

9814 East Brainerd Road

Ooltewah, Tennessee 37363



Contact Us

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Property Overview

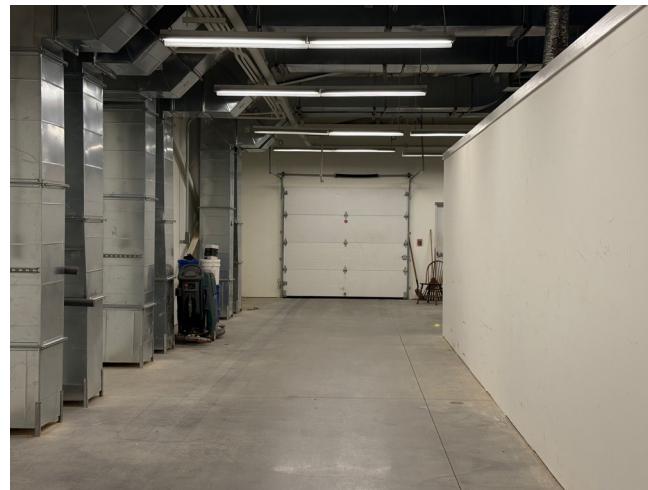
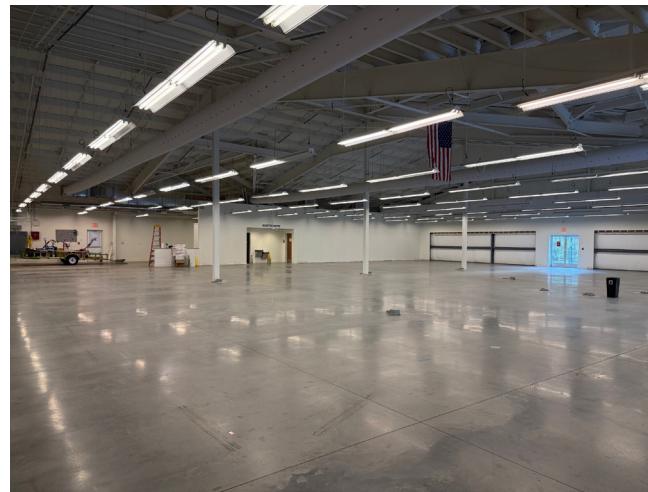
Prime Commercial Opportunity in Booming Ooltewah/East Brainerd Corridor! This former True Value Hardware store presents a rare opportunity to establish your business in the highly desirable and rapidly expanding Ooltewah/East Brainerd/Apison/Collegedale area. Built in 2018, this well-maintained property 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 | 7,612 | 19,027 | 62,852 |
| | 80% | 85.6% | 65.8% | 63.4% |

