



RETAIL SPACES FOR LEASE | 1,300 - 1,964 SF

Olde Brainerd Center

4011 Brainerd Rd | Chattanooga, TN 37411



SVN | Second Story Real Estate Management

Tony Brock

Office: (423) 682-8241

Cell: (423) 260-2429

tony.brock@svn.com

LEASE SUMMARY

AVAILABILITY

4011 Brainerd Rd, Suite 121

- **Space Available:** 1,964 SF
- **Rent:** \$16/SF/YR NNN

4011 Brainerd Rd, Suite 133

- **Space Available:** 1,500 SF
- **Rent:** \$16/SF/YR NNN

4011 Brainerd Rd, Suite 139

- **Space Available:** 1,300 SF
- **Rent:** \$16/SF/YR NNN



PROPERTY SUMMARY

Olde Brainerd Centre is a Retail Community Shopping Center located at the intersection of Brainerd Road and Belvoir Ave, with convenient access to I-24 via Belvoir Ave. This is a high traffic location and is anchored by Advance Auto Store (which is their regional distribution center), and US Beauty (a regional beauty supply store based in Atlanta). There are three spaces available For Lease: Suite 133 (1,500 sq. ft.), Suite 139 (1,300 SF) & Suite 121 (1,954 sq. ft.).

HIGHLIGHTS

- Excellent Retail Location with Brainerd Road visibility at Intersection of Brainerd Rd & Belvoir Ave.
- 312 Parking Spaces
- Stable Market area since 1981
- 4.74 + Acres
- Single Level Layout



