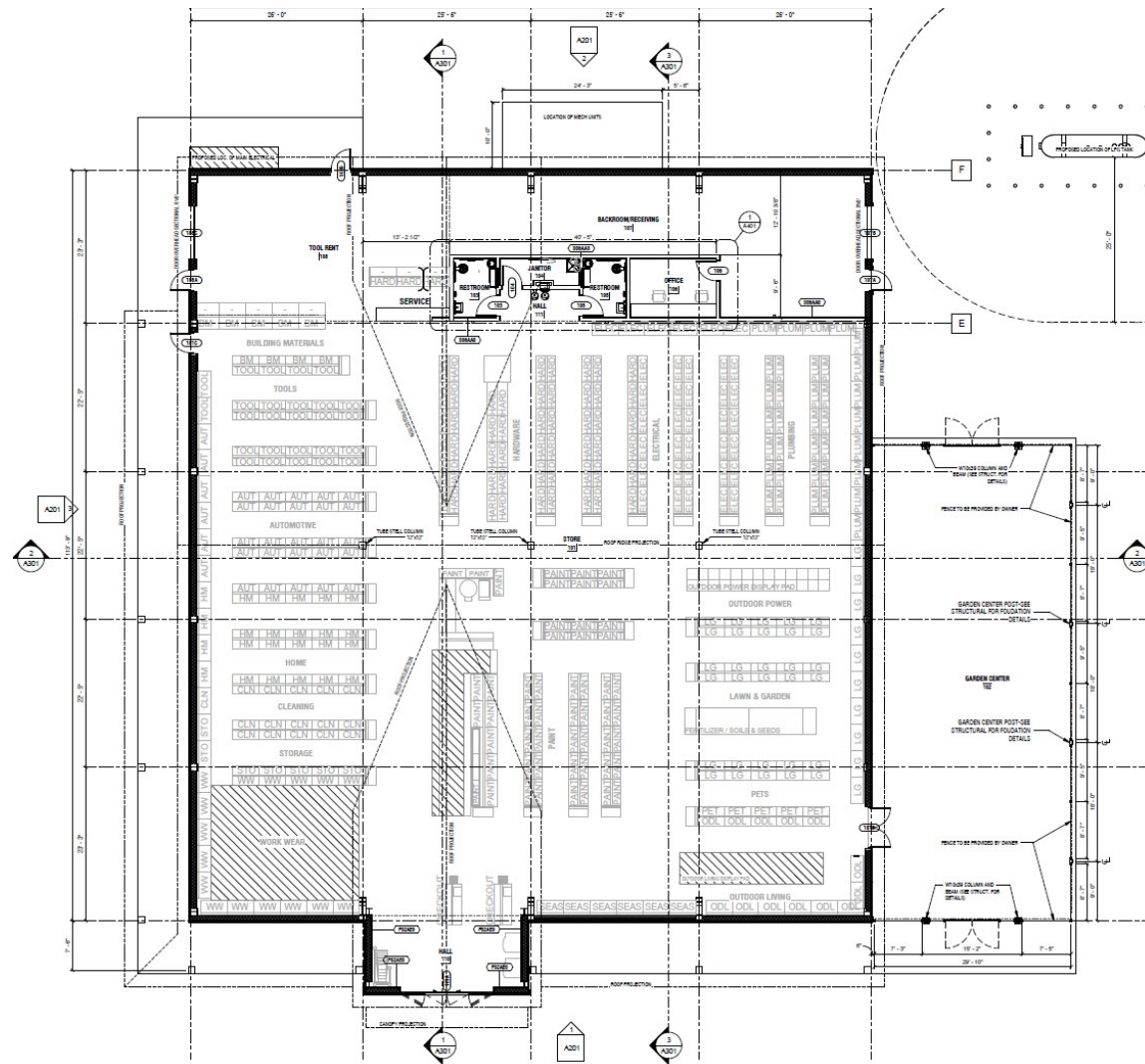
- **Size & Space:** ±12,400 SF of versatile space
- **Modern Construction:** Built in 2018 with a durable pre-engineered steel structure and a stylish Hardie Fiber Cement Reveal Panel exterior
- **Strategic Location:** Situated on ±1.65 acres, just a ½ mile from the new Publix Super Market at the Shops at Enclave, at the bustling intersection of Ooltewah-Ringgold Road and East Brainerd Road. Traffic counts between 10,500 to 12,800 VPD
- **Prime Retail:** Surrounded by established businesses like McDonald's, Starbucks, Food City, Mod Wash Car Wash, and a Publix anchored center, ensuring a steady flow of potential customers
- **Zoning:** C-2 Commercial zoning allows for a range of retail/office uses
- **Infrastructure:** Includes restrooms, a fire sprinkler system, and ample electrical capacity with a 208/120 Volt 600-Amp 3-Phase service
- **Functional Design:** Boasts ceiling heights ranging from 11' to 23', column spacing of 25' x 56', two ground level roll up doors for easy loading & unloading, and overall building dimensions of ± 103' x 114'
- **High-Growth Area:** Located in a booming residential area with numerous new subdivisions under development, attracting a growing population and ensuring strong business potential



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
2024 Population	1,973	23,298	70,324	228,936
2024 Businesses	48	241	1,665	7,743
2024 Median Age	44.8	41.9	40.8	40.9
2024 Households	762	8,519	26,908	92,722
2024 Average Household Income	\$182,243	\$164,299	\$132,462	\$104,340
2024 Owner Occ. Housing Units	708 80%	7,612 85.6%	19,027 65.8%	62,852 63.4%



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For Sale or Lease



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