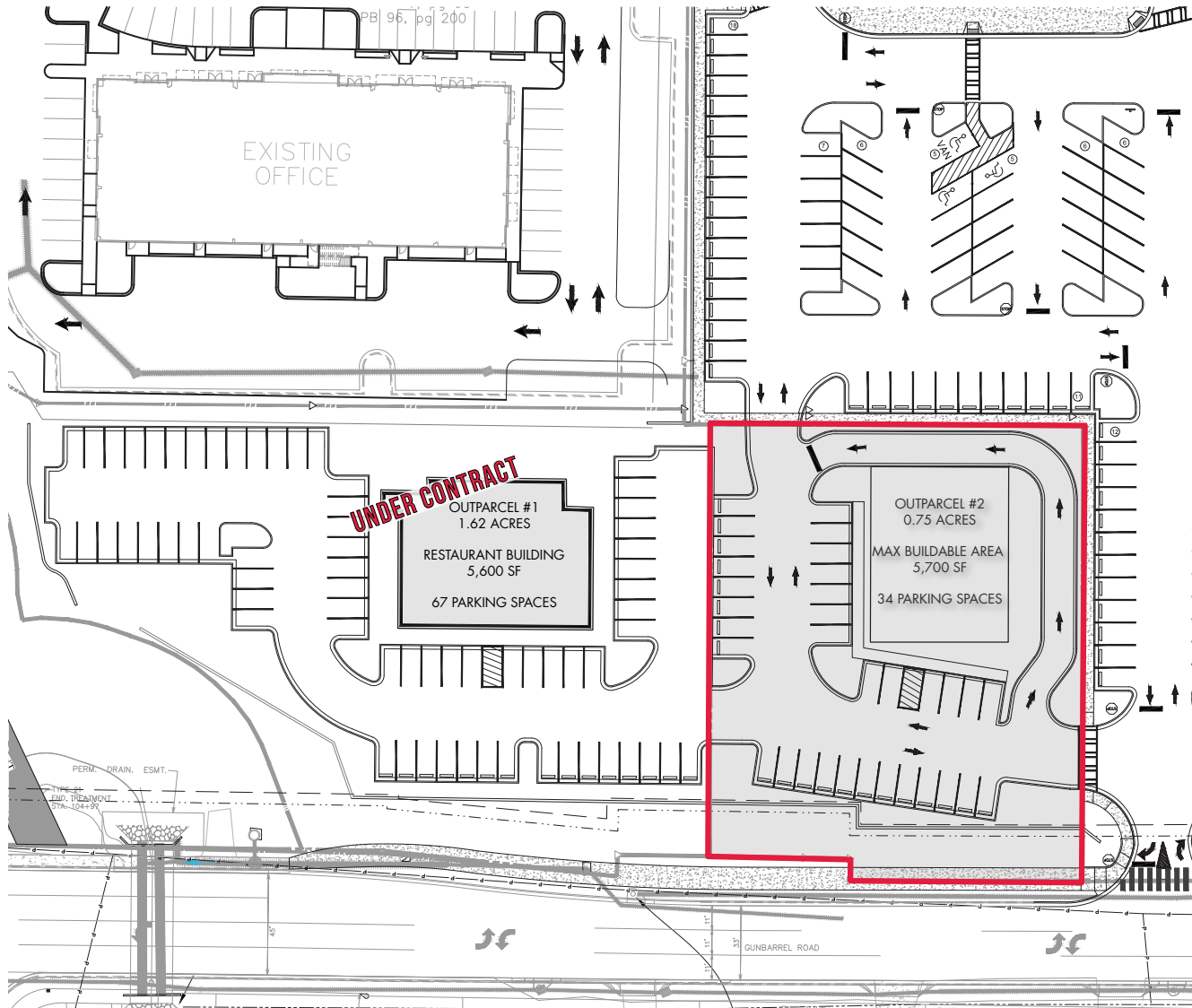


NEW PAD OPPORTUNITY

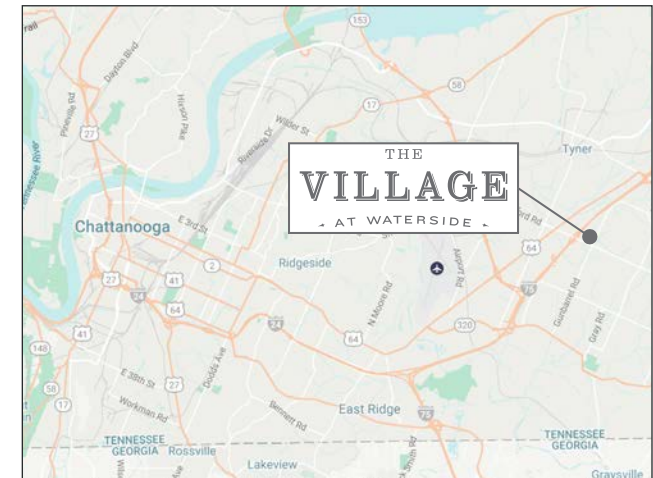
FOR SALE OR GROUND LEASE

THE
VILLAGE
AT WATERSIDE



OVERVIEW

LOCATION	AT THE CORNER OF GUNBARREL RD. & SHALLOWFORD RD.
SUBMARKET	HAMILTON PLACE, CHATTANOOGA
USE	RETAIL
SIZE	0.75 ACRES
MAX BUILDABLE	UP TO 5,700 SF
PARKING	34 SPACES
SALE PRICE	\$1,200,000
GROUND LEASE RATE	\$90,000/YEAR



