

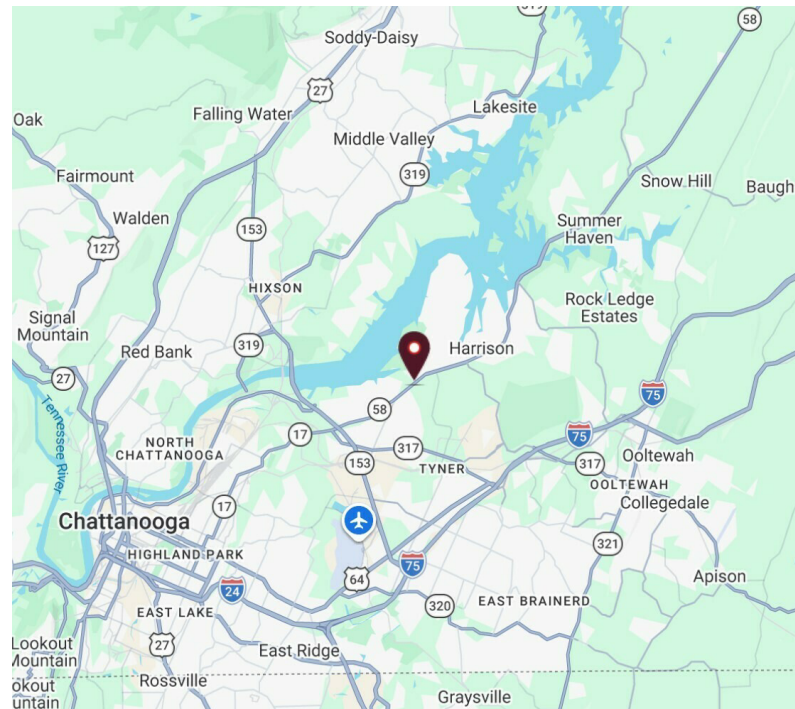
Vacant Land | 5120 Hwy. 58, Chattanooga, TN

5120 Tennessee 58 Chattanooga, TN 37416



Property Highlights

- Property Size: +/- 8.5 Acres
- Purchase Price: \$1,870,000
- Prime Location: 5120 Hwy. 58, Chattanooga
- Excellent Visibility: ±740 feet of frontage along Hwy. 58
- Zoning: C-N
- Strong Traffic Counts: ±31,995 Average Vehicles Per Day
- High Exposure Corridor: Signalized access with strong daily commuter flow
- Growing Demographics: Located in an expanding trade area with increasing population and rooftops
- Development Ready: Ideal for retail, restaurant, or mixed-use development
- Strategic Positioning: Near major employers and surrounded by new residential and retail growth



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Property Description

Prime development opportunity with 740' of frontage on highly trafficked Highway 58 in Chattanooga. This site presents a flexible canvas ideal for a variety of commercial or mixed-use development concepts.

The property features generous frontage along a signalized highway, providing excellent visibility, strong traffic exposure, and convenient access. Strategically positioned in close proximity to Volkswagen Chattanooga and Enterprise South Industrial Park, the site benefits from a strong employment base and consistent daily traffic drivers.

Surrounded by a growing mix of new residential communities, luxury townhomes, and expanding retail developments, as well as established national retailers and restaurant users, the location offers both immediate synergy and long-term growth potential.

****Disclaimer:** Listing information is provided by Owner and public sources and is deemed reliable but not guaranteed. The listing agent has not measured the property or building and does not guarantee the accuracy of the acreage or square footage. All Showings are strictly by appointment only. Contact the Listing Agent to schedule a Property Tour.

