



URGENT CARE, LUX BEAUTY SUPPLY & FAMILY DOLLAR

4747-4749 Highway 58 - Chattanooga, TN 37416

URGENT CARE, LUX BEAUTY SUPPLY & FAMILY DOLLAR - CHATTANOOGA, TN

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Introduce This Prime Retail Property Nestled in the Dynamic Chattanooga Area, Boasting Spacious Buildings, This Exceptional Property Offers an Ideal Canvas For Retail and Street Retail Investors. With Its Strategic Location in Chattanooga, the Property Benefits From High Visibility and Accessibility, Ensuring Maximum Exposure For Businesses. The Well-Maintained Buildings Present a Versatile Space Ready to Accommodate a Variety of Retail Ventures. Embrace the Opportunity to Establish a Thriving Presence in the Vibrant Retail Landscape of Chattanooga, TN.

Sale Price

\$2,750,000

NOI
Cap Rate

\$204,474
7.44%

BUILDING INFORMATION

Address 1: (Urgent Care) 4747 Hwy 58

City, State, Zip: Chattanooga, TN 37416

Building Size: 1,755 SF

Lot Size: 0.93 AC

Address 2: (Luxury Beauty Supply & Family Dollar) 4749 Hwy 58

City, State, Zip: Chattanooga, TN 37416

Building Size: 24,455 SF

Lot Size: 1.46 AC

Total Building Size (3): 26,210 SF

Total Lot Size: 2.39 AC



FINANCIAL OVERVIEW

Tenant	Address	Building Size (SF)	Lot Size (AC)	Lease Type	Lease End	Monthly Rent	Annual Rent
Urgent Care	4747 Hwy 98	1,755	0.93	NNN	05/31/2029	\$2,522.83	\$30,274
Luxury Beauty Supply	4749 Hwy 98	7,797 (1st Floor)	1.46	Gross	08/31/2027	\$8,500	\$102,000
		6,858 (2nd Floor)		Gross		\$1,000	\$12,000
Family Dollar	4749 Hwy 98	9,800		NNN	01/31/2028	\$6,017	\$72,200
TOTALS		26,210 SF	2.39			\$18,039.50	\$216,474

Income & Expenses

Rent Collected	\$216,474
Luxury Beauty Taxes / Insurance / CAM	(\$12,000)
NOI	\$204,474

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

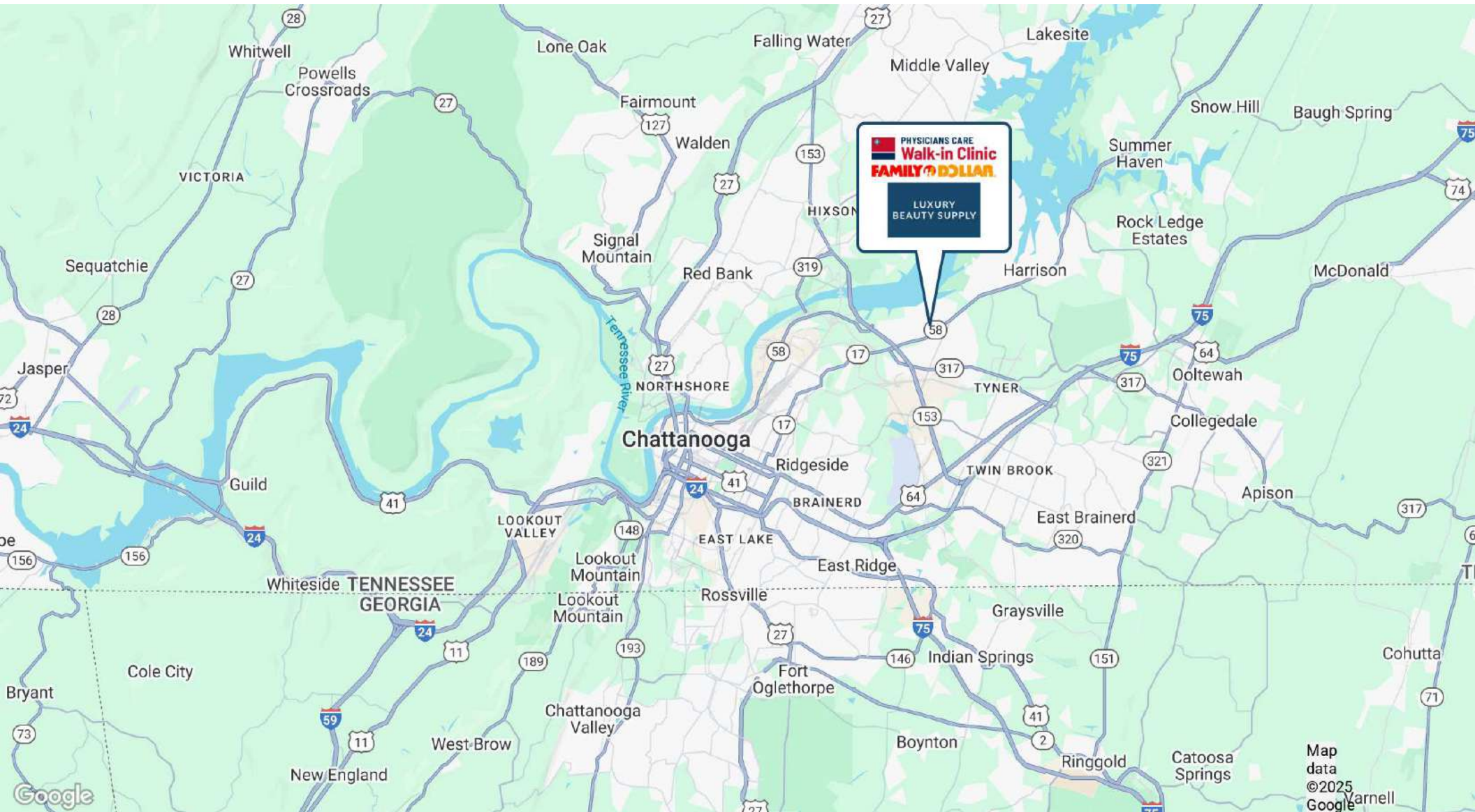
- Main Retail Corridor Surrounded By Local, Regional and National Tenants
- Surrounded By Thousands of Residential Homes With Great Accessibility
- Densely Populated Area For Locals and Tourists
- Located on a Main Artery Connecting Georgia and Tennessee
- High Visibility and Accessibility
- Ideal For Retail and Street Retail Investors
- Versatile Space For Various Retail Ventures
- Prime Location in Chattanooga, TN



