



Brainerd Village

5714-5900 Brainerd Road
Chattanooga TN 37411

Mark Robbins
Robbins Properties
Principal
(615) 473-7731
mrobbins@robbins-properties.com
TN 216285, KY 198382, AL 140919-0

RP ROBBINS PROPERTIES
LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

HIGHLIGHTS

- Anchored by Chick-Fil-A, Ollie's Bargain Outlet, Salon Suites
- Other Tenants: WingStop, Mongolian Grill, Little Caesars, Grifols, Conduent, Woodcraft, Jackson Bakery, Epikos, Amigos Mexican Restaurant, Renegade Classics, H&R Block, 160 Driving School, Orin Staffing, Speedy Cash
- Best Location in this Trade Area at the intersection of Brainerd Road and Greenway View Drive which leads to Walmart Super Center
- Excellent ingress and egress with 7 access points
- Excellent traffic and visibility



Suite	Space	Floor	Size	Lease Type	Notes
5764	Vacant	1	3,980 SF	NNN	Rent per SF is negotiable
5810	Vacant	1	22,457 SF	NNN	Rent per SF is negotiable
5870	Vacant	1	3,676 SF	NNN	Rent per SF is negotiable
5896	Vacant	1	1,122 SF	NNN	Rent per SF is negotiable

PROPERTY FEATURES

CURRENT OCCUPANCY	85.00%
TOTAL TENANTS	18
GLA (SF)	204,398
YEAR BUILT	1960
NUMBER OF STORIES	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	7
NUMBER OF EGRESSES	7

NEIGHBORING PROPERTIES

NORTH	Commerical
SOUTH	Commerical
EAST	Commerical
WEST	Commercial

TENANT INFORMATION

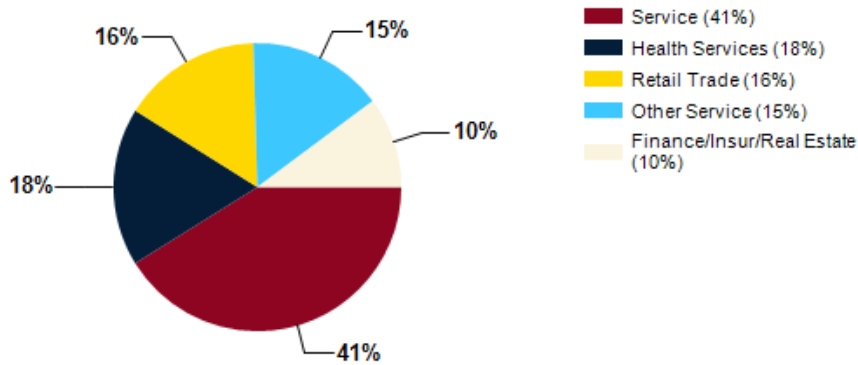
MAJOR TENANT/S	Chick-Fil-A, Ollie's Bargain Outlet, America's Thrift Stores, Salon Suites
LEASE TYPE	NNN



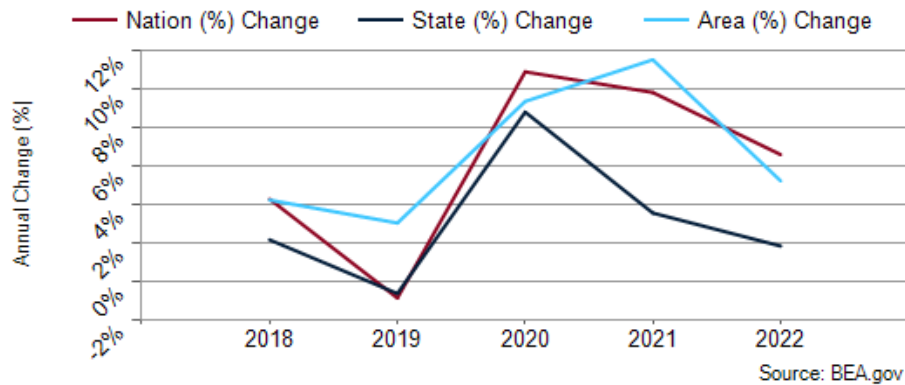
Location

- Centrally located in Chattanooga, Tennessee at the 1/24 & I-75. Near Eastgate Town Center, Wal-Mart Super Center and many other national and regional retailers, restaurants and office users. The Center is strategically located at the signalized intersection of Brainerd Road and Greenway View Drive, which leads to Walmart Super Center. This is the best location in this trade area.

