

5710 Lee Hwy

AADT +/-37,000
CARS ON LEE HIGHWAY

Chattanooga

BROCKMAN MISSEL
GROUP

with



COMMERCIAL

EACH OFFICE IS INDEPENDENTLY OWNED & OPERATED

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PROPERTY SNAPSHOT

- Address: 5710 Lee Hwy, Chattanooga, TN 37421
- Offering Price: \$3,904,000
- Total Land Area: ± 4.11 Acres
- Number of Parcels: 2
- Square Footage: $\pm 3,600$ SF
- Traffic Count: $\pm 37,000$ AADT on Lee Highway



±4.11-Acre Lee Highway Development Opportunity

Positioned along Chattanooga's established Lee Highway commercial corridor, 5710 Lee Hwy presents a ±4.11-acre commercial development opportunity with existing improvements, on-site utilities, and significant exposure along a corridor carrying approximately ±37,000 vehicles per day.

The offering consists of two contiguous parcels totaling approximately 4.11 acres, including a ±3.83-acre tract and a ±0.28-acre tract improved with an approximately 3,600 SF commercial building. The existing building includes finished office/reception areas along with service/shop space and overhead-door access.

A significant portion of the site was formerly utilized as a mobile home park, and utilities are already present at the property.

5710 Lee Hwy

5710 Lee Hwy, Chattanooga, TN 37421

PROPERTY OVERVIEW

Total Land Area: ±4.11 Acres

Number of Parcels: 2

Commercial Building: ±3,600 SF

Traffic Count: ±37,000 AADT

Former Site Use: Mobile Home Park

Offering Price: \$3,904,000

Offering Type: Development / Redevelopment



THE OFFERING

±4.11-acre commercial development opportunity along Lee Highway in Chattanooga

Established Lee Highway location with ±37,000 AADT providing substantial corridor exposure

Former mobile home park with existing utility infrastructure already serving the site

Existing ±3,600 SF commercial building on the ±0.28-acre frontage parcel

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HIGHLIGHTS

Two-parcel assemblage: ±3.83-acre parcel + ±0.28-acre parcel

Office/reception areas with service/shop space and overhead-door access

Redevelopment opportunity with acreage, frontage, and existing infrastructure

Utilities present at the property

Asking Price: \$3,904,000



5710 LEE HWY
±4.11 ACRES
\$3,904,000

**AADT +/-37,000
CARS ON LEE HIGHWAY**





5710 Lee Hwy
Chattanooga, TN 37421

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