



2200 Hamilton Place Blvd, Chattanooga, TN

Property Highlights

This versatile, free-standing building is perfectly positioned for sale or lease within the heart of Chattanooga's premier retail and medical corridor. Offering exceptional visibility and high-traffic exposure, this property provides a flexible footprint for investors, retailers, or office users looking to establish a presence in a high-growth area. Situated on the interior ring road of Hamilton Place Mall, the second most visited super-regional mall in Tennessee.

- **Flexible Layout:** 4,875± SF total space that can be occupied as a single unit or divided into two separate suites.
- **Dedicated Parking:** Rare free-standing building with its own private parking lot.
- **Excellent Accessibility:** Easy ingress and egress with close proximity to major national retailers and dozens of dining destinations.
- **High Visibility:** Located just off Gunbarrel Road, which boasts a traffic count of 30,000+ AADT.

Listing Summary

LEASE RATE:	\$25.00 PSF NNN
SALE PRICE:	\$1,500,000
BUILDING SIZE:	4,875± SF
SUITE A:	1,500± SF
SUITE B:	3,375± SF
ZONED:	Commercial
ACREAGE:	0.68±
YEAR BUILT:	1993
2025 PROPERTY TAXES	\$14,621.71 (city & county)

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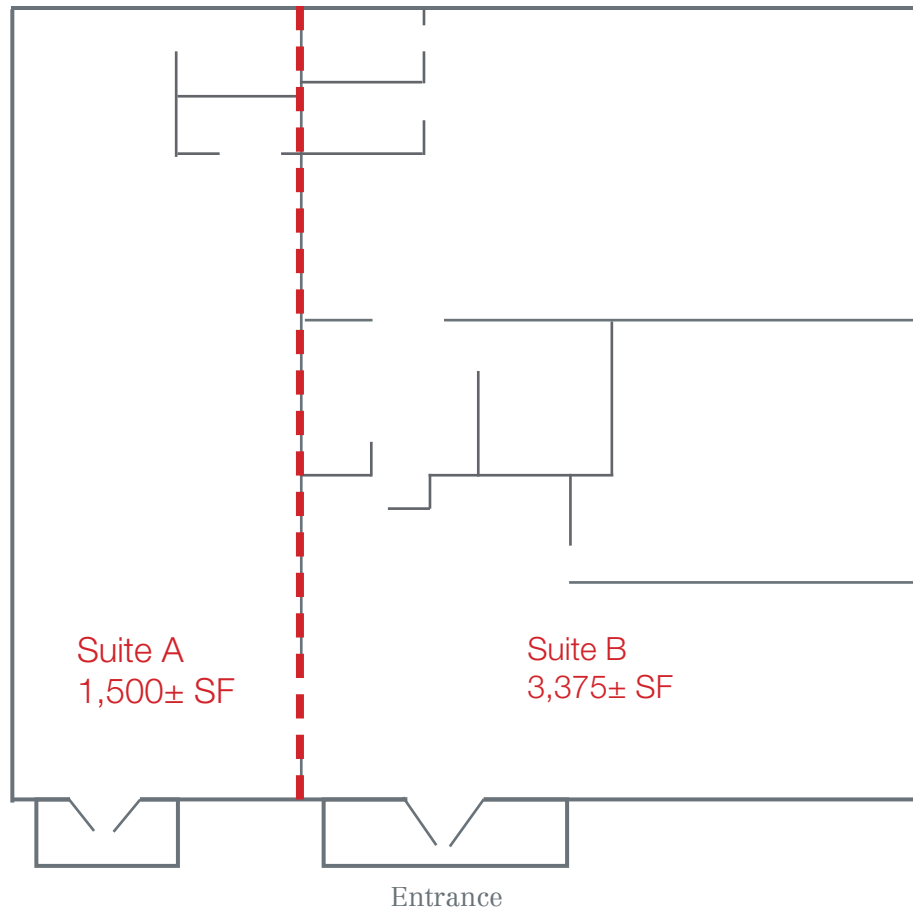


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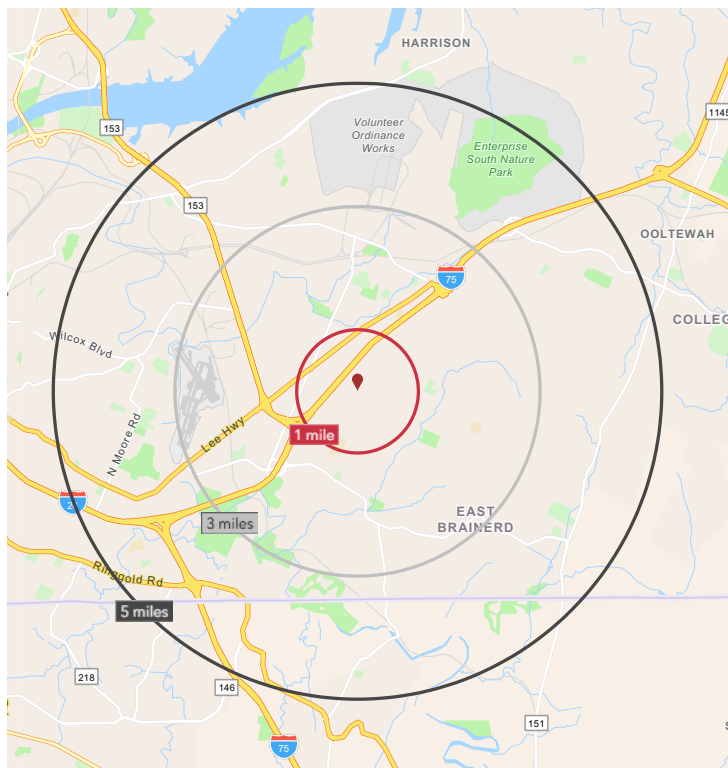
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****Not to scale****







KEY FACTS - 5 MILES

106,025
Population

4,933
Businesses



\$77,226

Median Household
Income



\$44,323

Per Capita Income



\$197,139

Median Net Worth

Population	1 mile	3 mile	5 mile
2025 Population	5,002	46,330	106,025
2030 Population	5,239	47,742	108,751
Median Age	40.5	40.4	40.7
Household	1 mile	3 mile	5 mile
2025 Households	2,258	19,844	44,448
Average Household Income	\$101,334	\$109,971	\$106,386
Business	1 mile	3 mile	5 mile
Total Businesses	1,032	3,096	4,993
Total Employees	17,673	52,469	75,129