

Hwy. 153 – Hixson, TN



LOCATION:

Hwy. 153 in Hixson, TN (Hamilton County, City of Chattanooga) between Hixson Pike and Dayton Blvd. Chattanooga DMA.

FACTS:

Parcel Size: 2 acres
 GLA: 6,500 SF
 Parking: 49 spaces
 Traffic: Hwy. 153 – 43,779
 Access: Full access on Hwy 153
 Tenants: TBD

COMMUNITY:

- Second-largest retail offering in Chattanooga DMA.
- Trade area includes northern Chattanooga DMA, Soddy Daisy, Western Hamilton County and Sequatchie County.
- Site is conveniently and prominently situated across from the Super Target-anchored center and just down from the Wal-Mart Supercenter shopping center on Hwy. 153 (43,779 cars per day).

NEIGHBORHOOD:

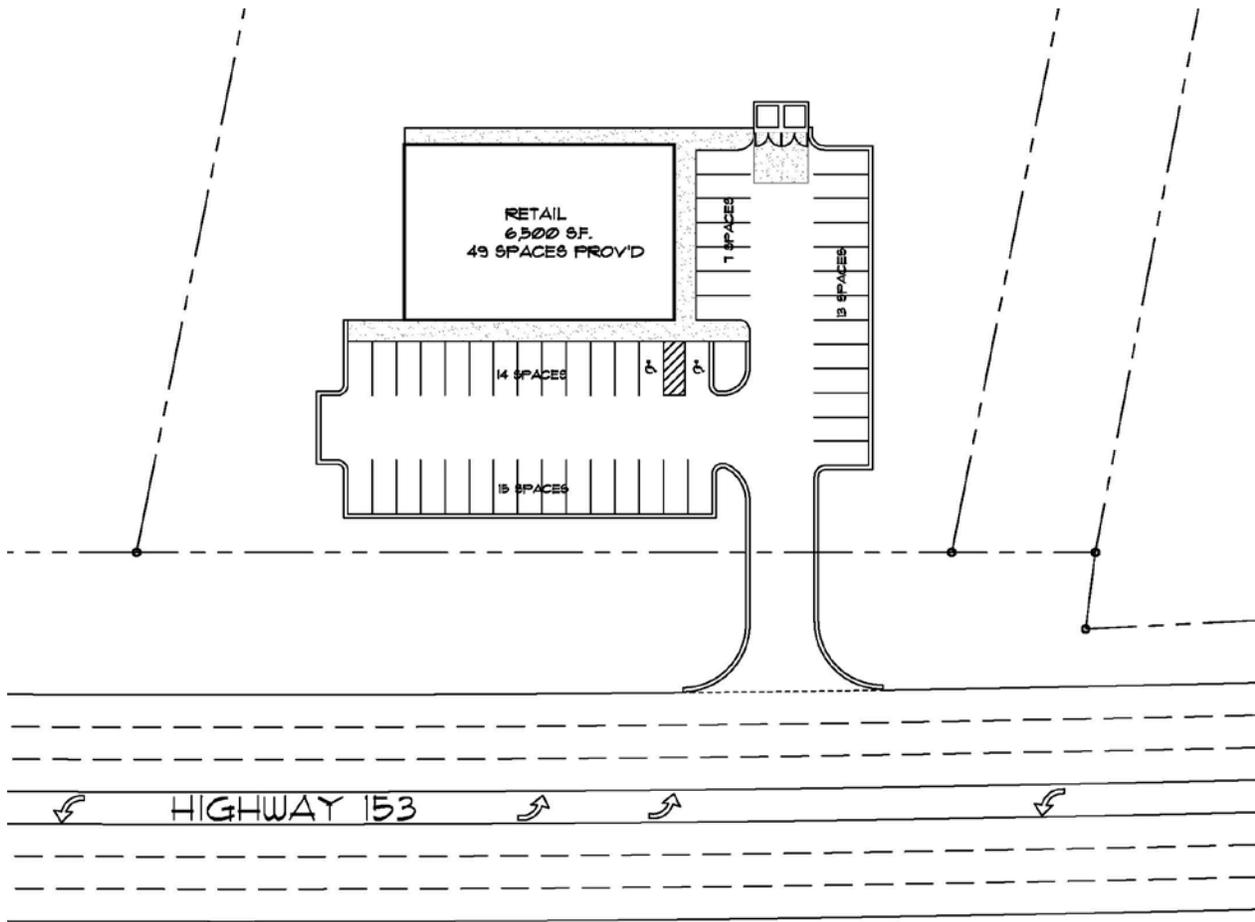
Super Target	Wal-Mart Supercenter	Academy Sports	Belk
Bed, Bath & Beyond	Marshalls	Kohl's	JCPenney
Best Buy	Old Navy	Lowe's	Sears
PetSmart	Office Depot	Bi-Lo	AT&T
Verizon	Petco	Big K	Starbucks
Olive Garden	Party City	Longhorn	Ruby Tuesday
Chick-fil-A	O'Charley's	Buffalo Wild Wings	

DEMOGRAPHICS:

2013 Estimates	3-Mile Radius	5-Mile Radius	20-Min Drive Time
Population	30,937	67,710	261,651
Avg. Household Income	\$60,886	\$68,819	\$54,287
Number of Households	13,308	28,871	108,986
Workplace Population	14,501	22,299	177,821



SITE PLAN:



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