



## THE VILLAGE AT WATERSIDE

PUBLIX-ANCHORED SHOPPING CENTER

AVAILABLE SPACE: 1,600 - 3,200 SF  
2565 Lifestyle Way | Chattanooga, TN



**SVN | Second Story Real Estate Management**

**Kelly Fitzgerald**

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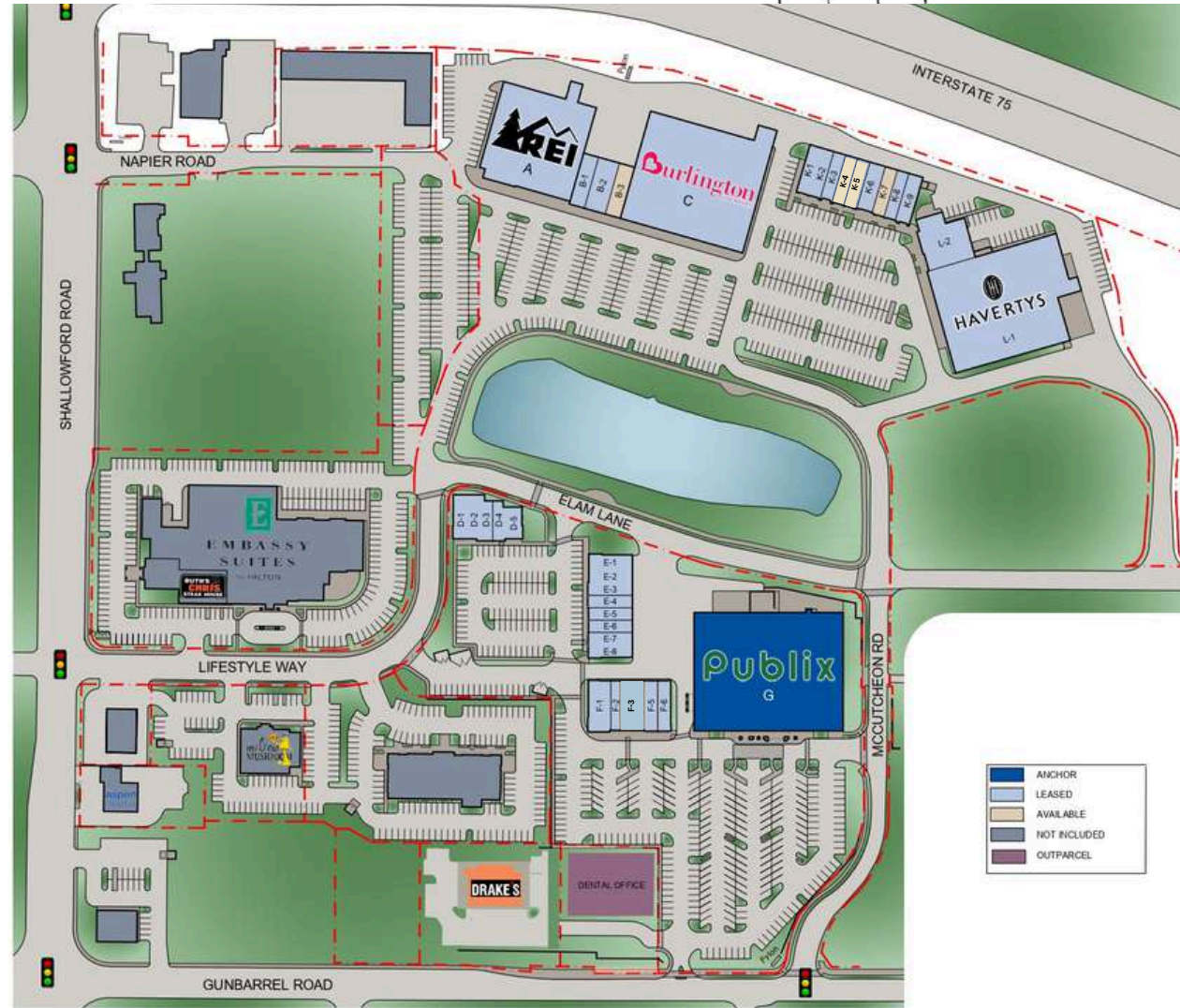
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# AVAILABLE SPACE

