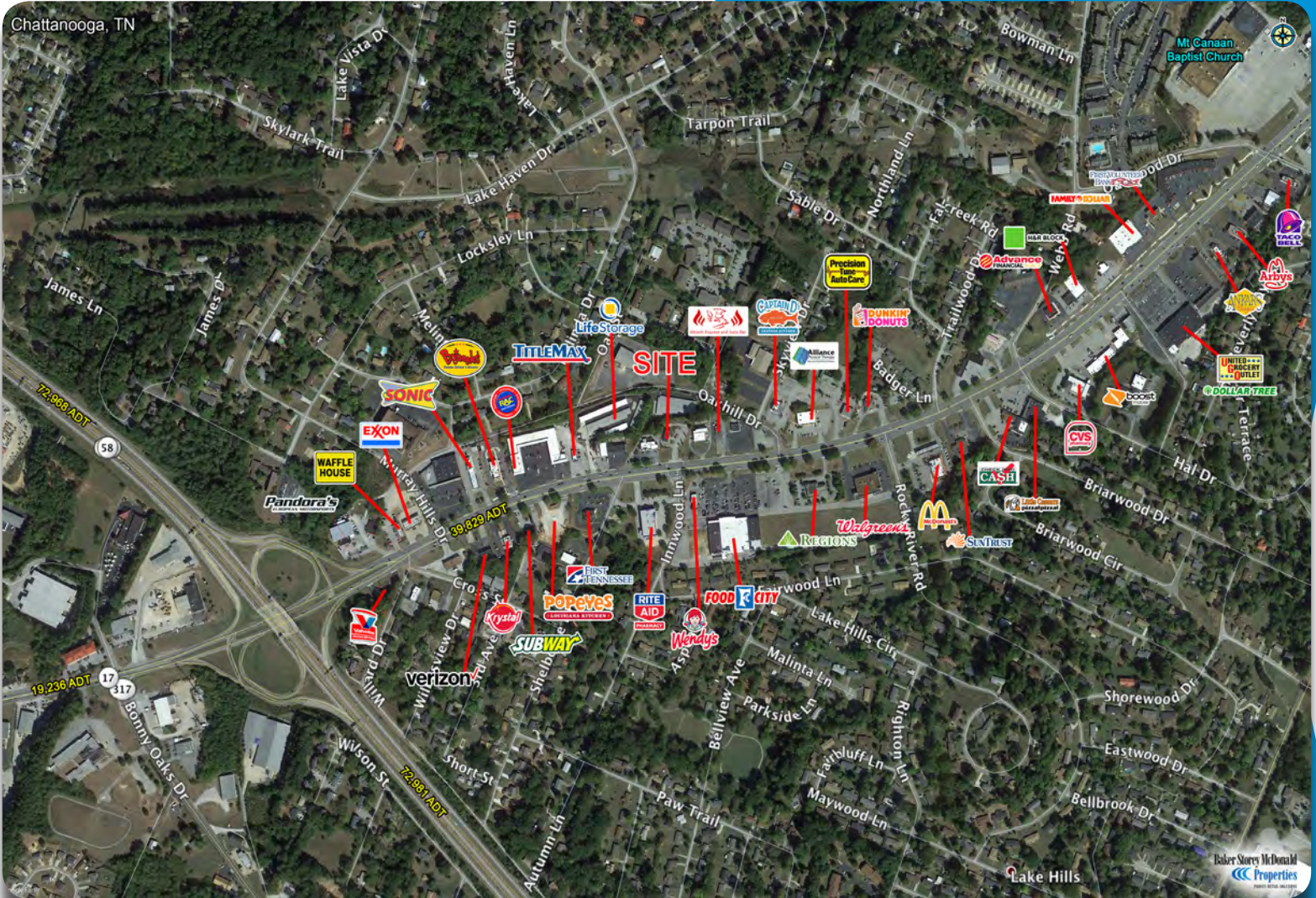


Former Restaurant

4503 Highway 58, Chattanooga, TN

For SALE or LEASE



Property Features

- 1,850 sf restaurant space with a drive-thru
- Starbucks lease through February 2018
- 2007 construction in excellent condition
- Growing market with 39,829 ADT
- Signalized Access
- Contact Broker for Pricing

