

Hurricane Creek-Publix Anchor-Space For Lease

8644 E Brainerd Rd, Chattanooga, TN 37421

Listing ID: 29976292
Status: Active
Property Type: Shopping Center For Lease
Retail Type: Grocery-Anchored, Strip Center
Contiguous Space: 1,200 - 3,600 SF
Total Available: 3,600 SF
Lease Rate: \$17.50 PSF (Annual)
Base Monthly Rent: \$1,750
Lease Type: NNN
Ceiling: 11 ft.



Overview/Comments

Hurricane Creek is a community shopping center in the East Brainerd area anchored by Publix Super Market. This market is adjacent to the Hamilton Place Mall area and many affluent residential developments. It is a well established center with high traffic counts, visibility and easy access. It is located on East Brainerd Rd. at the intersection of Morris Hill Road at the traffic light.

Available Suites are in line to the left of Publix. Suite 100 is an end-cap space with a drive through containing 1,200 SF @ \$17.50 base rent + \$4.74 NNN charges = \$2,224.00 Total Monthly Rent. Suite 104 contains 2,400 SF @ \$17.50 Base Rent + \$4.74 NNN = \$4,448.00 Total Monthly Rent. Total together is 3,600 SF. The spaces can be leased separately or together, some restrictions apply.

More Information Online

<http://commercial.gcar.net/listing/29976292>

QR Code

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General Information

Taxing Authority:	Hamilton County, Chattanooga City	Building Name:	Hurricane Creek
Tax ID/APN:	033171B C 01400P000	Gross Building Area:	62,555 SF
Retail Type:	Grocery-Anchored, Strip Center	Building/Unit Size (RSF):	3,600 SF
Zoning:	C-2	Usable Size (USF):	3,600 SF

Available Space

Suite/Unit Number:	100 (B-1)	Lease Rate:	\$17.50 PSF (Annual)
Space Available:	1,200 SF	Lease Type:	NNN
Minimum Divisible:	1,200 SF	Real Estate Taxes:	\$2.23 PSF (Annual)
Maximum Contiguous:	3,600 SF	Operating Expenses:	\$2.51 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Step-Up Lease
Date Available:	03/02/2020		

Space Description Suite 100 is an end-cap with a drive through to the left side of the Publix store. It can be leased separately or with suite 104 that is adjacent. Some Restrictions of Use apply.

Available Space

Suite/Unit Number:	104 (B-2)	Lease Term (Months):	60 Months
Space Available:	2,400 SF	Lease Rate:	\$17.50 PSF (Annual)
Minimum Divisible:	2,400 SF	Lease Type:	NNN
Maximum Contiguous:	3,600 SF	Real Estate Taxes:	\$2.23 PSF (Annual)
Space Type:	Relet	Operating Expenses:	\$2.51 PSF (Annual)
Date Available:	03/02/2020	Rent Escalators:	Step-Up Lease

Space Description In line space with easy access from Publix Super Market at Hurricane Creek. Space has glass store front and rear exit. Great visibility from E. Brainerd Rd. At the intersection of Hurricane Creek Subdivision and Morris Hill Rd. at traffic light. Suite 104= 2,400 s.f.= \$4,448.00/month total including NNN. Can be leased with adjacent corner space containing 1,200 sf for total of 3,600 sf. Corner adjacent space contains a drive-through.

Area & Location

Market Type:	Medium	Largest Nearby Street:	E. Brainerd Road
Retail Clientele:	Business	Feet of Frontage:	45
Property Located Between:	Morris Hill Road and East Brainerd Road	Transportation:	Bus
Side of Street:	East	Highway Access:	175
Road Type:	Paved	Airports:	Chattanooga Airport
Property Visibility:	Excellent		

Site Description Community Shopping Center with plenty of on site parking available. Level location with excellent access to E. Brainerd Road at Traffic light. New East Brainerd Rd. widening in front of the center is complete.

Building Related

Total Number of Buildings:	2	Ceiling Height:	11
Number of Stories:	1	Sprinklers:	Wet
Property Condition:	Excellent	Heat Type:	Electricity
Roof Type:	Flat	Heat Source:	Heat Pump
Construction/Siding:	Brick	Air Conditioning:	Package Unit
Exterior Description:	Brick Exterior with glass store fronts	Interior Description:	Office space finishes, glass store front.
Parking Type:	Surface		

Land Related

Zoning Description:	C-2
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	8644 E Brainerd Rd, Chattanooga, TN 37421
County:	Hamilton
MSA:	Chattanooga



