

# 1784 Oakbrook Trail

Ooltewah, Tennessee 37363



1784 Oakbrook Trail  
±1.44 AC  
For Sale

## Contact Us

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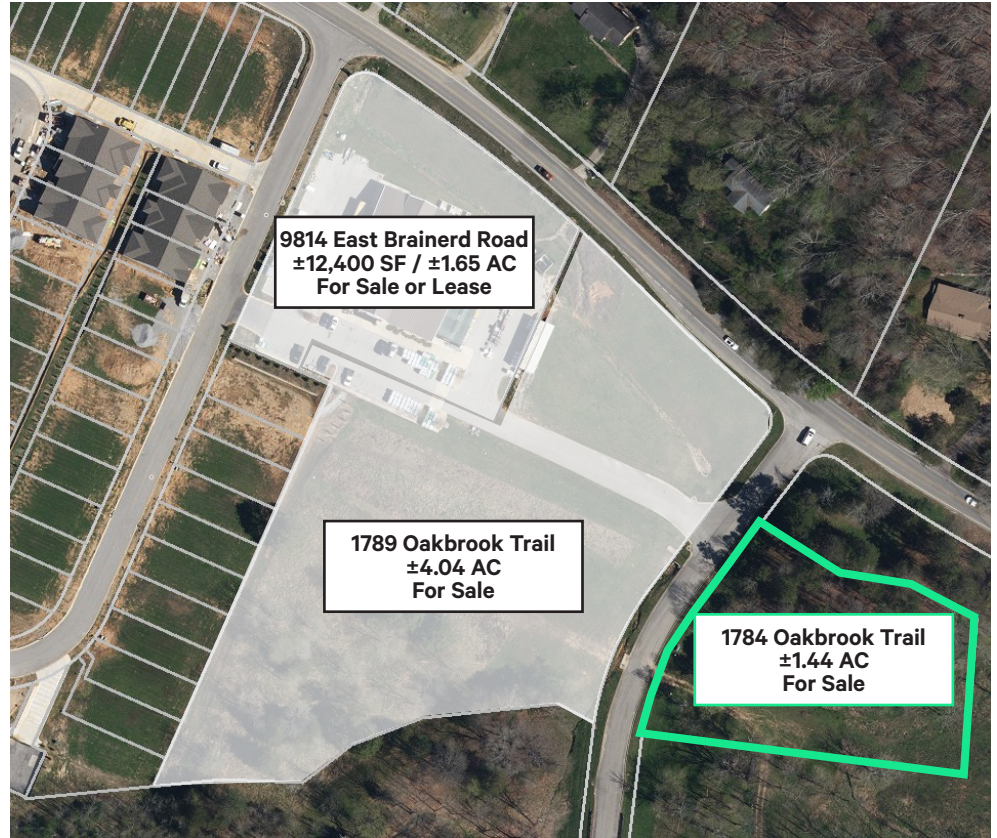
# Property Overview

Seize a rare opportunity to acquire ±1.44 AC of land in the highly sought after East Brainerd/Collegedale/Apison area!

1784 Oakbrook Trail: ±1.44 AC  
1789 Oakbrook Trail: ±4.04 AC

## Key Features:

- **Lot Size:** ±1.44 AC with an additional ±4.04 AC available for sale across the street
- **Zoning:** C-2 Commercial zoning allows for a broad range of permitted retail/office uses
- **Strategic Location:** Situated just a ½ mile from the new Publix Super Market at the Shops at Enclave, at the bustling intersection of Ooltewah-Ringgold Road and East Brainerd Road. Traffic counts between 10,500 to 12,800 VPD
- **Prime Retail:** Surrounded by established businesses like McDonald's, Starbucks, Food City, Mod Wash Car Wash, and a Publix anchored center, ensuring a steady flow of potential customers
- **High-Growth Area:** Located in a booming residential area with numerous new subdivisions under development, attracting a growing population and ensuring strong business potential



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
2024 Population	1,973	23,298	70,324	228,936
2024 Businesses	48	241	1,665	7,743
2024 Median Age	44.8	41.9	40.8	40.9
2024 Households	762	8,519	26,908	92,722
2024 Average Household Income	\$182,243	\$164,299	\$132,462	\$104,340
2024 Owner Occ. Housing Units	708 80%	7,612 85.6%	19,027 65.8%	62,852 63.4%



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