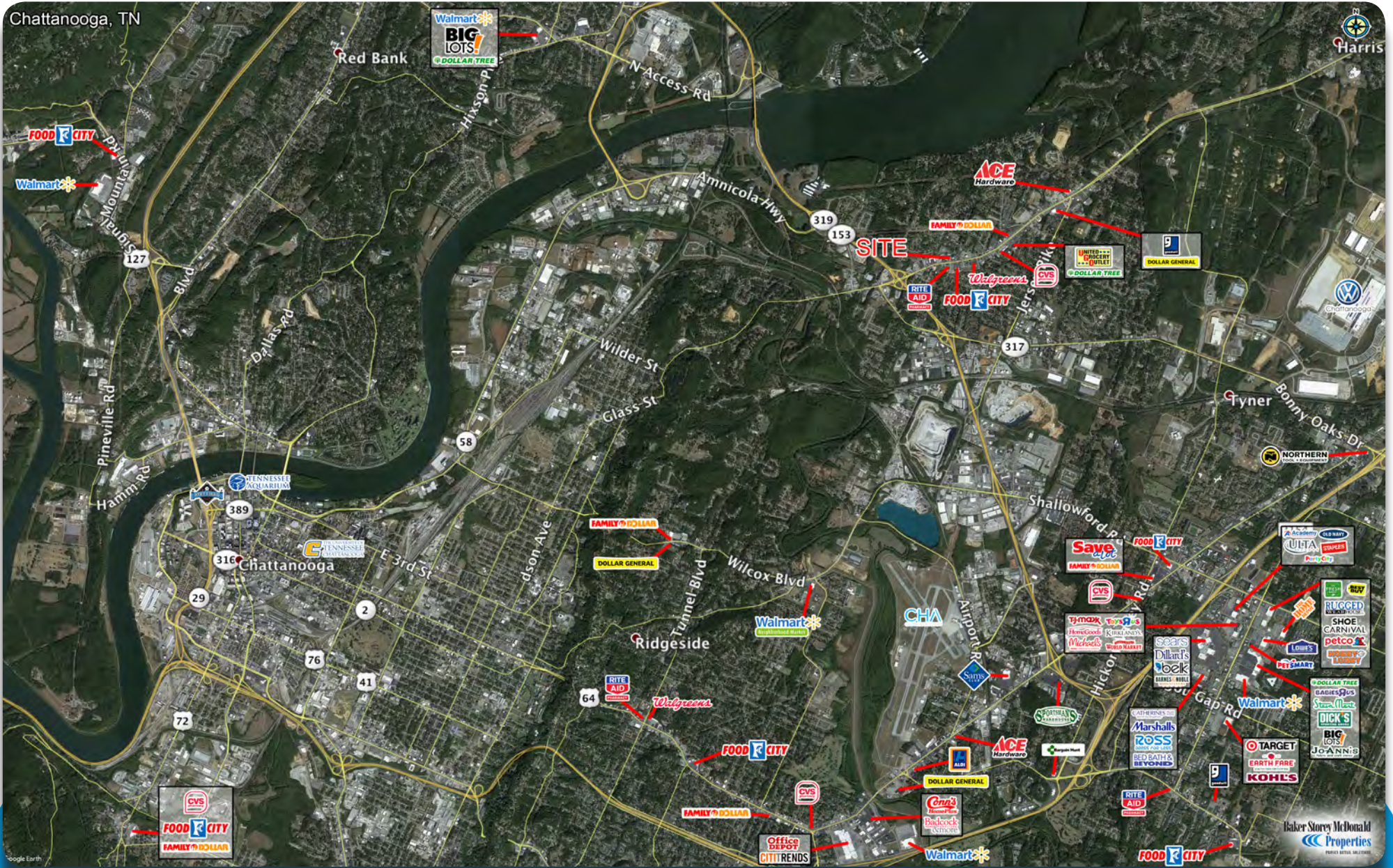
Lloyd Montgomery
lmontgomery@bsmproperties.com

Matt Reed
mreed@bsmproperties.com

813 S Northshore Drive, Suite 201
Knoxville, TN 37919
865-588-8663
www.bsmproperties.com

Baker Storey McDonald Properties
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.



