

FOR SALE



Move-In Ready 9,606 SF Church on 3.8 Acres by Hwy 58 and Hwy 153

4501 Oakhill Drive
Chattanooga, TN 37416

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Turnkey Church Campus with Expansion Potential – 4501 Oakhill Drive, Chattanooga, TN 37416

Philadelphia Baptist Church offers a rare opportunity for a growing congregation to step into a well-maintained, move-in-ready worship campus in Chattanooga. Built in 1993, this ±9,606 SF church sits on a generous ±3.8-acre lot, providing ample room for future expansion, additional parking, or outdoor ministry amenities such as a grass sports field or second building. Strategically located just off Hwy 58 and approximately 0.3 miles from Hwy 153, the property offers convenient access for members and visitors throughout the Chattanooga area. The site is within the Hamilton County School District and is zoned R-1, making it ideal for continued church use or other compatible institutional purposes.

a ready-made worship facility with room to grow or for a business or developer looking to repurpose the space in a convenient Chattanooga location.

OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	1
Lot Size:	3.8 Acres
Building Size:	9,606 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	160	810	2,876
Total Population	363	1,801	6,415
Average HH Income	\$90,981	\$80,048	\$73,958

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Property Description

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PROPERTY DESCRIPTION

The exterior features an attractive stone façade and a welcoming foyer with large glass windows that flood the entry with natural light. The main sanctuary is bright, open, and inviting, with a soaring ±26' ceiling height and seating capacity for approximately 250–300+ individuals per service. The upper balcony that accommodates up ±100 people. The sanctuary includes a baptistry and will be conveyed with church pews and choir chairs, allowing a future congregation to begin services immediately.

The building layout is thoughtfully designed to support a wide range of ministry activities:

Main Level / Downstairs

- *Main sanctuary
- *Fellowship hall with full kitchen and cabinets
- *Nursery space conveniently located near the sanctuary
- *4 meeting rooms for small groups, classes, or administration
- *Multiple storage rooms
- *Men's and women's restrooms on both sides of the sanctuary

Upper Level / Upstairs

- *Private office
- *3 dedicated Sunday school classrooms
- *1 large bonus room that can be divided into two additional classrooms
- *Large open meeting area currently used as a youth space, with flexibility to remain open or be converted into more classrooms or breakout areas
- *Two sets of men's and women's restrooms upstairs

The property has been well maintained, with several key systems recently updated. There are 6 HVAC units plus 2 mini-split systems, with multiple units replaced within the last three years, and the water heater has also been replaced within the last three years. These updates help reduce near-term capital expenses and provide comfort and reliability for congregants and staff.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- 9,606 SF building
- Large main sanctuary with 26' ceilings
- Capacity for 250 to 300+ individuals
- Large open foyer
- Multiple classrooms, office spaces, and meeting areas
- Nursery
- Full kitchen
- Built in 1993
- Zoned R1
- Located in Chattanooga, TN
- Ideal for special purpose/church use or repurposed for a business or developer



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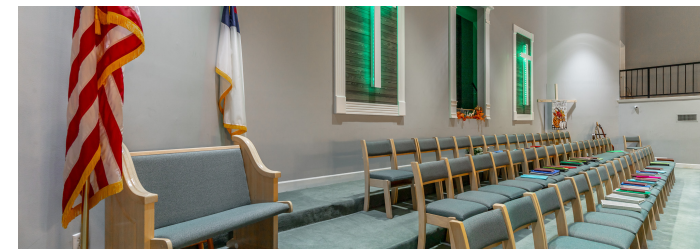
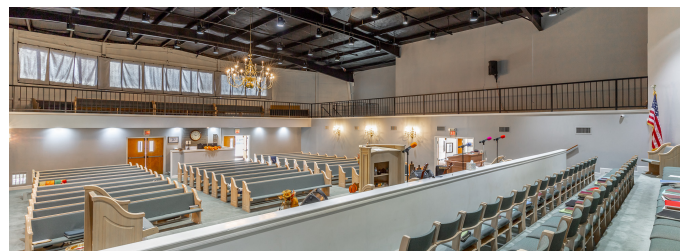
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Additional Photos