Property Images



HC-available shops next to Publix



HC Drive through suite 100

Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures

8644 E Brainerd Rd, Chattanooga, TN



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Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	8,848	50,664	108,294
2018 Estimate	8,260	47,882	102,367
2015 Estimate	7,862	46,315	99,265
2010 Census	7,259	42,950	92,602
Growth 2018-2023	7.12%	5.81%	5.79%
Growth 2015-2018	5.06%	3.38%	3.12%
Growth 2010-2015	8.31%	7.83%	7.2%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	4,219	24,813	52,699
2018 Estimate	3,940	23,453	49,738
2015 Estimate	3,740	22,691	48,207
2010 Census	3,562	20,991	44,549
Growth 2018-2023	7.08%	5.8%	5.95%
Growth 2015-2018	5.35%	3.36%	3.18%
Growth 2010-2015	5%	8.1%	8.21%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	4,629	25,851	55,595
2018 Estimate	4,320	24,429	52,629
2015 Estimate	4,122	23,624	51,058
2010 Census	3,697	21,959	48,053
Growth 2018-2023	7.15%	5.82%	5.64%
Growth 2015-2018	4.8%	3.41%	3.08%
Growth 2010-2015	11.5%	7.58%	6.25%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	600	3,363	7,755
Age 5 to 10	518	2,974	6,553
Age 10 to 15	531	3,033	6,335
Age 15 to 20	537	3,075	6,144
Age 20 to 25	528	3,019	6,049
Age 25 to 30	502	2,901	6,080
Age 30 to 35	476	2,776	6,193
Age 35 to 40	458	2,727	6,297
Age 40 to 45	472	2,834	6,506
Age 45 to 50	512	3,048	6,799
Age 50 to 55	531	3,134	6,769
Age 55 to 60	556	3,152	6,612
Age 60 to 65	543	2,983	6,125
Age 65 and over	1,496	8,863	18,150
Total Population	8,260	47,882	102,367
Median Age	40.92	40.28	40.07

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	7%	7%	8%
Age 5 to 10	6%	6%	6%
Age 10 to 15	6%	6%	6%
Age 15 to 20	7%	6%	6%
Age 20 to 25	6%	6%	6%
Age 25 to 30	6%	6%	6%
Age 30 to 35	6%	6%	6%
Age 35 to 40	6%	6%	6%
Age 40 to 45	6%	6%	6%
Age 45 to 50	6%	6%	7%
Age 50 to 55	6%	7%	7%
Age 55 to 60	7%	7%	6%
Age 60 to 65	7%	6%	6%
Age 65 and over	18%	19%	18%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	39.25	39.26	37.73

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	41.9	41.76	40.98

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	1,326	8,081	18,512
Some College, No Degree	1,321	8,304	17,491
Associate or Bachelor's Degree	357	1,931	4,314
Master's Degree	377	2,207	3,876
Professional School Degree	124	767	1,257
Doctorate Degree	64	418	735
Total High School Graduates Age 25+	3,569	21,708	46,185

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	37%	37%	40%
Some College, No Degree	37%	38%	38%
Associate or Bachelor's Degree	10%	9%	9%
Master's Degree	11%	10%	8%
Professional School Degree	3%	4%	3%
Doctorate Degree	2%	2%	2%








































Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	3,406	19,948	43,029
2018 Estimate	3,183	18,868	40,705
2015 Estimate	3,033	18,245	39,486
2010 Census	2,801	16,919	36,964
Growth 2018-2023	7.01%	5.72%	5.71%
Growth 2015-2018	4.95%	3.41%	3.09%
Growth 2010-2015	8.28%	7.84%	6.82%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.6	2.57	2.45
2018 Estimate	2.6	2.57	2.46
2015 Estimate	2.59	2.57	2.45
2010 Census	2.59	2.57	2.45
Growth 2018-2023	-0.07%	-0.05%	-0.02%
Growth 2015-2018	0.28%	0.17%	0.12%
Growth 2010-2015	0.05%	0.05%	0.15%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	2,363	13,398	26,802	Family Households	 74%	 71%	 66%
Married-couple family	1,914	10,870	20,254	Married-couple family	 60%	 58%	 50%
With own children under 18 years	741	4,236	7,605	With own children under 18 years	 23%	 22%	 19%
No own children under 18 years	1,173	6,634	12,649	No own children under 18 years	 37%	 35%	 31%
Male Householder: no wife present	116	654	1,546	Male Householder: no wife present	 4%	 3%	 4%
With own children under 18 years	56	293	688	With own children under 18 years	 2%	 2%	 2%
No own children under 18 years	60	361	858	No own children under 18 years	 2%	 2%	 2%
Female Householder: no husband present	333	1,874	5,002	Female Householder: no husband present	 10%	 10%	 12%
With own children under 18 years	157	975	2,617	With own children under 18 years	 5%	 5%	 6%
No own children under 18 years	176	899	2,385	No own children under 18 years	 6%	 5%	 6%
Nonfamily Households	820	5,470	13,903	Nonfamily Households	 26%	 29%	 34%
1 Person households	676	4,553	11,738	1 Person households	 21%	 24%	 29%
2+ Unrelated people	144	917	2,165	2+ Unrelated people	 5%	 5%	 5%
Total Households	3,183	18,868	40,705				