Suite B-3: 2,154 SF  
 Suite K-7: 1,600 SF  
 Suite K-4: 3,200 SF

SUITE	TENANT	SQ. FT.
A (101)	Recreational Equipment, Inc.	25,000
B-1(101)	Amputee Associates	2,135
B-2(110)	Dr. Warren Wellness	2,976
B-3(109)	AVAILABLE	2,154
C(101)	Burlington Coat Factory	40,000
D-1/D-3(102)	AAA	4,145
D-4/D-5(114)	Dos Bros	2,727
E-1/E-2(135)	Neak's Eatery	4,550
E-4(132)	Benchmark Physical Therapy	1,430
E-5(136)	Milan Laser Hair Removal	1,407
E-6(140)	Tropical Smoothie	1,407
E-7/E-8(144)	Nails Nails	2,824
F-1(152)	Fast Access Healthcare	2,800
F-2(158)	Great Clips	1,200
F-3(162)	F-45	2,755
F-5(170)	Lendmark Financial	2,000
F-6(174)	Total Health	1,839
G (101)	Publix	45,600
K-1/K-2(101)	The Little Gym	3,200
K-3 (109)	European Wax Center	1,600
K-4(113)	AVAILABLE	1,600
K-5(117)	AVAILABLE	1,600
K-6 (121)	1&1 Films	2,387
K-7(125)	AVAILABLE	1,600
K-8(129)	Holston	1,600
K-9(133)	Bridgette Davis	1,600
L-1	Havertys	35,000
L-2	Becks & Minilys	6,085
Outparcel #1	Drakes	1.68 AC
Outparcel #2	Dental Office	0.72 AC
TOTAL		204,472



- ANCHOR
- LEASED
- AVAILABLE
- NOT INCLUDED
- OUTPARCEL



## VILLAGE AT WATERSIDE

CHATTANOOGA, TENNESSEE

April 15, 2025

**BRANCH**  
PROPERTIES, LLC



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# HIGHLIGHTS

## Shopping Center Highlights

- Located directly off Shallowford Rd exit of I-75
- Mixed Use Lifestyle Center anchored by Publix, REI, Burlington, Haverty Furniture and a 200-Room Embassy Suites
- Over 300,000 square feet of retail, restaurant, office and hotel space

## Chattanooga Market Highlights

- At 9% growth in the past 10 years, the Chattanooga market is one of the fastest growing cities in Tennessee. Over 528,000 people now make the greater Chattanooga market their home.
- In the primary trade area surrounding The Village at Waterside , consumer spending in Hamilton County increased by over \$1 billion between 2009-2012.
- Located directly off of I-75, The Village at Waterside offers easy access to consumers coming from Knoxville and Atlanta, while the I-24 and I-59 interchanges provide fast, convenient travel to residents of Huntsville, Birmingham, and Nashville.



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# SITE MAP



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# SITE MAP

Key

— Site



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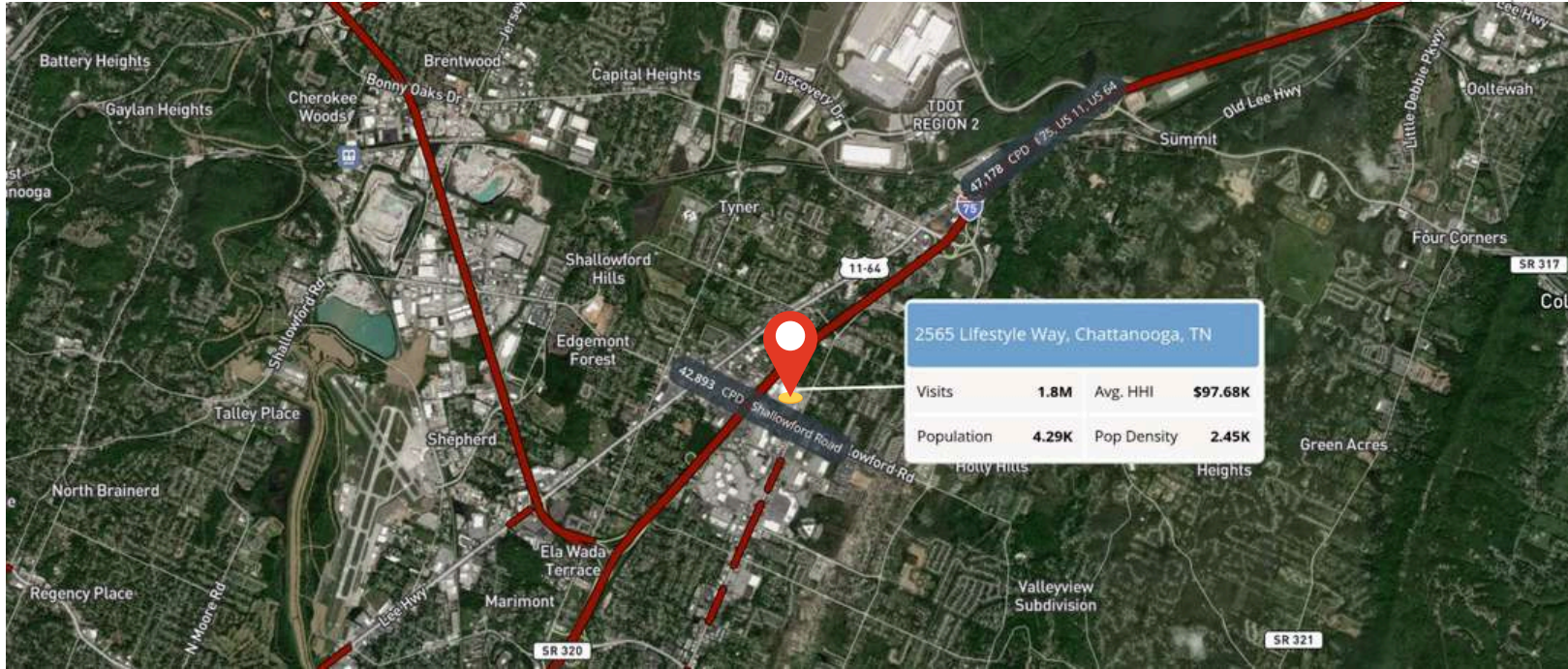
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# DEMOGRAPHICS