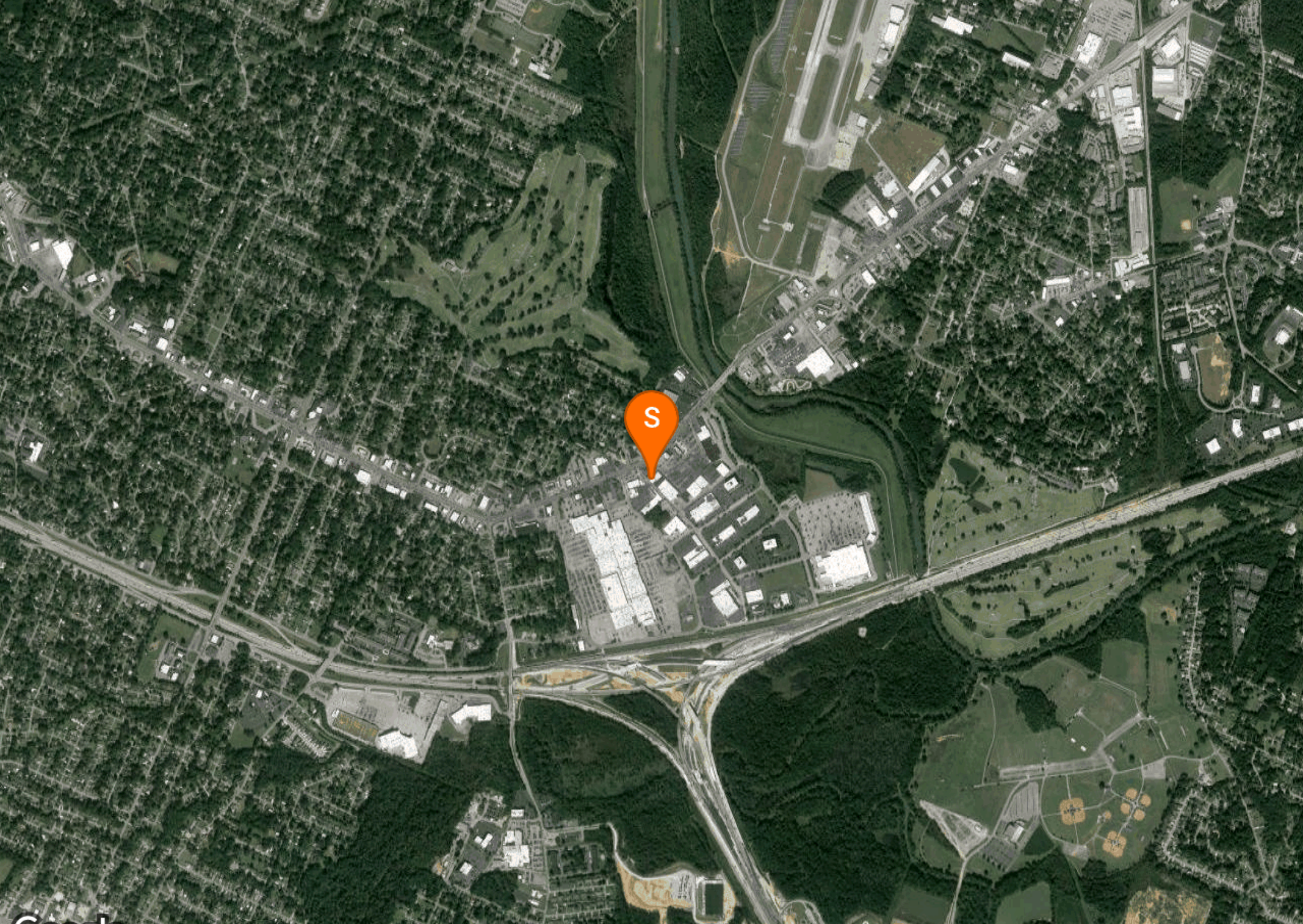
Major Industries by Employee Count



Hamilton County GDP Trend









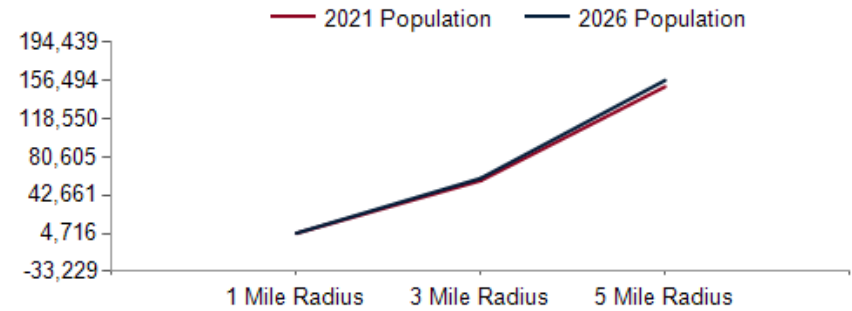
SUITE	TENANT NAME	SF
5714	WINGSTOP	1,519
5726	CHAO'S MONGOLIAN GRILL	4,492
5730	LITTLE CAESARS	2,137
5740	ANNVY NAILS	1,103
5744 & 5758	GRIFOLS	13,042
5764	AVAILABLE	3,980
5768	OLLIE'S BARGAIN OUTLET	27,400
5810	AVAILABLE	22,457
5818 & 5824	WOODCRAFT	12,783
5844	AMERICA'S THRIFT STORE	50,276
5856	BURLINGTON COAT FACTORY	25,650
5862	JACKSON BAKERY	2,367
5864	EPIKOS	4,282
5870	AVAILABLE	3,676
5874	AMIGOS MEXICAN RESTAURANT	4,160
5880	SALON SUITES	14,216
5888	RENEGADE CLASSICS	2,800
5892	CERTIFIED HOODS	1,285
5894	H & R BLOCK	2,244
5896	AVAILABLE	1,122
5898	ALTITUDE WIRELESS	1,200
5900	SPEEDY CASH	2,207