SVN | Second Story Real Estate Management

Tony Brock

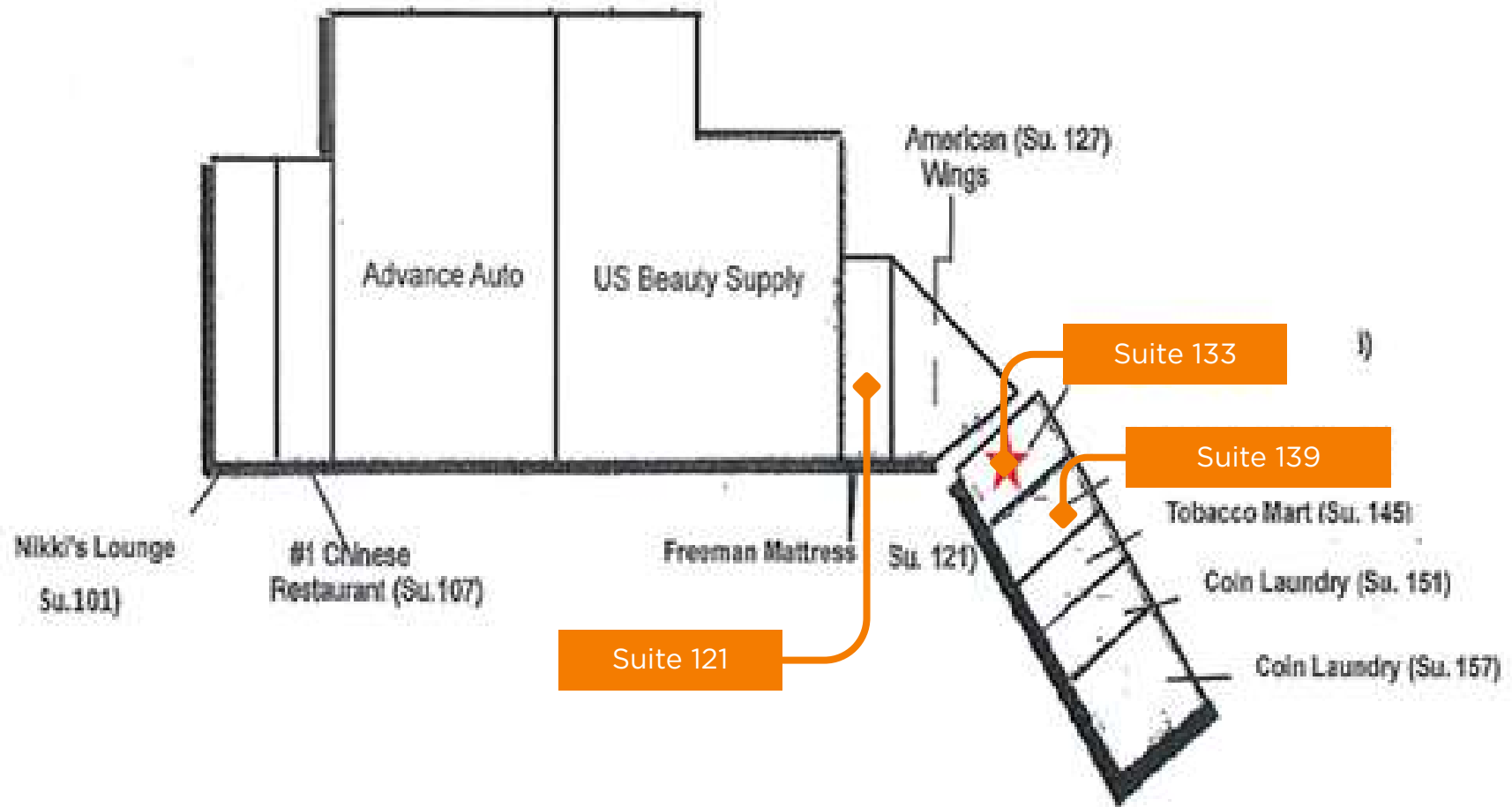
Office: (423) 682-8241

Cell: (423) 260-2429

tony.brock@svn.com

LEASING PLAN

SVN | SECOND STORY REAL ESTATE MANAGEMENT



Not to Scale



SVN | Second Story Real Estate Management

Tony Brock

Office: (423) 682-8241

Cell: (423) 260-2429

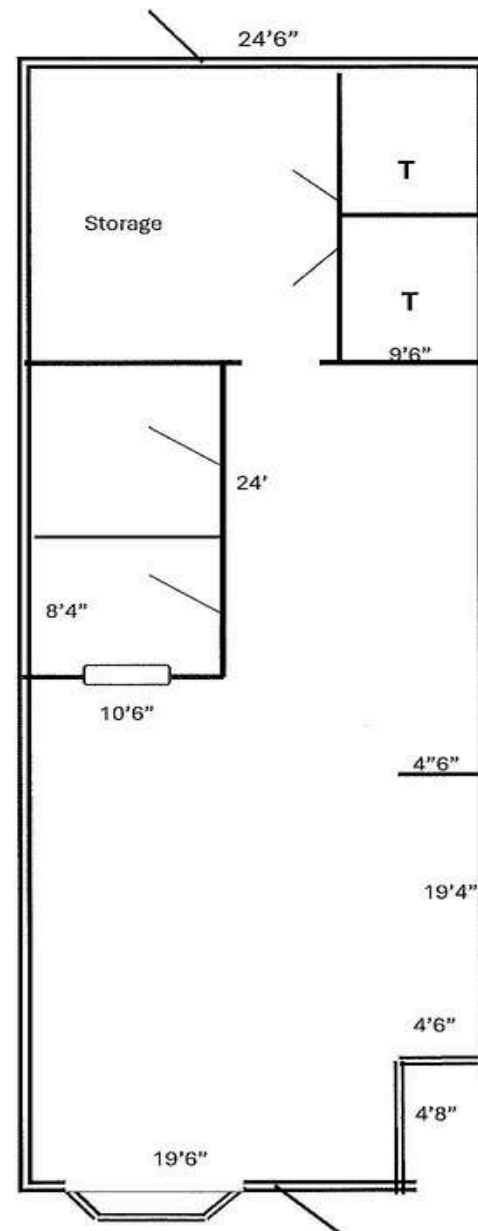
tony.brock@svn.com

FLOOR PLAN

SVN | SECOND STORY REAL ESTATE MANAGEMENT

SUITE 121

1,964 SF



Not to Scale



SVN | Second Story Real Estate Management

Tony Brock

Office: (423) 682-8241

Cell: (423) 260-2429

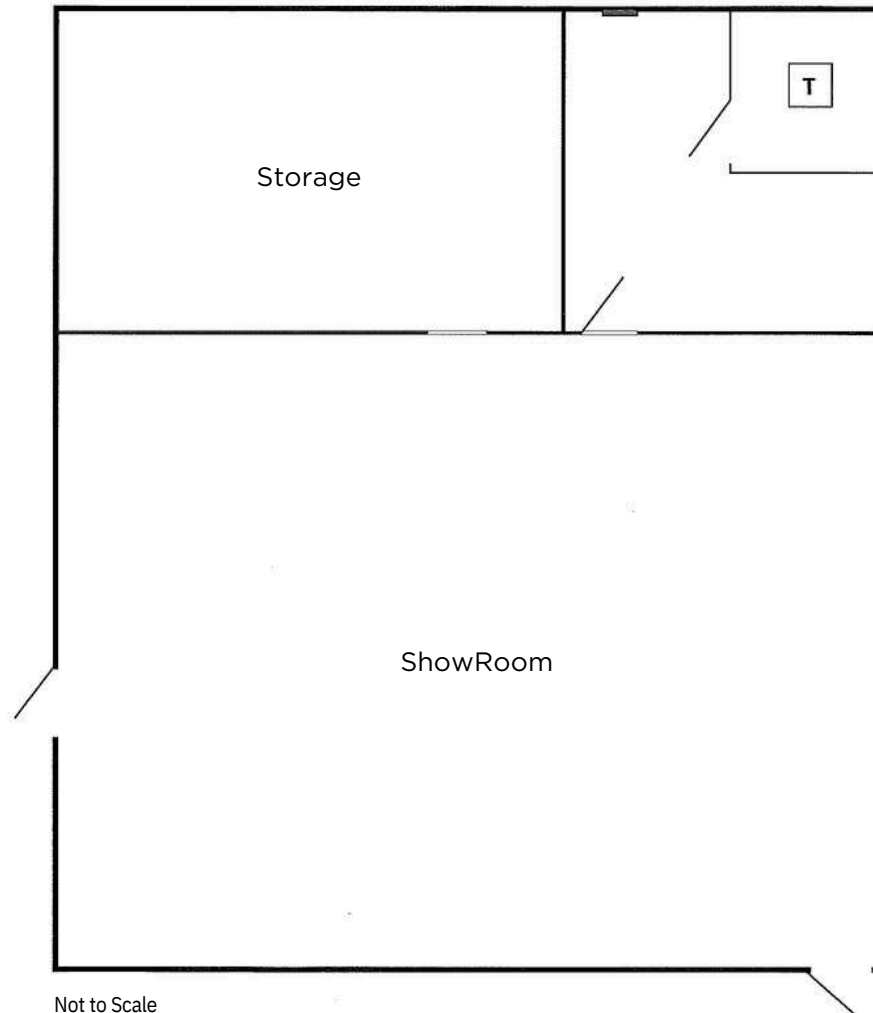
tony.brock@svn.com

FLOOR PLAN

SVN | SECOND STORY REAL ESTATE MANAGEMENT

SUITE 133

1,500 SF



Not to Scale



SVN | Second Story Real Estate Management

Tony Brock

