

5805 Lee Hwy, Chattanooga, TN

100% Occupied 12-Unit Retail Investment

Presented by Roger Haikal | Keller Williams | 706-537-6174

Investment Summary

Price	\$1,350,000
NOI	~\$90,000
Gross Income	~\$122,520
Cap Rate	~6.6%

Investment Highlights

- 100% occupied 12-unit retail center
- High visibility location (~70,000 cars/day)
- Strong tenant mix (retail, service, office)
- 6 units recently renovated
- Value-add potential with rent increases

Tenant & Lease Breakdown

- 3 long-term leases (2-year, 1-year, 1-year)
- 9 month-to-month tenants
- Diverse tenant mix providing stable income

Financial Overview

Gross Income	\$122,520
Taxes	\$15,000
Insurance	\$6,000
Estimated NOI	\$90,000

Location Highlights

- Located on major corridor in Chattanooga
- Excellent visibility and access
- Strong surrounding commercial activity

For more information or to submit an offer, contact Roger Haikal at 706-537-6174