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Additional Photos

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Section 2

Location Information

Retailer Map

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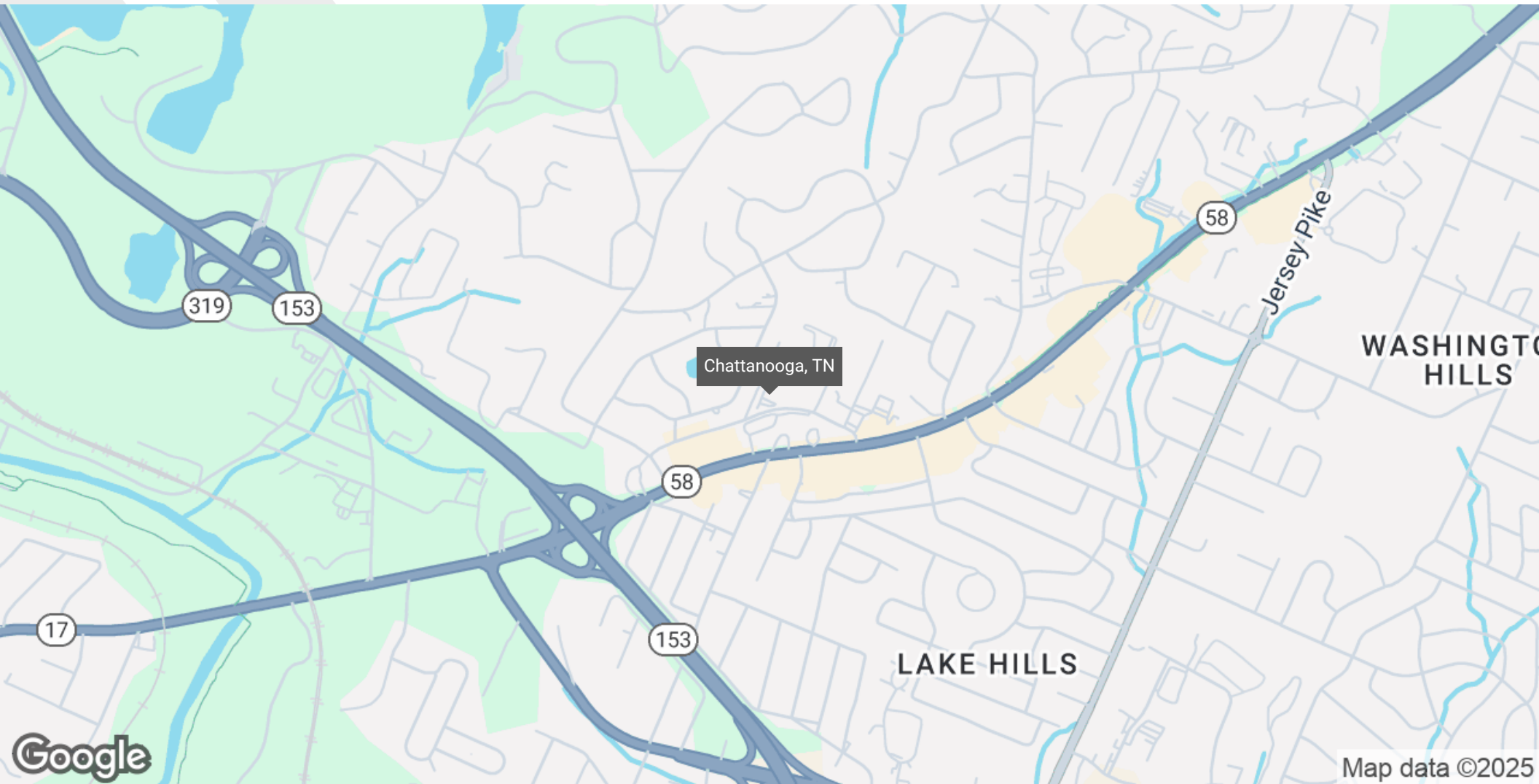
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Regional Map

