



- ◆ High Density Retail Service Area
- ◆ Number of Hotels within Walking Distance
- ◆ 104,423 (ADT) Average Daily Traffic (*Interstate 75*)

Free Standing Restaurant

7035 Amin Drive Chattanooga, TN 37421

For Lease

Retail

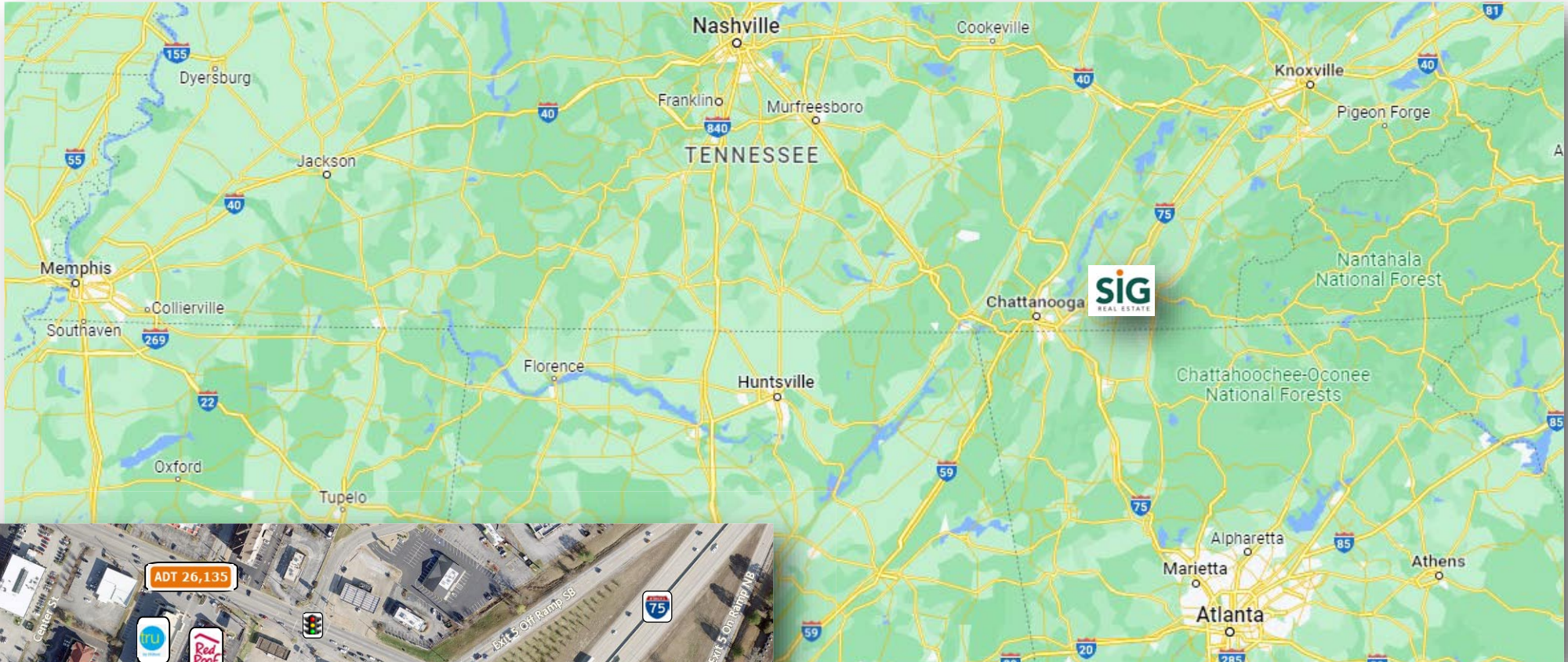


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Contact: Ed Thompson
865-599-3320 Cell
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4823 Old Kingston Pike | Suite 130
Knoxville, TN 37919



Location Information

- ◆ Easy Access to Shallowford Road
- ◆ Located at Exit (5) on Interstate 75
- ◆ Located in a High Density Retail Area of Market

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About Hamilton Place Mall

Hamilton Place offers more than one million square feet of retail inside the two-story mall. Hamilton Place is the focal point of a 200-acre retailing complex that includes Hamilton Corner, Hamilton Crossing, The Shoppes at Hamilton Place, and The Terrace.

Throughout and surrounding the center are 200+ stores and eateries.

For more information, please visit HamiltonPlace.com.