## POPULATION

	3 MILES	5 MILES	10 MILES
2020	42,049	101,820	333,140
2024	43,059	103,010	346,844
2029 Projected	45,868	109,396	368,768
Median Age	40.5	40.9	39.5

## HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020	17,554	41,321	135,576
2024	17,975	41,771	141,602
2029 Projection	19,181	44,434	150,880

## INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Average Household	\$83,310	\$83,521	\$78,562
2024 Average Household	\$85,238	\$87,131	\$82,990
2029 Projected Household	\$85,848	\$88,020	\$84,112



# RESIDENTIAL DEVELOPMENTS



## D. R. Horton: 500 Units

- Hamilton Park: 2.3 miles from site
- Sweet Briar: 8.4 miles from site



## Pratt Home Builders: 400 Units

- Engel Park: 5.0 miles from site
- Magnolia Farms: 8.8 miles from site
- Seven Lakes: 12 miles from site
- The Grove On Providence: 12 miles from site



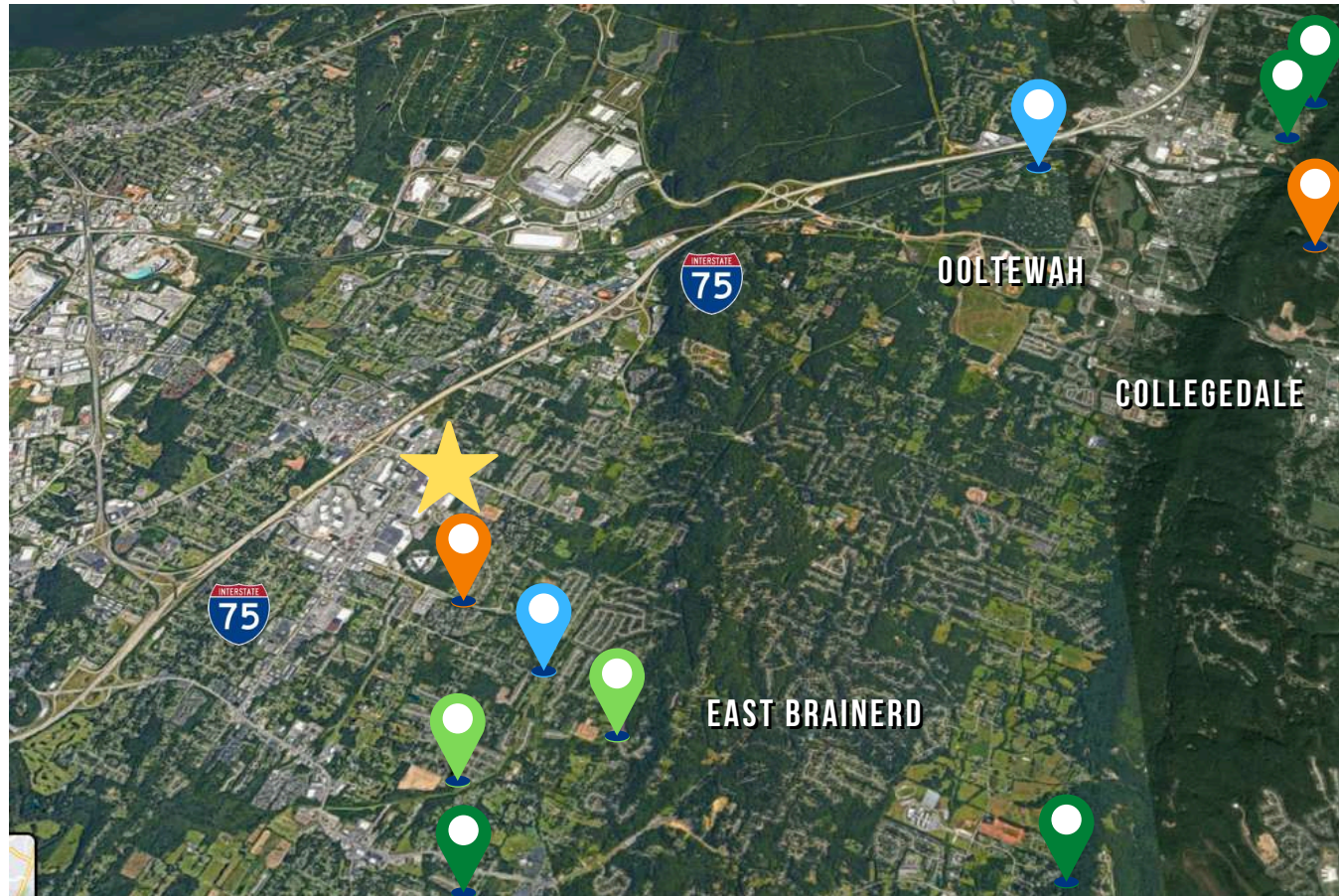
## Empire Communities: 1,400 Units

- East Brainerd: 0.9 miles from site
- Ooltewah: 9.0 miles from site



## GreenTech Homes: 250 Units

- Blackberry Cove: 3.3 miles from site
- Heritage Walk: 3.4 miles from site



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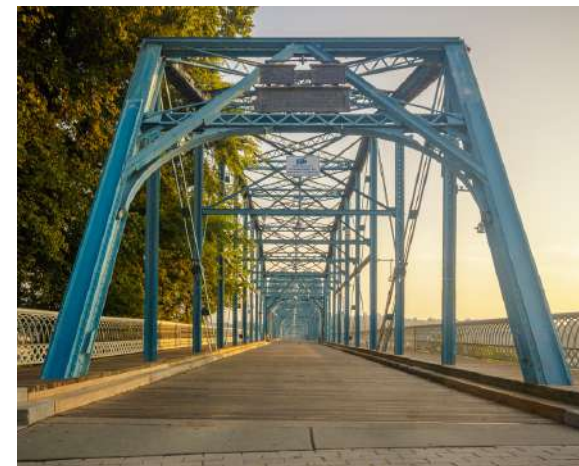
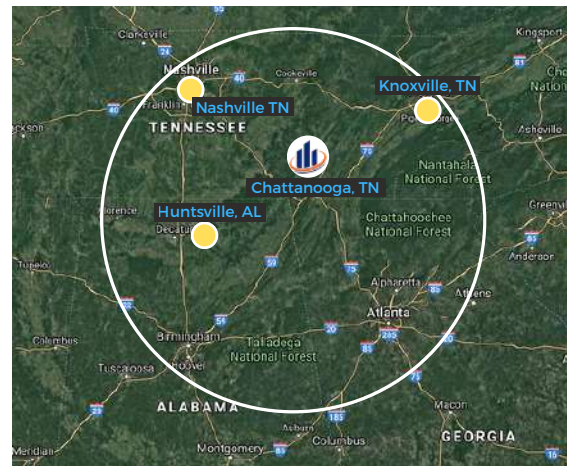
## CHATTANOOGA ATTRACTIONS

### Things to Do

- Night Fall
- Iron Man
- Head of the Hooch
- Wine Over Water Festival
- MainX24

### Places to See

- Southern Belle Riverboat
- Walnut Street Pedestrian Bridge
- Tennessee Aquarium
- Chattanooga Zoo
- High Point Climbing Facility
- The Lookouts Baseball Stadium
- Red Wolves Soccer Stadium



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# BROKERS

**Kelly Fitzgerald** is SVP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$135 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

**Brian** has been in the commercial real estate industry for over 25 years specializing in the acquisition, disposition, and financing of shopping centers and office buildings nationwide. With his prior experience as the Director of Finance and Dispositions for a publicly traded REIT, he was responsible for over \$2 billion in property sales and loans. Because of his real estate finance background, Brian has vast experience in underwriting, marketing, negotiating, and closing large-scale deals. He currently serves as the Chairman of the SVN National Retail Council, where he provides leadership and strategic insight to advisors across the country.



**Kelly Fitzgerald**  
Senior Vice President of  
Commercial Brokerage

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**Brian Chadwick**  
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Chair

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