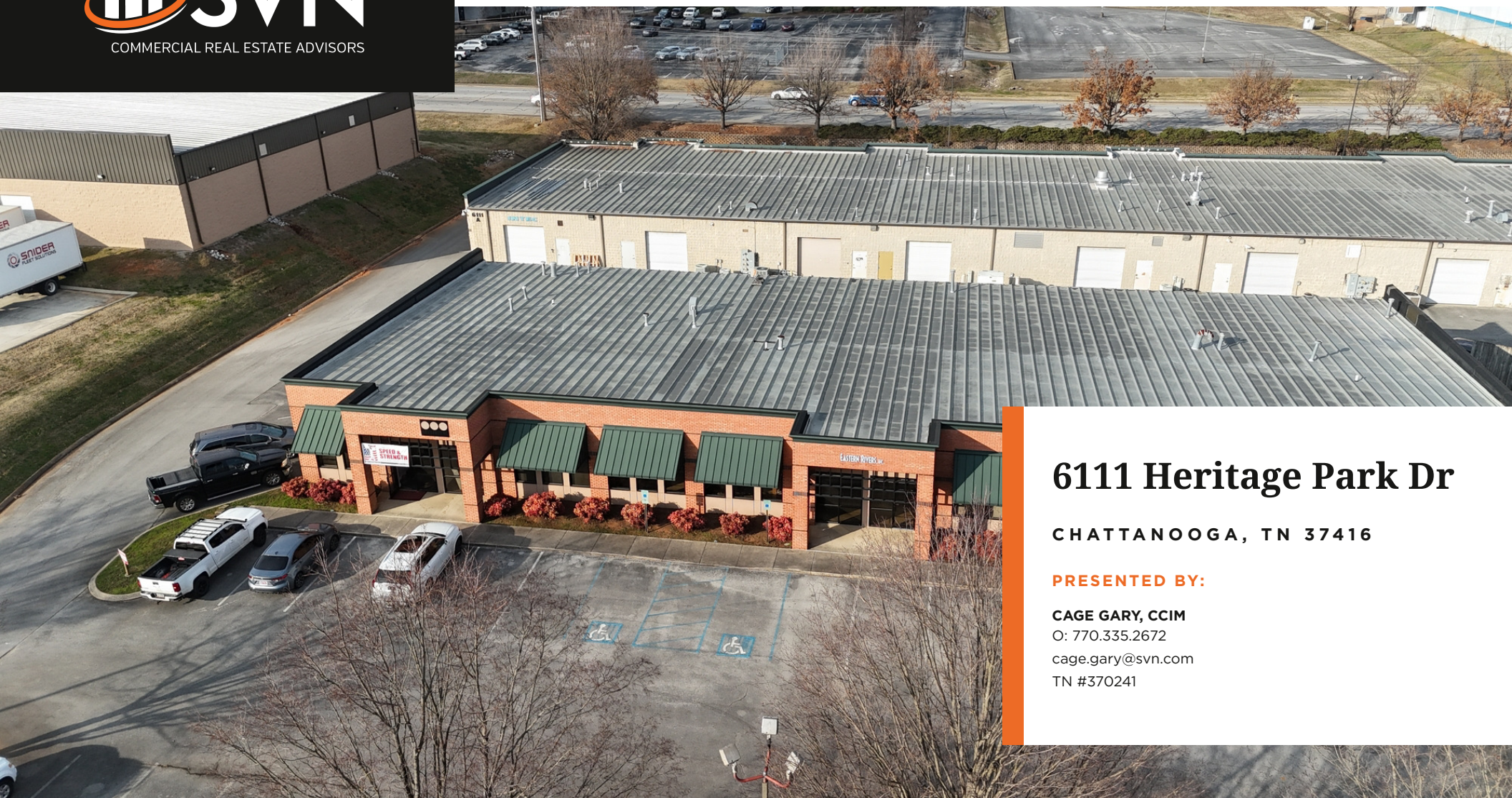




# Offering Memorandum



**6111 Heritage Park Dr**

**CHATTANOOGA, TN 37416**

**PRESENTED BY:**

**CAGE GARY, CCIM**

O: 770.335.2672

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TN #370241





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



## PROPERTY SUMMARY

**6111 HERITAGE PARK DR**

CHATTANOOGA, TN 37416

### OFFERING SUMMARY

|                      |                     |
|----------------------|---------------------|
| <b>LEASE RATE:</b>   | \$14.00 SF/yr (NNN) |
| <b>AVAILABLE SF:</b> | 1,700 SF            |
| <b>LOT SIZE:</b>     | 111,703 SF          |



## PROPERTY SUMMARY

This ±1,700 square foot commercial suite is located within a well-positioned building in the established Bonny Oaks / Highway 58 corridor, one of Chattanooga's most active suburban business districts. The space benefits from excellent accessibility and visibility, making it ideal for office, professional services, flex, or light commercial users. Situated just minutes from State Route 153, with direct connectivity to Interstate 75 and Interstate 24, the property offers convenient regional access to Downtown Chattanooga, Hixson, Ooltewah, and Chattanooga Metropolitan Airport.