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



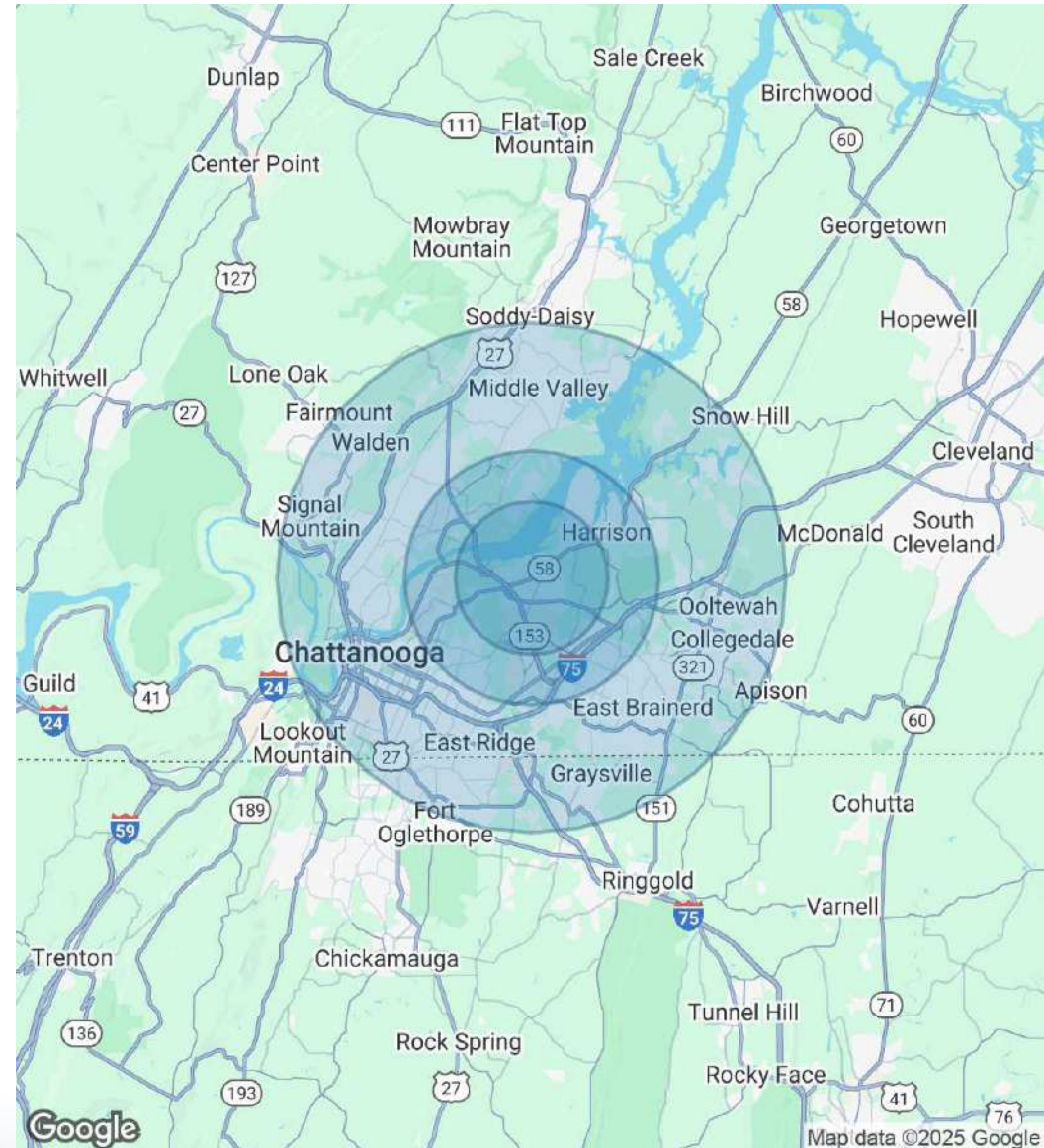
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,198	85,656	365,736
Average Age	41.6	41.2	40.1
Average Age (Male)	39.6	39.0	38.3
Average Age (Female)	43.0	42.7	41.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,634	38,155	155,915
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$68,276	\$75,135	\$85,352
Average House Value	\$188,166	\$212,707	\$245,809