Office: (423) 682-8241

Cell: (423) 260-2429

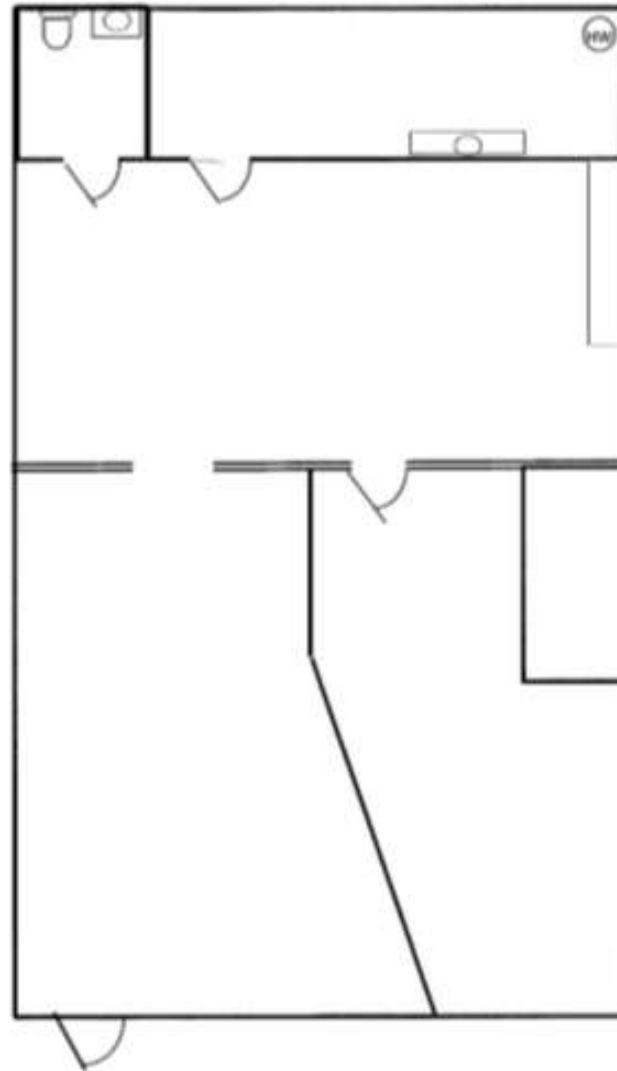
tony.brock@svn.com

FLOOR PLAN

SVN | SECOND STORY REAL ESTATE MANAGEMENT

SUITE 139

1,300 SF



Not to Scale



SVN | Second Story Real Estate Management

Tony Brock

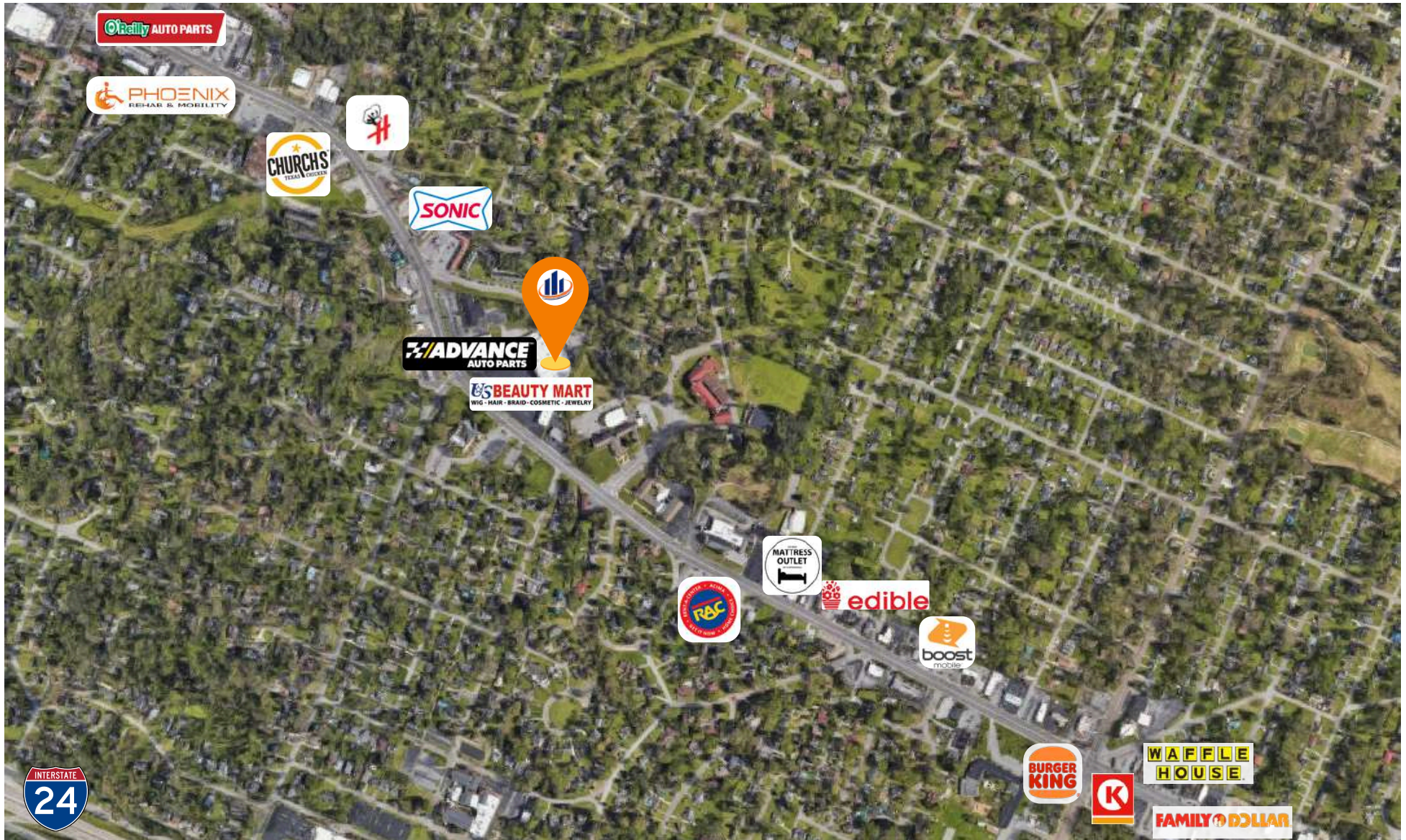
Office: (423) 682-8241

Cell: (423) 260-2429

tony.brock@svn.com

RETAILER MAP

SVN | SECOND STORY REAL ESTATE MANAGEMENT



SVN | Second Story Real Estate Management

Tony Brock

Office: (423) 682-8241

Cell: (423) 260-2429

tony.brock@svn.com

DEMOGRAPHICS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

POPULATION

	1 MILE	3 MILES	5 MILES
2020	7,606	63,943	130,948
2025	9,065	72,736	142,983
2030 Projected	9,741	77,529	150,722
Median Age	32.4	35.1	37.3

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	2,847	26,438	55,056
