

GUNBARREL RD

1510 Gunbarrel Road, Suite 400
Chattanooga, TN 37416

Positioned along one of Chattanooga's most heavily traveled retail corridors, 1510 Gunbarrel Road offers a prime opportunity for office, retailers, or service users seeking high visibility and strong consumer traffic. Located in the heart of the Hamilton Place trade area, the property benefits from immediate proximity to major national retailers, restaurants, and one of the region's top shopping destinations.



Property Highlights

Office space located on high-trafficked area of Gunbarrel Road. The property is ideally suited for a variety of uses including office, retail, or service-oriented businesses.

- MOVE-IN READY
- Large Open Work Area
- (4) Private Offices
- (1) Conference Room
- Reception Area
- Breakroom
- (2) Restrooms
- Ample Parking

***Sublease expires on May 31, 2029.**

Leasing Summary

SUBLEASE DETAILS

LEASE PRICE:	\$25.00 PSF
LEASE TYPE:	Modified Gross
SQUARE FEET:	1,500± SF
ZONING:	C-NT
YEAR BUILT:	1999

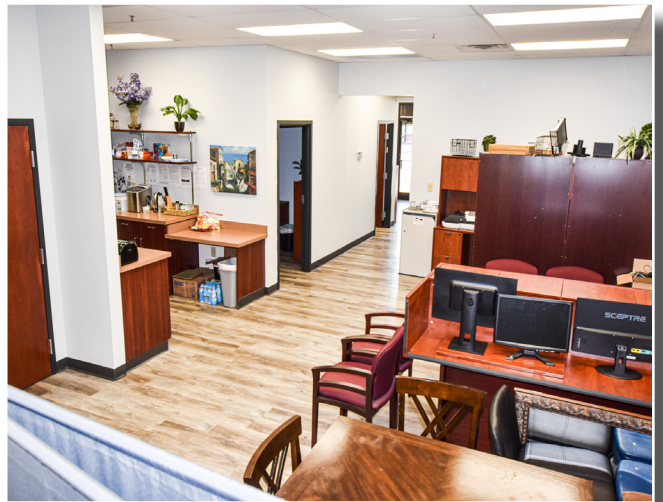
Traffic Counts - 2025

GUNBARREL RD	23,498 VPD
EAST BRAINERD RD	34,368 VPD

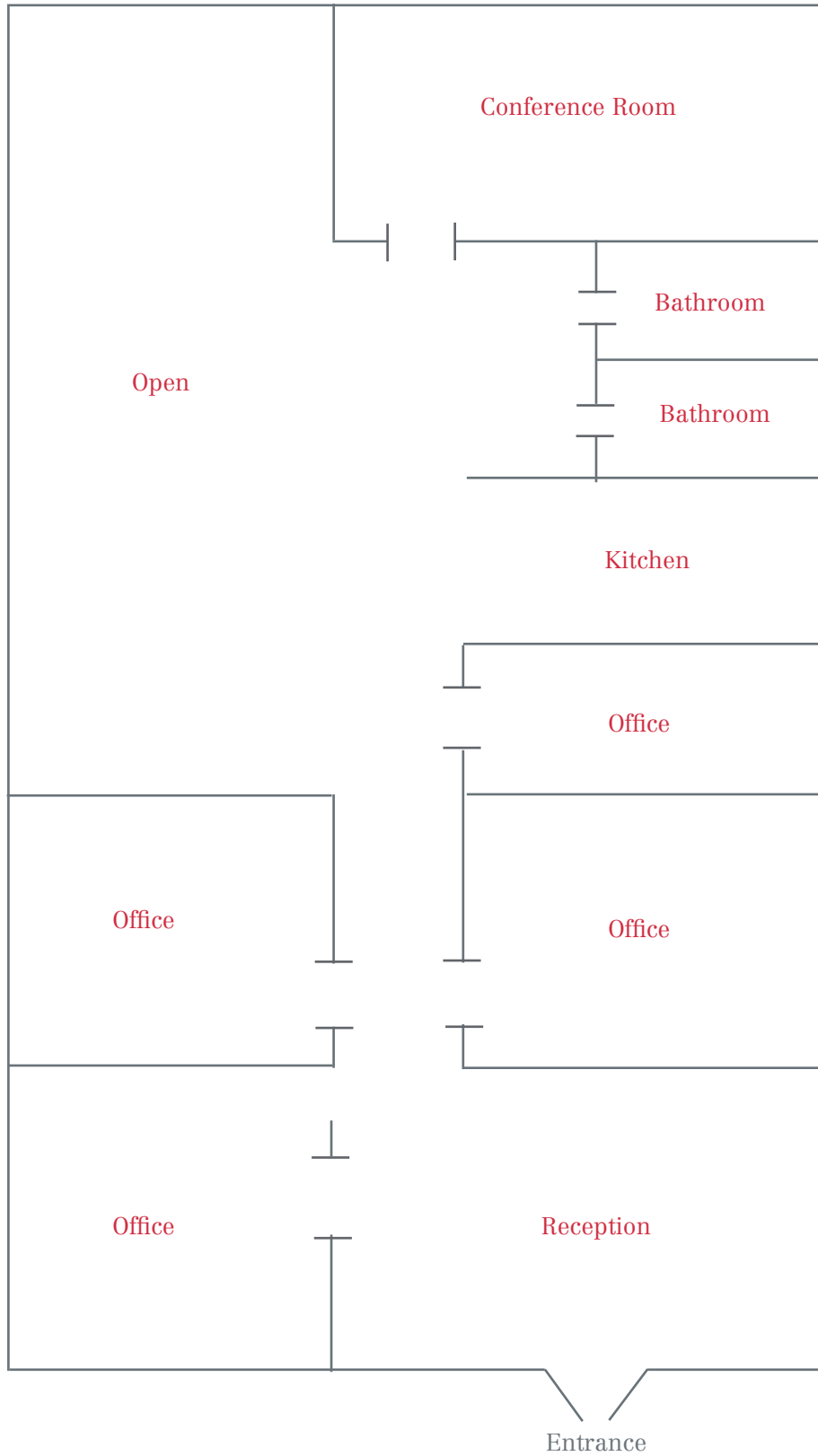
For more information,
please contact:



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Not to scale









KEY FACTS - 5 MILES

113,800
Population

5,083
Businesses



\$76,378

Median Household
Income



\$43,048

Per Capita Income



\$191,919

Median Net Worth

	1 mile	3 mile	5 mile
Population			
2025 Population	8,662	44,877	113,800
2030 Population	8,896	50,253	116,711
Median Age	37.6	40.4	40.5
Household			
2025 Households	3,991	21,016	47,360
Average Household Income	\$100,390	\$113,796	\$103,848
Business			
Total Businesses	417	2,991	5,083
Total Employees	13,333	46,776	75,011