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Additional Photos



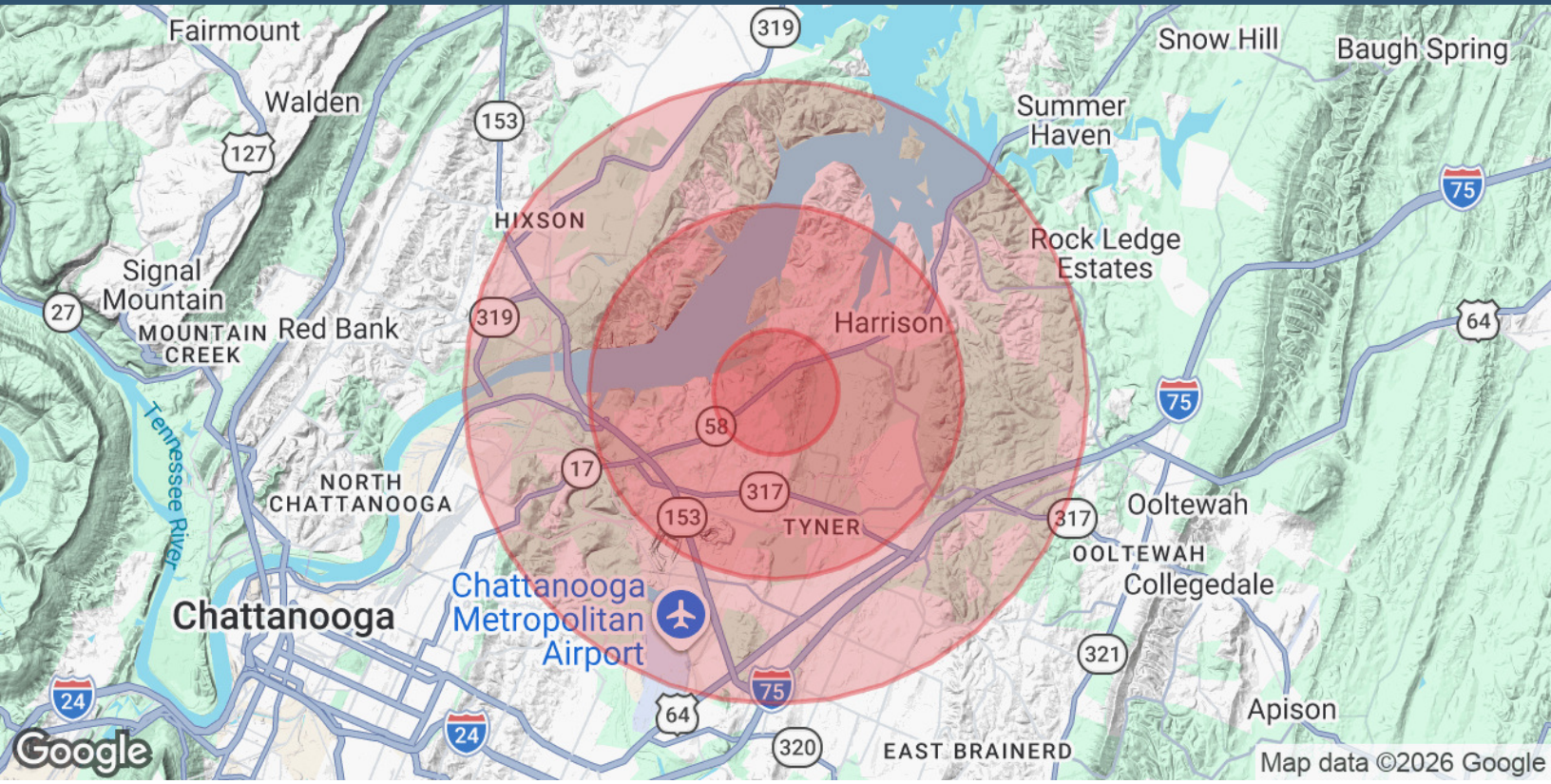
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Retailer Map



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Location Map



| Population | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 3,278 | 21,674 | 68,730 |
| Average Age | 42.2 | 43.2 | 43.2 |
| Average Age (Male) | 33.0 | 41.2 | 41.0 |
| Average Age (Female) | 47.8 | 44.5 | 44.8 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 1,462 | 9,601 | 29,138 |
| # of Persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH Income | \$66,863 | \$89,296 | \$92,052 |
| Average House Value | \$225,830 | \$279,769 | \$281,059 |

2023 American Community Survey (ACS)