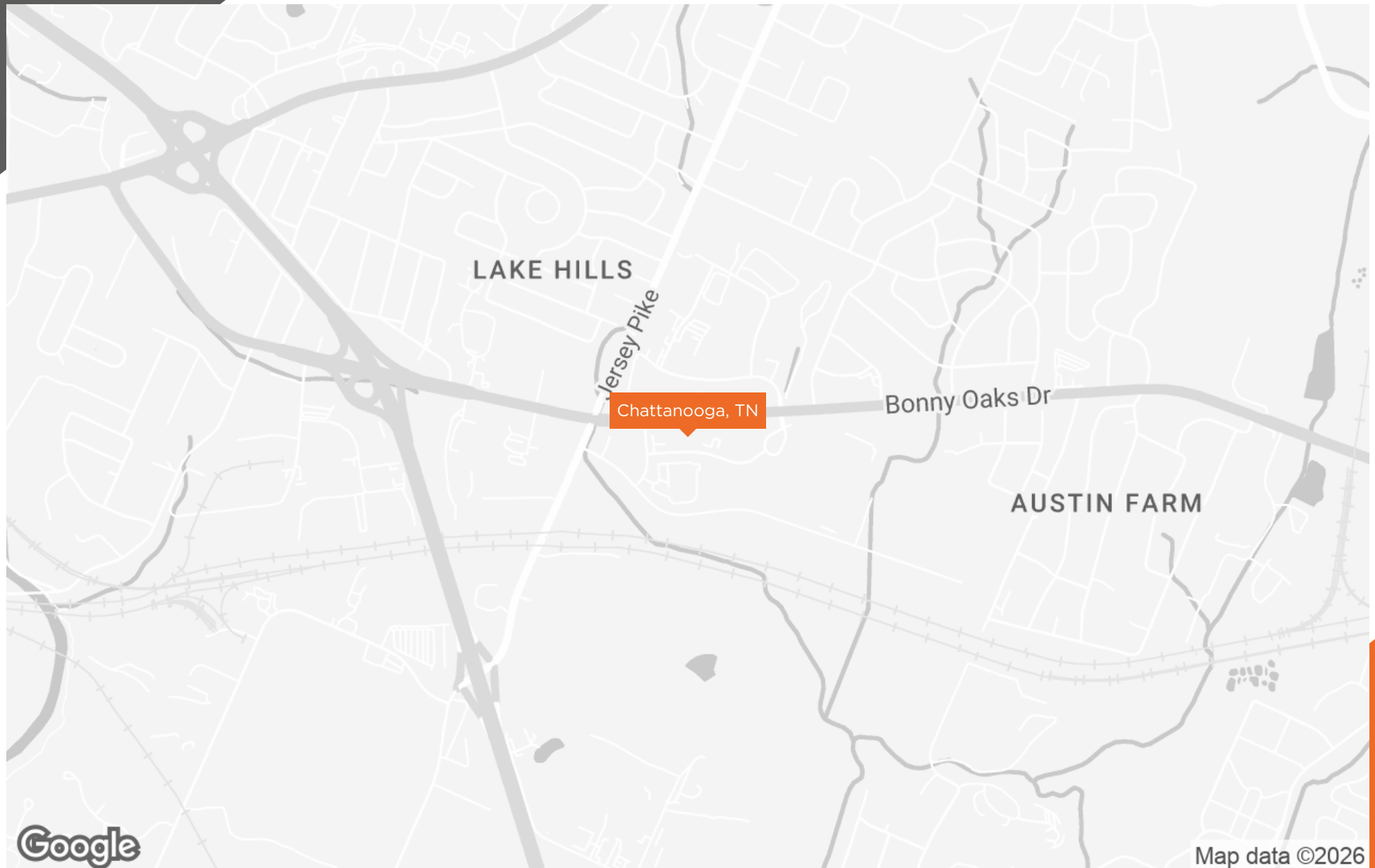
## LOCATION DESCRIPTION

The property at 6111 Heritage Park Drive, Chattanooga, TN 37416 is located within the established Bonny Oaks / Highway 58 commercial corridor, one of Chattanooga's most active suburban business districts. The area features a strong concentration of office, flex, industrial, and service-oriented users, creating a highly desirable environment for a wide range of commercial uses. The site benefits from consistent commuter traffic, nearby employment centers, and convenient access to the greater Chattanooga region. The property offers excellent connectivity to Chattanooga's primary transportation network, with quick access to State Route 153 (SR-153), which provides direct links to Interstate 75 and Interstate 24, as well as efficient routes to Chattanooga Metropolitan Airport, Hixson, and Ooltewah. Highway 58 (US-58) serves as a key east-west arterial through the submarket, connecting the property to surrounding neighborhoods, retail centers, and commercial hubs. The location allows for efficient regional travel to major markets including Atlanta, Nashville, Knoxville, and Birmingham. Downtown Chattanooga is approximately 15-20 minutes from the site, while the airport is within 10-15 minutes, and major employers such as Volkswagen, Amazon, and regional logistics centers are located within close proximity. The surrounding area offers a balanced mix of office, light industrial, distribution, and established residential neighborhoods, providing both strong accessibility and a reliable workforce base, making this a highly functional and strategic location for commercial investment or occupancy.