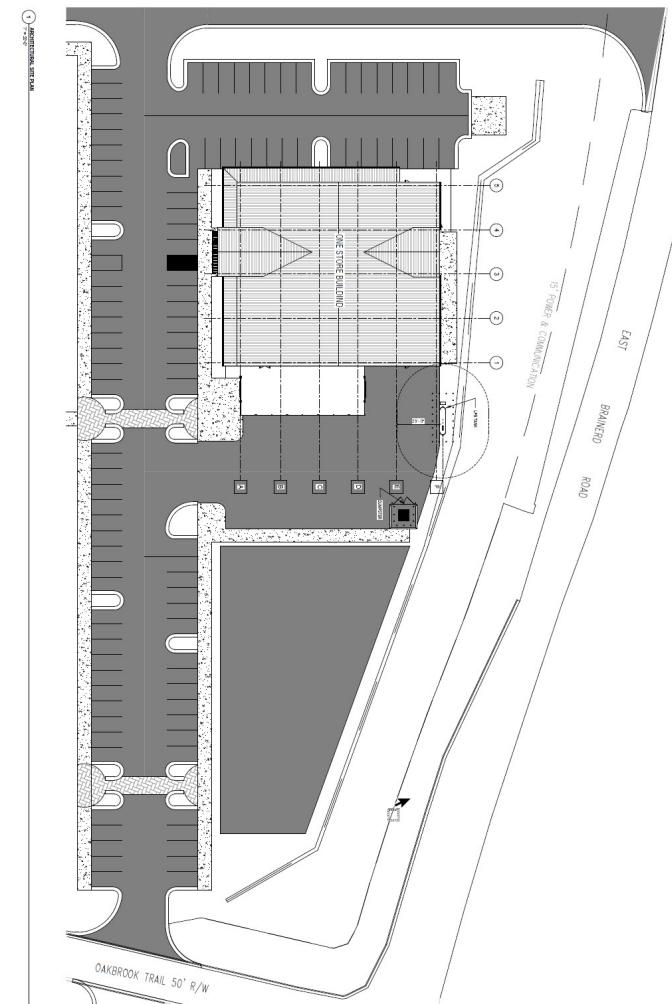
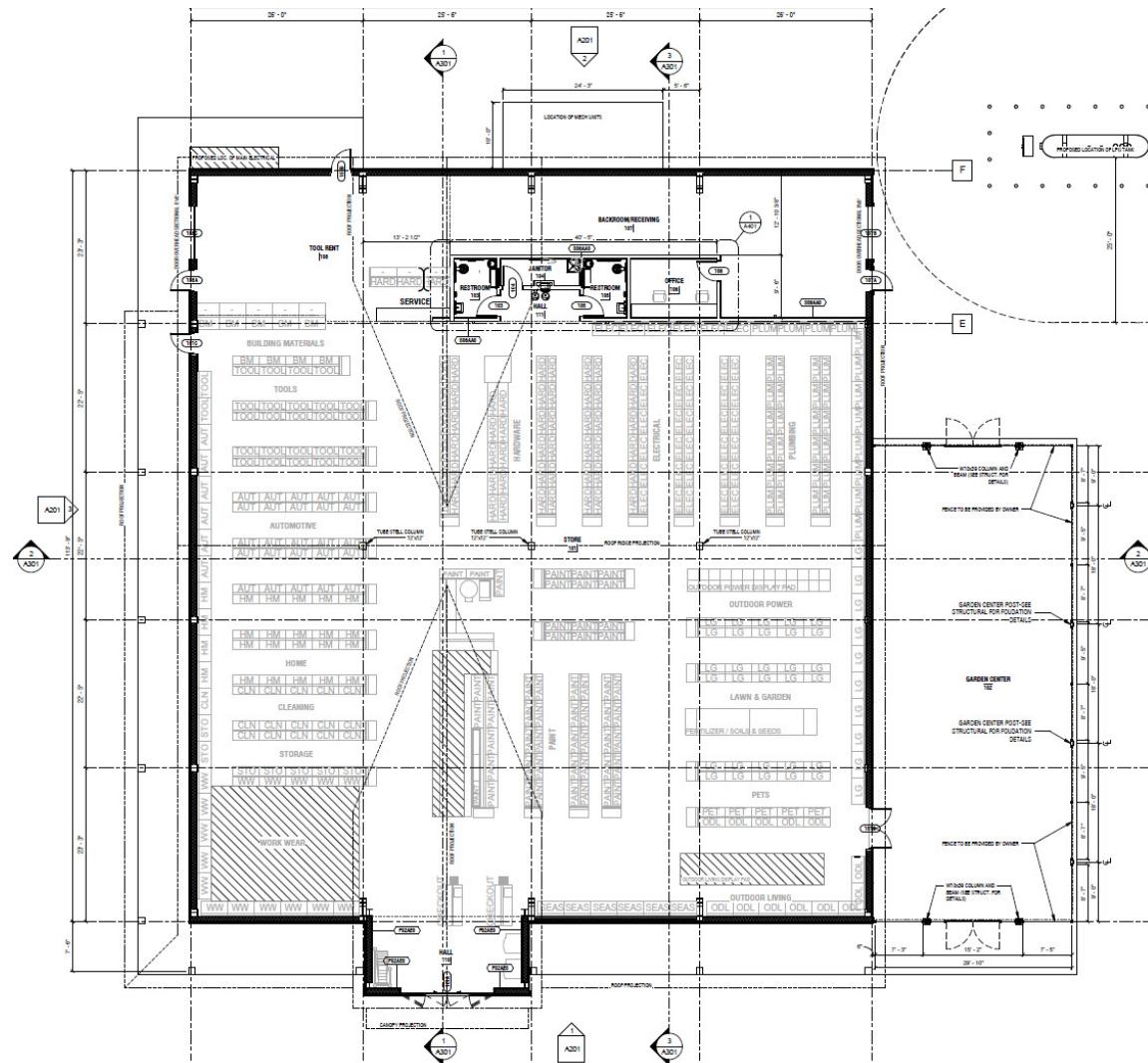


CBRE

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For Sale or Lease



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