Former Restaurant

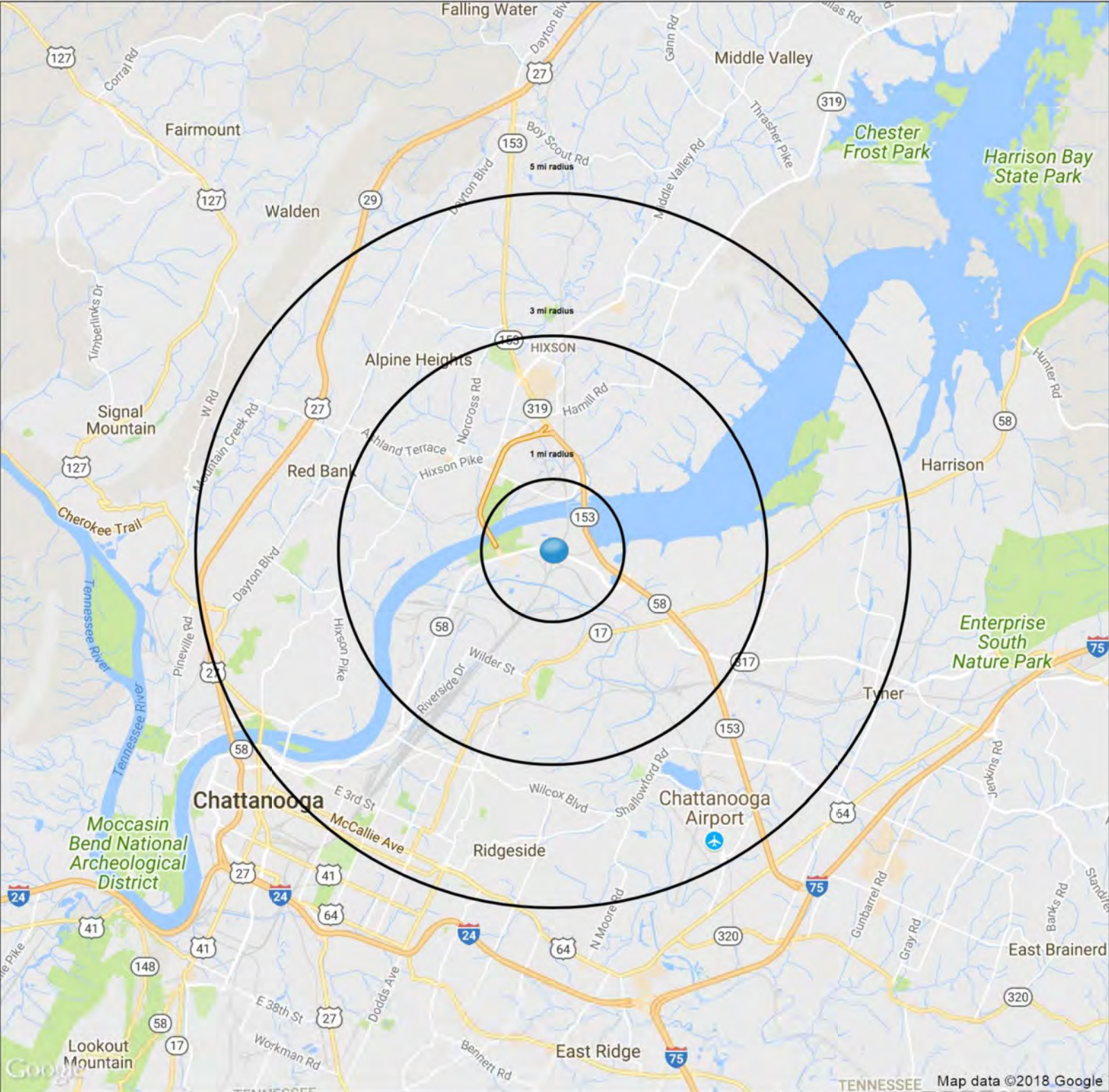
4503 Highway 58, Chattanooga, TN

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4503 TN-58

Chattanooga, TN 37406



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	835	31,582	107,828
Households	342	13,986	47,603
Population Median Age	35.1	39.2	38.2
5 Yr Pop Growth (Total%)	9.5%	6.3%	6.9%

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.0963/-85.2370

RS1

4503 TN-58		1 mi radius	3 mi radius	5 mi radius
Chattanooga, TN 37406				
POPULATION	2017 Estimated Population	835	31,582	107,828
	2022 Projected Population	915	33,581	115,241
	2010 Census Population	613	31,434	104,965
	2000 Census Population	555	29,687	102,636
	Projected Annual Growth 2017 to 2022	1.9%	1.3%	1.4%
	Historical Annual Growth 2000 to 2017	3.0%	0.4%	0.3%
	2017 Median Age	35.1	39.2	38.2
HOUSEHOLDS	2017 Estimated Households	342	13,986	47,603
	2022 Projected Households	374	14,822	50,820
	2010 Census Households	247	13,589	44,993
	2000 Census Households	229	12,488	43,240
	Projected Annual Growth 2017 to 2022	1.9%	1.2%	1.4%
	Historical Annual Growth 2000 to 2017	2.9%	0.7%	0.6%
RACE AND ETHNICITY	2017 Estimated White	46.5%	58.6%	58.5%
	2017 Estimated Black or African American	47.9%	35.6%	35.3%
	2017 Estimated Asian or Pacific Islander	0.6%	1.8%	1.9%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
	2017 Estimated Other Races	4.6%	3.8%	4.0%
	2017 Estimated Hispanic	2.6%	3.9%	4.4%
INCOME	2017 Estimated Average Household Income	\$50,830	\$64,606	\$66,540
	2017 Estimated Median Household Income	\$43,910	\$53,541	\$50,136
	2017 Estimated Per Capita Income	\$20,825	\$28,658	\$29,625
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.9%	3.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	8.1%	7.9%	8.1%
	2017 Estimated High School Graduate	38.4%	31.7%	28.6%
	2017 Estimated Some College	23.5%	25.0%	24.1%
	2017 Estimated Associates Degree Only	4.6%	8.3%	7.8%
	2017 Estimated Bachelors Degree Only	12.3%	15.3%	17.7%
	2017 Estimated Graduate Degree	10.1%	8.9%	10.7%
BUSINESS	2017 Estimated Total Businesses	185	2,185	7,068
	2017 Estimated Total Employees	3,093	26,912	89,118
	2017 Estimated Employee Population per Business	16.8	12.3	12.6
	2017 Estimated Residential Population per Business	4.5	14.5	15.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.