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Property Information

- ◆ Building - 7,775 SF
- ◆ Built 2000
- ◆ 147 Parking Spaces
(5) Handicap Spaces
152 Parking Spaces
- ◆ Parcel - 2.18 Acre
94,960 SF
- ◆ Current Restaurant
Re-Locating 2024.
Still in Operation.

Please do not disturb operation.

CHATTANOOGA

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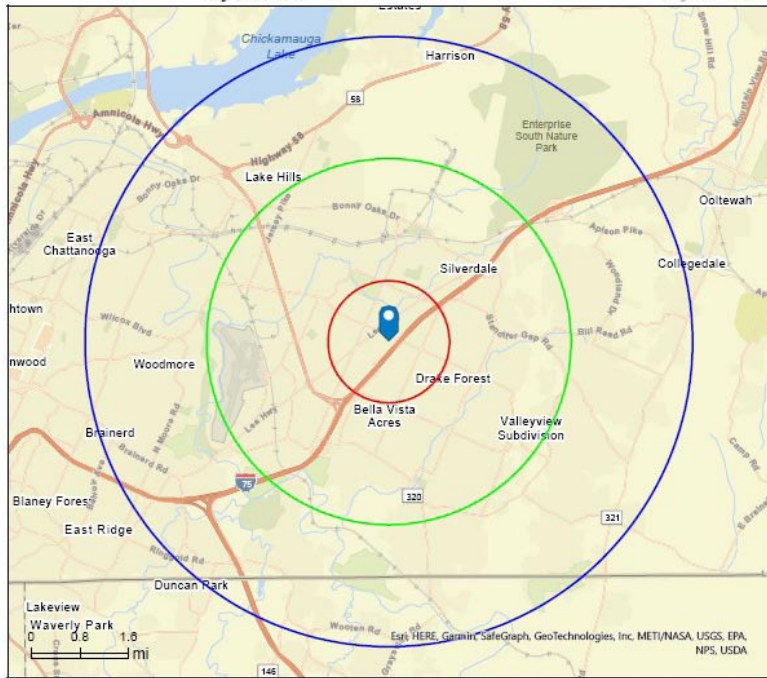
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Site Map

7035 Amin Dive Chattanooga TN 37421
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 Ring: 1 mile radius

Latitude: 35.0422
 Longitude: -85.1593



Demographic Information



	1 mile	3 mile	5 mile
2023 Consumer Spending			
Entertainment/Recreation: Total \$	\$7,799,839	\$58,451,306	\$142,963,229
Average Spent	\$2,845.62	\$3,233.11	\$3,318.55
Spending Potential Index	75	85	88
Food at Home: Total \$	\$14,746,922	\$106,855,615	\$257,909,657
Average Spent	\$5,380.12	\$5,910.48	\$5,986.76
Spending Potential Index	79	87	88
Food Away from Home: Total \$	\$8,306,649	\$58,919,260	\$141,188,080
Average Spent	\$3,030.52	\$3,258.99	\$3,277.35
Spending Potential Index	81	88	88

Consumer Spending

Households by Income

	1 mile	3 mile	5 mile
2023 Households by Income			
Household Income Base	2,741	18,079	43,075
<\$15,000	4.2%	8.2%	9.3%
\$15,000 - \$24,999	5.7%	7.0%	7.7%
\$25,000 - \$34,999	10.5%	8.6%	8.2%
\$35,000 - \$49,999	15.7%	13.4%	11.8%
\$50,000 - \$74,999	23.2%	17.2%	16.7%
\$75,000 - \$99,999	17.8%	16.1%	15.9%
\$100,000 - \$149,999	13.4%	16.9%	16.8%
\$150,000 - \$199,999	6.6%	5.8%	6.0%
\$200,000+	3.0%	6.8%	7.6%
Average Household Income	\$81,968	\$91,718	\$93,926

Population by Age

	1 mile	3 mile	5 mile
2023 Population by Age			
Total	5,998	42,176	103,704
0 - 4	4.4%	4.6%	4.9%
5 - 9	4.4%	4.8%	5.3%
10 - 14	4.4%	4.9%	5.6%
15 - 24	11.2%	11.1%	11.3%
25 - 34	17.0%	14.5%	13.3%
35 - 44	13.8%	13.5%	13.1%
45 - 54	10.3%	11.3%	11.8%
55 - 64	11.2%	12.6%	13.2%
65 - 74	10.7%	11.8%	12.1%
75 - 84	7.4%	7.2%	6.6%
85 +	5.3%	3.7%	2.8%
18 +	84.4%	82.8%	80.9%

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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