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	506	2,561	9,274
\$25,000 to \$49,999	593	4,250	10,602
\$50,000 to \$74,999	824	4,025	7,817
\$75,000 to \$99,999	549	3,352	5,609
\$100,000 to \$124,999	302	1,758	2,680
\$125,000 to \$149,999	176	1,066	1,608
\$150,000 to \$199,999	148	902	1,490
\$200,000 or more	85	954	1,625
Total Households	3,183	18,868	40,705
Average Household Income	\$72,694.46	\$80,913.11	\$69,064.03
Median Household Income	\$75,912.26	\$76,612.04	\$61,984.85

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	16%	14%	23%
\$25,000 to \$49,999	19%	23%	26%
\$50,000 to \$74,999	26%	21%	19%
\$75,000 to \$99,999	17%	18%	14%
\$100,000 to \$124,999	9%	9%	7%
\$125,000 to \$149,999	6%	6%	4%
\$150,000 to \$199,999	5%	5%	4%
\$200,000 or more	3%	5%	4%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	535	2,699	9,820
\$25,000 to \$49,999	635	4,473	11,189
\$50,000 to \$74,999	886	4,263	8,261
\$75,000 to \$99,999	586	3,551	5,927
\$100,000 to \$124,999	328	1,862	2,840
\$125,000 to \$149,999	188	1,132	1,706
\$150,000 to \$199,999	158	956	1,567
\$200,000 or more	90	1,012	1,719
Total Households	3,406	19,948	43,029
Average Household Income	\$73,937.41	\$79,376.39	\$68,416.50
Median Household Income	\$79,779.49	\$79,732.86	\$64,285.65

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	16%	14%	23%
\$25,000 to \$49,999	19%	22%	26%
\$50,000 to \$74,999	26%	21%	19%
\$75,000 to \$99,999	17%	18%	14%
\$100,000 to \$124,999	10%	9%	7%
\$125,000 to \$149,999	6%	6%	4%
\$150,000 to \$199,999	5%	5%	4%
\$200,000 or more	3%	5%	4%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$27,778.80	\$31,124.56	\$26,377.67
2015 Estimate	\$28,671.12	\$30,890.51	\$26,465.43
Growth 2015-2018	-3.11%	0.76%	-0.33%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	3.04%	3.41%	3.18%
2015 Estimate	3.29%	3.86%	5.61%
Growth 2015-2018	-7.51%	-11.78%	-43.3%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	4,210	24,815	50,535	Labor Force	 65%	 66%	 63%
Civilian, Employed	4,082	23,962	48,902	Civilian, Employed	 63%	 63%	 61%
Civilian, Unemployed	128	853	1,633	Civilian, Unemployed	 2%	 2%	 2%
Not in Labor Force	2,272	13,003	29,793	Not in Labor Force	 35%	 34%	 37%
Total Population Age 16+	6,482	37,818	80,328				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	314	1,478	3,374	Agriculture, forestry, fishing and hunting, mining and construction	 8%	 6%	 7%
Manufacturing	456	2,962	5,893	Manufacturing	 11%	 12%	 12%
Wholesale & retail trade	585	3,068	6,455	Wholesale & retail trade	 14%	 13%	 13%
Transportation and warehousing, and utilities	236	1,249	2,449	Transportation and warehousing, and utilities	 6%	 5%	 5%
Information	9	454	1,160	Information	 0%	 2%	 2%
Finance, insurance, real estate and rental and leasing	237	1,626	3,182	Finance, insurance, real estate and rental and leasing	 6%	 7%	 7%
Professional, scientific, and technical services	453	2,009	3,900	Professional, scientific, and technical services	 11%	 8%	 8%
Educational, health and social services	1,120	6,681	12,522	Educational, health and social services	 27%	 28%	 26%
Arts, entertainment, recreation, accommodation and food services	317	1,829	4,586	Arts, entertainment, recreation, accommodation and food services	 8%	 8%	 9%
Other services (except public administration)	264	1,826	3,745	Other services (except public administration)	 6%	 8%	 8%
Public Administration	91	780	1,636	Public Administration	 2%	 3%	 3%
Total Employed Civilian Population Age 16+	4,082	23,962	48,902				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	210	1,623	4,563	Vacant Housing Units	 6%	 8%	 10%
Occupied Housing Units	3,183	18,868	40,705	Occupied Housing Units	 94%	 92%	 90%
Owner-Occupied	2,605	13,861	26,975	Owner-Occupied	 77%	 68%	 60%
Renter-Occupied	578	5,007	13,730	Renter-Occupied	 17%	 24%	 30%
Total Housing Units	3,393	20,491	45,268				