2025	3,447	30,318	60,356
2030 Projected	3,720	32,415	63,771

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$93,213	\$78,024	\$82,068
2030 Projected Household	\$96,069	\$80,213	\$84,147



SVN | Second Story Real Estate Management

Tony Brock

Office: (423) 682-8241

Cell: (423) 260-2429

tony.brock@svn.com



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKER

Tony Brock brings over 41 years of elite commercial real estate experience to SVN | Second Story Real Estate Management, specializing in the management, leasing, and construction oversight of office and retail assets across Chattanooga, Knoxville, Nashville, and the Southeast.

A Chattanooga native and 1970 graduate of the U.S. Military Academy at West Point, Tony leverages an engineering degree and a deep technical background to expertly spearhead complex construction management and tenant build-out projects. His extensive career includes high-level brokerage and management roles at The Raines Group, CBL & Associates Properties, and The Center Group, Inc., where he successfully managed everything from high-rise urban office towers to regional retail malls.

Tony is a licensed Tennessee Real Estate Broker and an active member of GCAR, TAR, and the local CCIM chapter.



TONY BROCK
Senior Advisor

 (423) 260-2429

 tony.brock@svn.com

 [secondstory.properties](https://www.secondstory.properties)



TONY BROCK
(423) 260-2429
TONY.BROCK@SVN.COM

800 MARKET ST STE 207, CHATTANOOGA, TN 37402
[WWW.SECONDSTORY.PROPERTIES](https://www.secondstory.properties)
[423-682-8241](tel:4236828241)