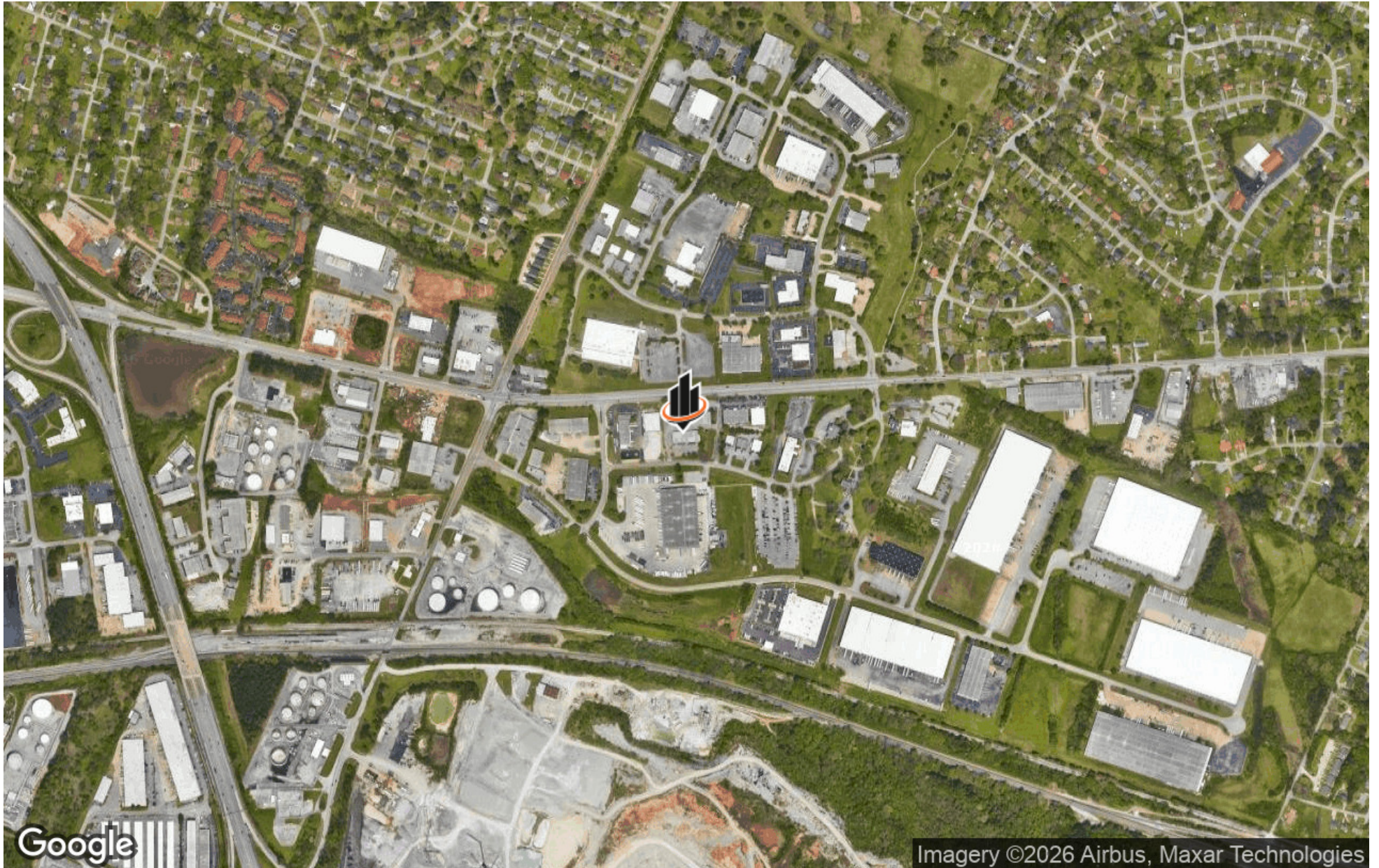


## REGIONAL MAP





## AERIAL MAP





# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION     | 4,385     | 27,210    | 95,100    |
| AVERAGE AGE          | 42        | 42        | 42        |
| AVERAGE AGE (MALE)   | 40        | 40        | 40        |
| AVERAGE AGE (FEMALE) | 44        | 44        | 43        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS     | 1,930     | 12,001    | 40,190    |
| # OF PERSONS PER HH  | 2.3       | 2.3       | 2.4       |
| AVERAGE HH INCOME    | \$69,122  | \$68,649  | \$83,117  |
| AVERAGE HOUSE VALUE  | \$215,794 | \$261,834 | \$318,982 |

Demographics data derived from AlphaMap