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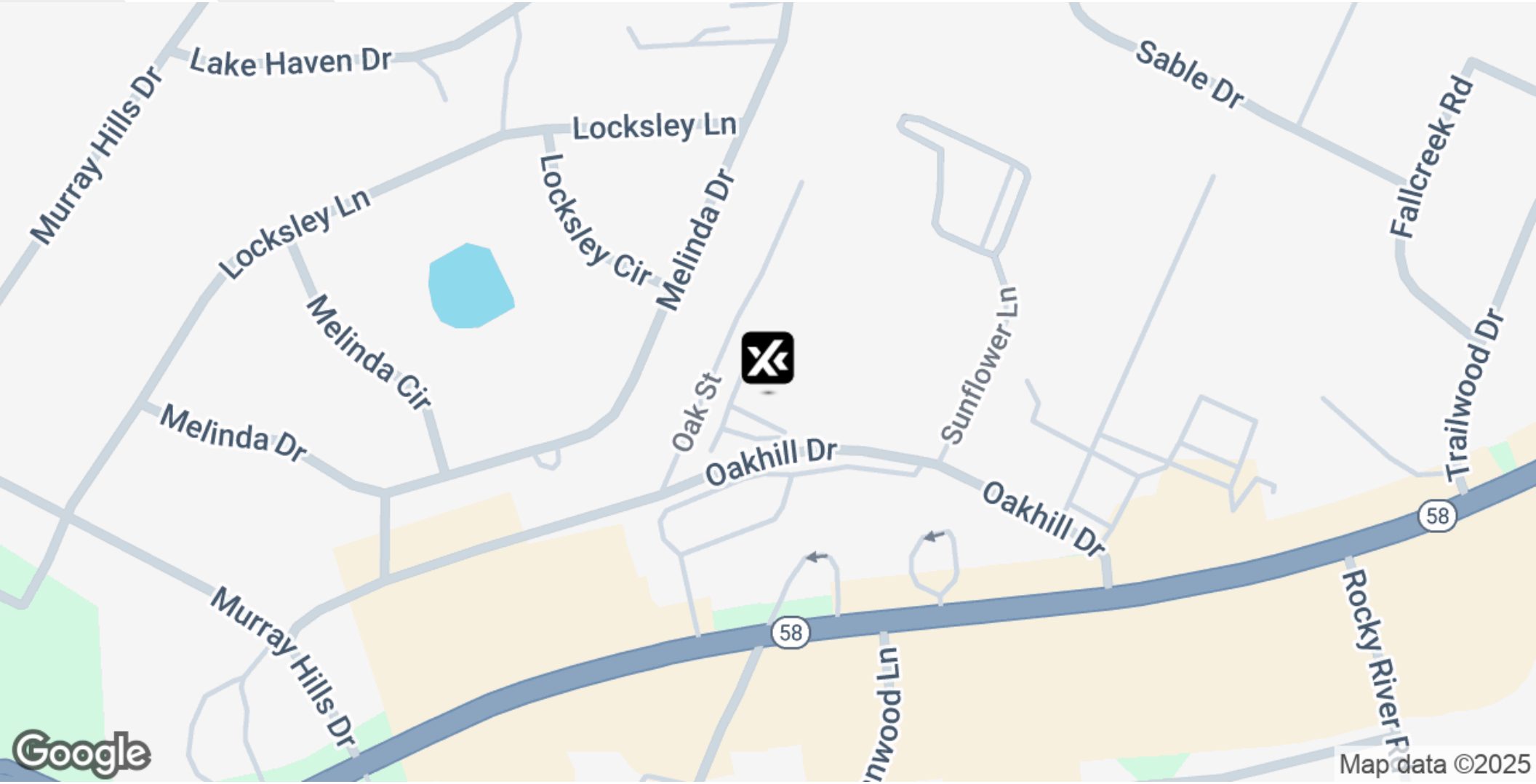
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Location Map