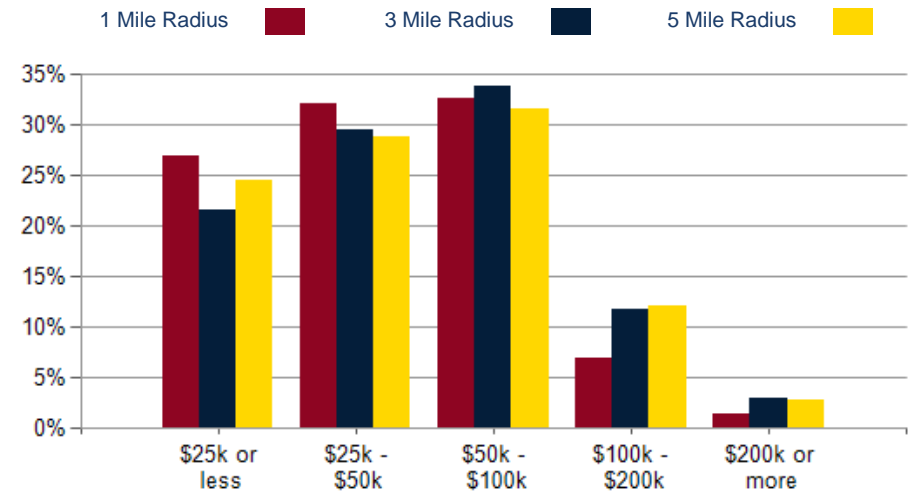


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,922	50,201	128,081
2010 Population	4,231	52,227	138,597
2021 Population	4,716	57,017	150,290
2026 Population	4,939	59,378	156,494
2021 African American	1,740	15,317	43,995
2021 American Indian	33	212	660
2021 Asian	104	1,196	3,624
2021 Hispanic	686	4,566	12,907
2021 Other Race	272	2,104	6,545
2021 White	2,407	36,634	91,028
2021 Multiracial	154	1,492	4,168
2021-2026: Population: Growth Rate	4.65%	4.05%	4.05%

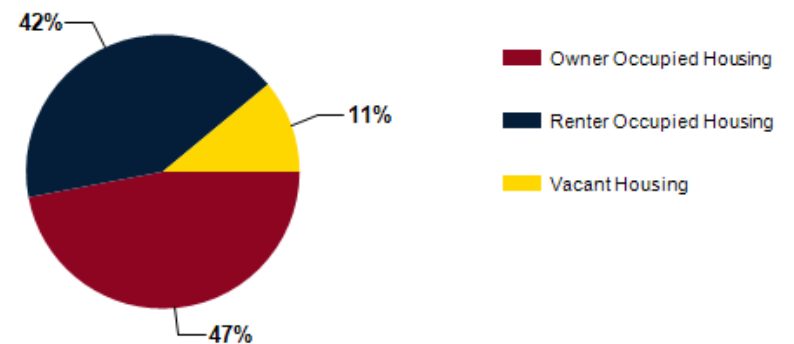
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	251	2,619	7,883
\$15,000-\$24,999	300	2,799	7,439
\$25,000-\$34,999	266	2,741	7,580
\$35,000-\$49,999	391	4,645	10,533
\$50,000-\$74,999	478	5,543	12,933
\$75,000-\$99,999	191	2,919	6,894
\$100,000-\$149,999	90	2,018	5,717
\$150,000-\$199,999	52	943	1,845
\$200,000 or greater	28	759	1,792
Median HH Income	\$41,542	\$48,627	\$46,090
Average HH Income	\$52,770	\$64,504	\$61,976