THE VILLAGE

AT WATERSIDE



- ANCHOR
- LEASED
- AVAILABLE
- AT LEASE
- LOI NEGOTIATION
- OUTPARCEL
- NOT INCLUDED

VILLAGE AT WATERSIDE 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 Out-Parcels.
- Monument and Pylon Signage & Interstate Visibility
- Located in Hamilton Place, Considered Chattanooga's Largest Retail Node

DEMOGRAPHICS*

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

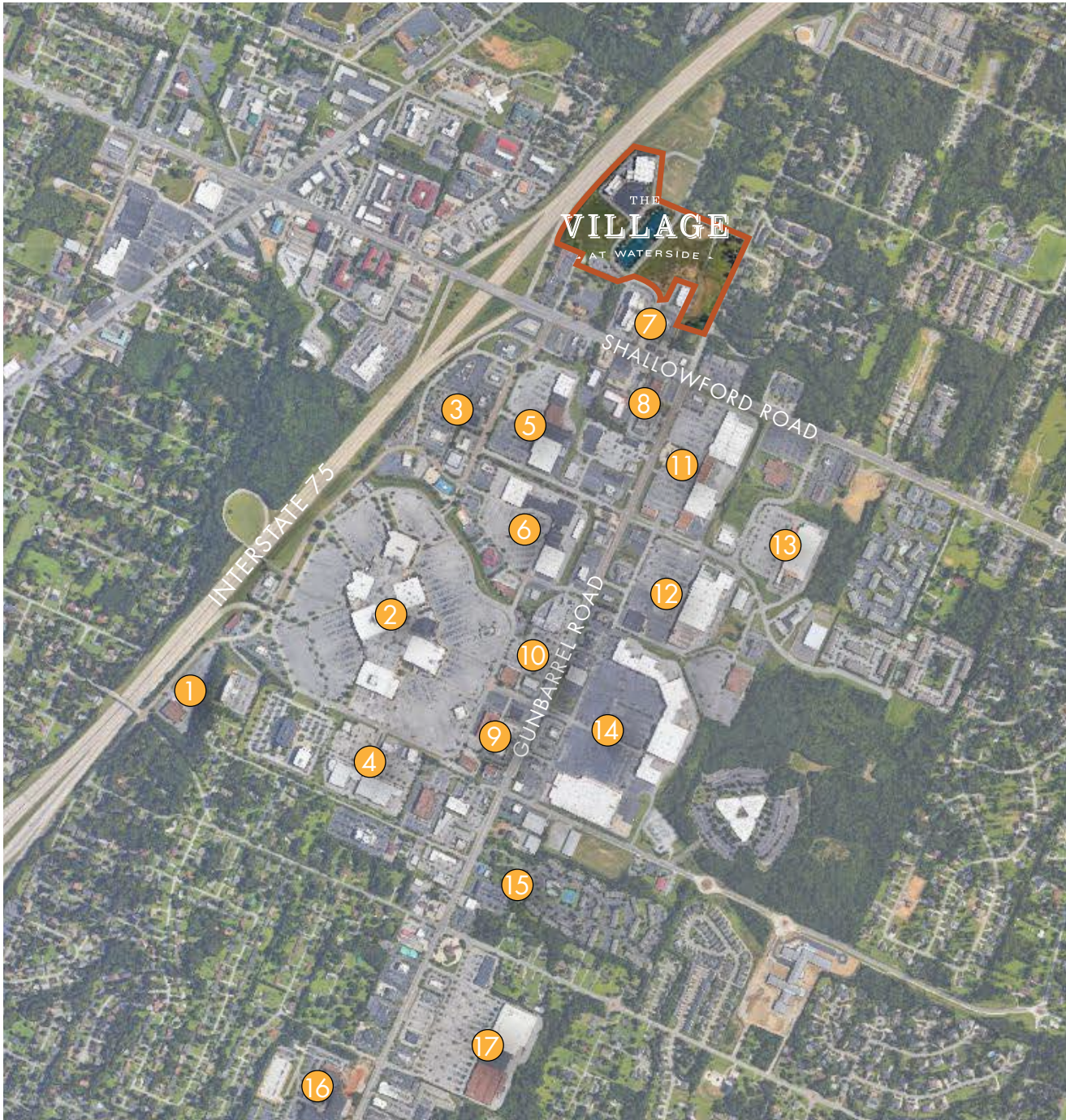
TRAFFIC COUNTS**

- GUNBARREL ROAD - 25,902 CPD
- SHALLOWFORD ROAD @ I-75 - 25,675 CPD

* Demographics provided by STDB
 **Traffic counts, as of 2016, provided by TDOT

THE
VILLAGE
AT WATERSIDE

POINTS OF INTEREST



- 1 REGAL CINEMAS
- 2 HAMILTON PLACE MALL
- 3 OUTBACK STEAKHOUSE, RED LOBSTER, COURTYARD BY J. MARRIOTT, STARBUCKS, J. ALEXANDERS.
- 4 MARSHALL'S, BED BATH AND BEYOND, ROSS, CARRABBA'S
- 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 WINDHAM, ROOMS TO GO
- 9 THE CHOP HOUSE, STARBUCKS, MCDONALDS
- 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 APARTMENTS
- 16 ERLANGER HOSPITAL
- 17 TARGET, KOHLS, EARTHFARE, MOE'S SOUTHWEST GRILL, CHICKFILA, PANERA BREAD