TRAFFIC COUNTS

Ste Hwy 58	39,830 VPD
Ste Hwy 153	76,830 VPD
Bonnie Oaks Dr (Ste Hwy 317)	22,344 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Chattanooga, TN



Erlanger Health System

CHATTANOOGA, TN

Chattanooga is the county seat of Hamilton County and is located near the southeastern corner of the state on the Tennessee-Georgia border. Chattanooga is centrally located in relation to other major population centers of the southeast, being within a 150-mile radius of Knoxville and Nashville, Tennessee; Birmingham, Alabama; and Atlanta, Georgia. Over 11 million people live within a 2 to 2 and half hour drive of Chattanooga. It encompasses an area of 148 square miles. It anchors the Chattanooga metropolitan area, Tennessee's fourth-largest metropolitan statistical area, as well as a larger three-state area that includes Southeast Tennessee, Northwest Georgia, and Northeast Alabama. The City of Chattanooga is the 4th largest city in Tennessee with a population of 188,418 as of July 1, 2024.

The City of Chattanooga remains well positioned for future growth. Employment in the Chattanooga area is diverse. The top employment sectors of trades, transportation, and utilities, government, manufacturing, professional and business services, education and health, and leisure and hospitality comprise 91% of the workforce. Chattanooga enjoys strategic advantages related to its location, strong transportation system, natural resources and competitive cost of doing business. Hamilton Place Mall, which is in its 35th year of operation, anchors the area's I-75 retail corridor. Chattanooga continues to receive recognition as a world leader in technology. The Enterprise South Industrial Park (ESIP), home to Volkswagen AG, hosts numerous companies associated with automobile manufacturing, as well as an Amazon distribution center. The 3,000 acre industrial site has essentially been filled or committed for additional potential expansion of the VW plant. Principal employers include: Hamilton County Schools, BlueCross BlueShield of Tennessee, Erlanger Health System, CHI Memorial and Tennessee Valley Authority among the top.

Chattanooga has become nationally recognized as a destination for those seeking outdoor activities which include hiking, hang-gliding, rock climbing, biking, and water sports. Outdoor competition and activities bring millions to the local economy and help keep Chattanooga in the forefront. Major events include TSSAA football playoffs, the Chattanooga Motorcar Festival which included an auction by Mecum Action, an Ironman competition, and a return of Head of the Hooch rowing competition. Downtown is a popular tourist destination, anchored by the Tennessee River and the Tennessee Aquarium, which just celebrated its 29th anniversary. The Tennessee Riverwalk and River park system, which first opened a 2-mile section in 1989, now encompasses nearly 13 miles of walkway along the southern bank of the river, stretching from the Chickamauga Dam, through the northern edge of downtown, and terminating near the historic St. Elmo neighborhood. Attractions include: Tennessee Aquarium, Ruby Falls on Lookout Mountain, Tennessee Valley Railroad Museum, Creative Discovery Museum, Chattanooga Zoo and Creative Discovery Museum.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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