2021 Household Income



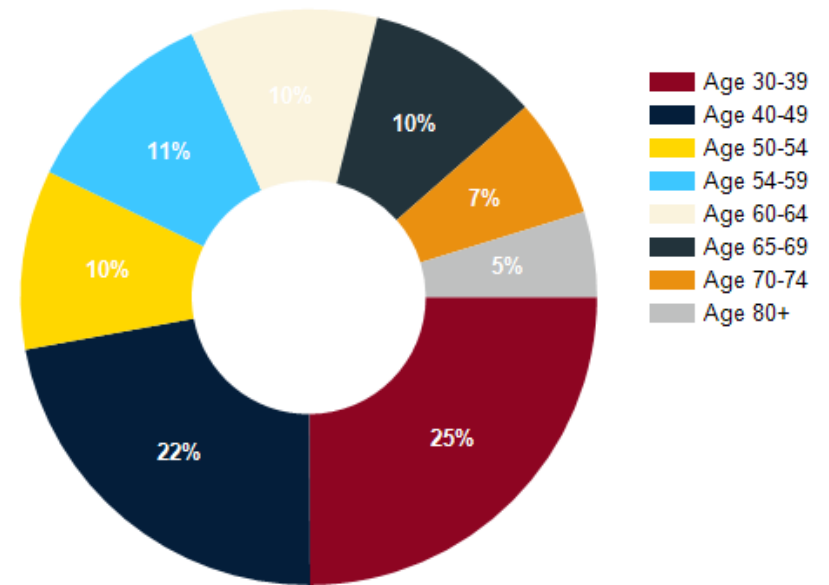
2021 Own vs. Rent - 1 Mile Radius



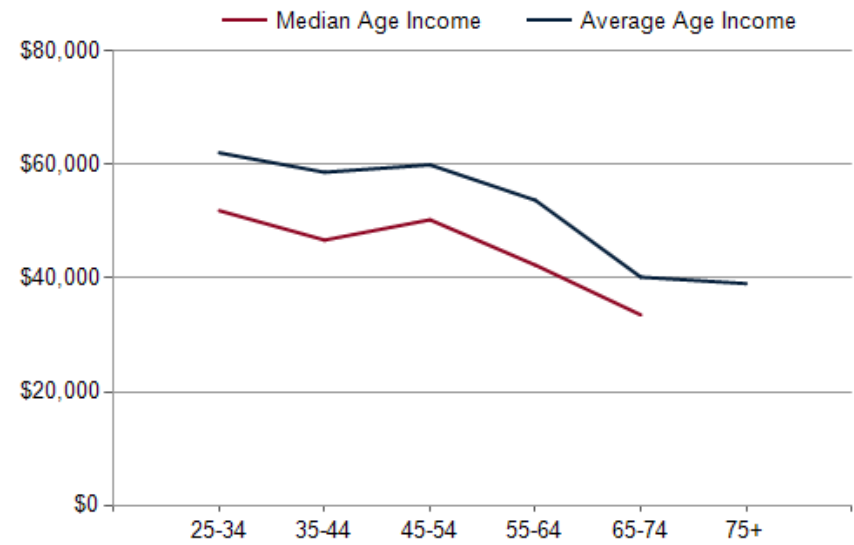
Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	345	4,146	10,933
2021 Population Age 35-39	337	3,880	10,039
2021 Population Age 40-44	307	3,518	9,202
2021 Population Age 45-49	299	3,321	8,605
2021 Population Age 50-54	276	3,403	8,768
2021 Population Age 55-59	306	3,767	9,603
2021 Population Age 60-64	287	3,839	9,717
2021 Population Age 65-69	265	3,606	8,825
2021 Population Age 70-74	183	2,940	7,177
2021 Population Age 75-79	131	2,051	5,180
2021 Population Age 80-84	72	1,303	3,411
2021 Population Age 85+	87	1,500	3,762
2021 Population Age 18+	3,727	45,840	118,695
2021 Median Age	38	41	40
2026 Median Age	39	42	40

Population By Age



2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,886	\$53,908	\$51,365
Average Household Income 25-34	\$62,080	\$70,223	\$65,200
Median Household Income 35-44	\$46,701	\$56,635	\$55,580
Average Household Income 35-44	\$58,653	\$76,216	\$72,471
Median Household Income 45-54	\$50,287	\$56,730	\$54,719
Average Household Income 45-54	\$59,959	\$74,830	\$72,037
Median Household Income 55-64	\$42,296	\$51,290	\$49,139
Average Household Income 55-64	\$53,731	\$66,608	\$64,274
Median Household Income 65-74	\$33,530	\$41,418	\$40,657
Average Household Income 65-74	\$40,180	\$55,046	\$55,314
Average Household Income 75+	\$39,039	\$47,465	\$45,726



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Exclusively Marketed by:

Mark Robbins

Robbins Properties

Principal

(615) 473-7731

mrobbins@robbins-properties.com

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