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Section 3

Demographics



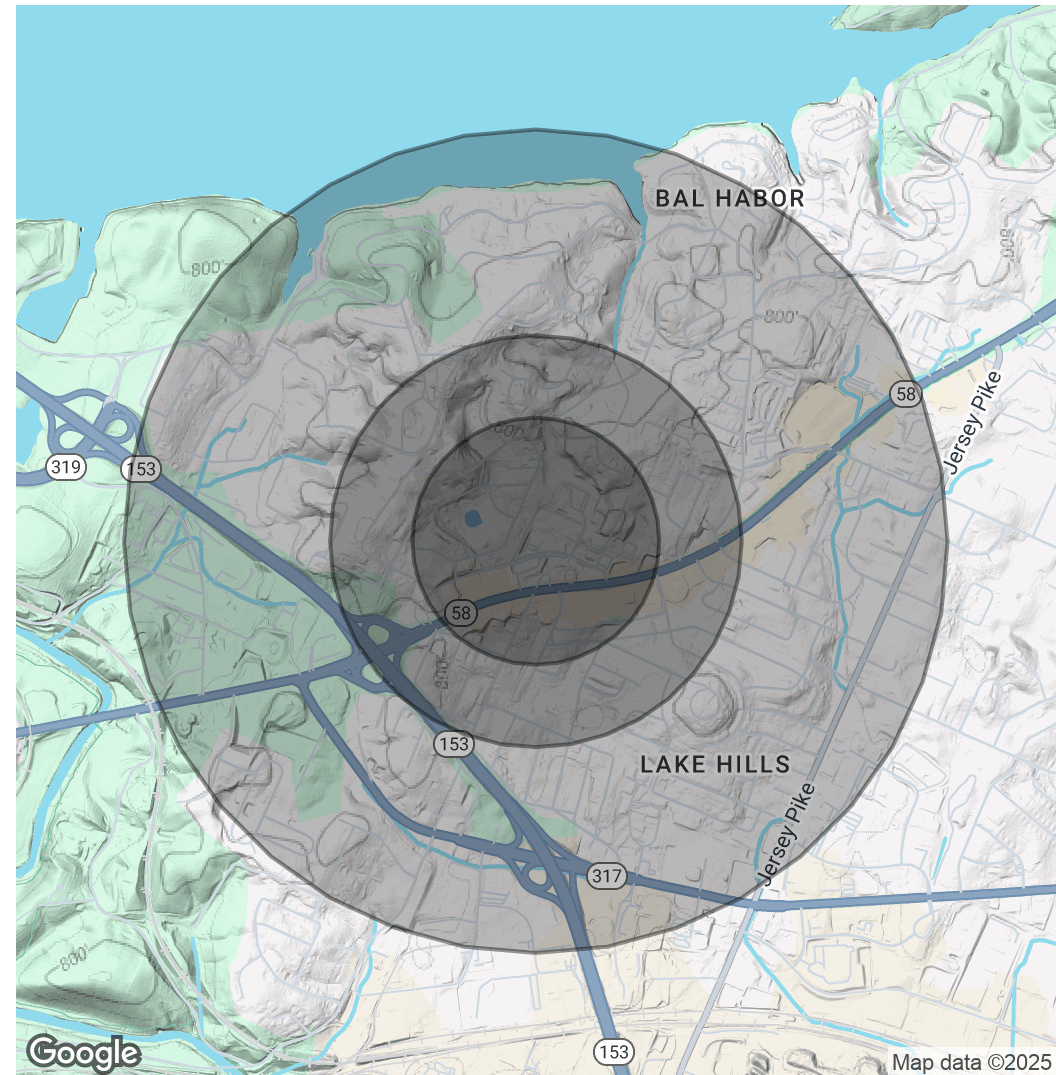
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	363	1,801	6,415
Average Age	45	43	43
Average Age (Male)	44	42	41
Average Age (Female)	47	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	160	810	2,876
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$90,981	\$80,048	\$73,958
Average House Value	\$359,623	\$313,668	\$274,891

Demographics data derived from AlphaMap



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