

# PROJECT overview

## THE VILLAGE AT WATERSIDE

### location

At the NW Corner of Gunbarrel Road  
& Shallowford Road

### highlights

Over 100,000 SF of Retail

Delivering Shop Space Early Summer  
2018

STRONG ANCHOR CO-TENANCY  
Including Publix, REI, and Burlington  
with a Mixture of Small Shop Space,  
Restaurant Opportunities, an Existing  
Retail Box, and 2 outparcels.

Monument and Pylon Signage

Small Shop and Junior Anchor Space  
with Interstate Visibility

Hamilton Place is Considered  
Chattanooga's Largest Retail Node

AREA RETAILERS INCLUDE:  
Fresh Market, Earth Fare, Lowe's,  
Dick's Sporting Goods, Target, DSW,  
Dillard's, Belk & MORE





# SITE PLAN & proposed buildings

## THE VILLAGE AT WATERSIDE



### BUILDING B (PROPOSED)



### BUILDING D (PROPOSED)



### BUILDING E (PROPOSED)



### BUILDING F (PROPOSED)



### BUILDING K (EXISTING)

### OUTPARCEL #1

### OUTPARCEL #2



# TRADE AREA & demographics

## THE VILLAGE AT WATERSIDE

### demographics\*

	1 MILE	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	6,845	41,125	96,058	324,249
2022 PROJECTION	7,329	43,062	100,998	339,372
TOTAL HOUSEHOLDS	3,396	17,360	39,195	130,363
AVERAGE HH INCOME	\$80,735	\$74,884	\$74,749	\$66,246

### traffic counts\*\*

GUNBARREL ROAD @ Commons Blvd. - 25,902 CPD

SHALLOWFORD ROAD @ I-75 - 25,675 CPD

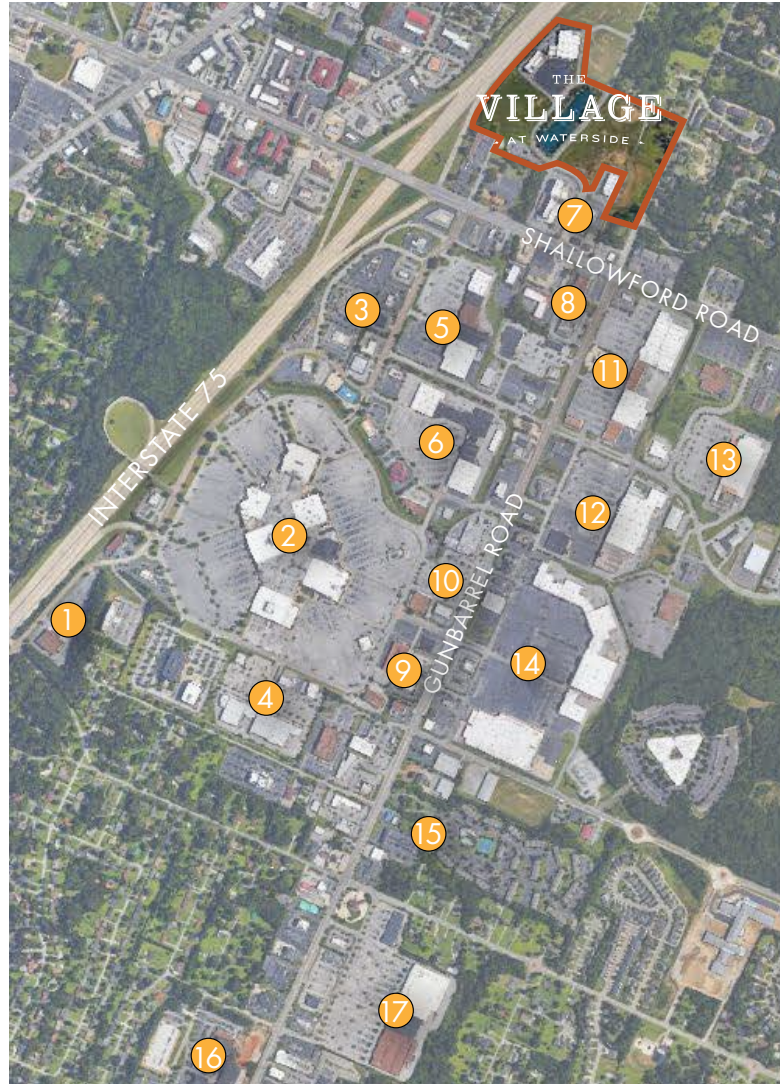
### map



\* Demographics provided by STDB

\*\*Traffic counts, as of 2016, provided by TDOT

### points of interest



- 1 Regal Cinemas
- 2 Hamilton Place Mall
- 3 Outback Steakhouse, Red Lobster, Courtyard by Marriott, Starbucks, J. Alexanders
- 4 Marshalls, Bed Bath & Beyond, Ross Dress for Less, Carrabba's Italian Grill
- 5 Staples, Ulta Beauty, DSW, Old Navy, Academy Sports
- 6 Toys R Us, TJ Maxx, World Market, Michaels, Home Goods, Olive Garden
- 7 Embassy Suites, Ruth's Chris Steak House, Mellow Mushroom
- 8 Walgreens, Wingate by Wyndham, Rooms To Go
- 9 The Chop House, Starbucks, McDonald's
- 10 LOFT, Bonefish Grill, Jason's Deli, Firebirds Wood Fired Grill
- 11 Fresh Market, Hobby Lobby, Best Buy, McAllister's Deli, Panda Express
- 12 Lowe's Home Improvement, Ashley Home Store, PetSmart
- 13 The Home Depot
- 14 Stein Mart, Dick's Sporting Goods, Big Lots, Five Guys, Cheddar's, Walmart
- 15 The District at Hamilton Place Apts.
- 16 Erlanger Hospital
- 17 Target, Kohl's, Earthfare, Moe's Southwest Grill, Chickfila, Panera