

# RIVERMONT SHOPPING CENTER

## 3600 Hixson Pike, Chattanooga, TN 37415



Listing ID: 30602381  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Restaurant, Street Retail  
 Contiguous Space: 1,200 - 7,909 SF  
 Total Available: 9,109 SF  
 Lease Rate: \$13.50 - 17.50 PSF (Annual)  
 Base Monthly Rent: \$1,600 - 11,533  
 Lease Type: NNN



### Overview/Comments

This space was formerly a Dollar General Store. Located at 3600 Hixson Pike with great visibility. Property is just north of Lupton Drive and 5 minutes from Downtown Chattanooga and minutes from Northgate Mall located at Hixson Pike and Hwy 153.

Center is anchored by Food City and CVS.

Traffic count for 2018 is 23,170 vehicles per day.

### More Information Online

<http://commercial.gcar.net/listing/30602381>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Chattanooga /Hamilton County	Building Name:	Rivermont Shopping Center
Tax ID/APN:	033118F C 05001	Gross Building Area:	78,092 SF
Retail-Commercial Type:	Restaurant, Street Retail	Building/Unit Size (RSF):	7,909 SF
Zoning:	COMMERCIAL	Land Area:	6.87 - 6.97 Acres

### Available Space

Suite/Unit Number:	108	Date Available:	04/29/2020
Space Available:	7,909 SF	Lease Rate:	\$13.50 - 17.50 PSF (Annual)
Minimum Divisible:	7,909 SF	Lease Type:	NNN
Maximum Contiguous:	7,909 SF	Parking Spaces:	0
Space Type:	Relet		

### Available Space

Suite/Unit Number:	126	Space Type:	Relet
Space Available:	1,200 SF	Date Available:	07/17/2020
Minimum Divisible:	1,200 SF	Lease Term (Months):	36 Months
Maximum Contiguous:	1,200 SF	Lease Rate:	\$16 PSF (Annual)
Space Description:	Great Retail Space in high traffic Shopping Center in Rivermont!	Lease Type:	NNN

### Area & Location

Retail Clientele:	General, Family, Business	Feet of Frontage:	783
Property Located Between:	Lupton Drive & Hixson Pike	Traffic/Vehicle Count:	23,170
Property Visibility:	Excellent	Highway Access:	Highway 153 is about 1.5 miles to north
Largest Nearby Street:	Lupton Drive	Site Description:	Level site

Area Description Mostly residential with some commercial building along Hixson Pike. Near Highland Plaza Shopping Center and about 2 miles from Northgate Mall

### Building Related

Tenancy:	Multiple Tenants	Total Parking Spaces:	294
Total Number of Buildings:	1	Parking Ratio:	4 (per 1000 SF)
Number of Stories:	12	Parking Type:	Surface
Typical SF / Floor:	1,500 SF	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0
Year Built:	1986	Sprinklers:	None
Year Renovated:	2015	Heat Type:	Natural Gas
Roof Type:	Flat	Heat Source:	Ceiling Units
Construction/Siding:	Brick	Air Conditioning:	Package Unit
Exterior Description:	Excellent condition. Brick exterior and glass storefronts.	Internet Access:	Cable, T1/T3, Gigabit, Fiber Optic
		Interior Description:	Vanilla Box

### Land Related

Zoning Description:	Commercial	Sewer Type:	Municipal
Lot Frontage:	783	Easements:	Utilities
Lot Depth:	507	Legal Description:	Lt 1-R Corker Properties V Ltd Sub 41-189 Rev 42-124 Pb 60 Pg 37
Water Service:	Municipal		

### Location

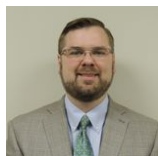
Address: 3600 Hixson Pike, Chattanooga, TN 37415  
County: Hamilton  
MSA: Chattanooga



### Property Contacts



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