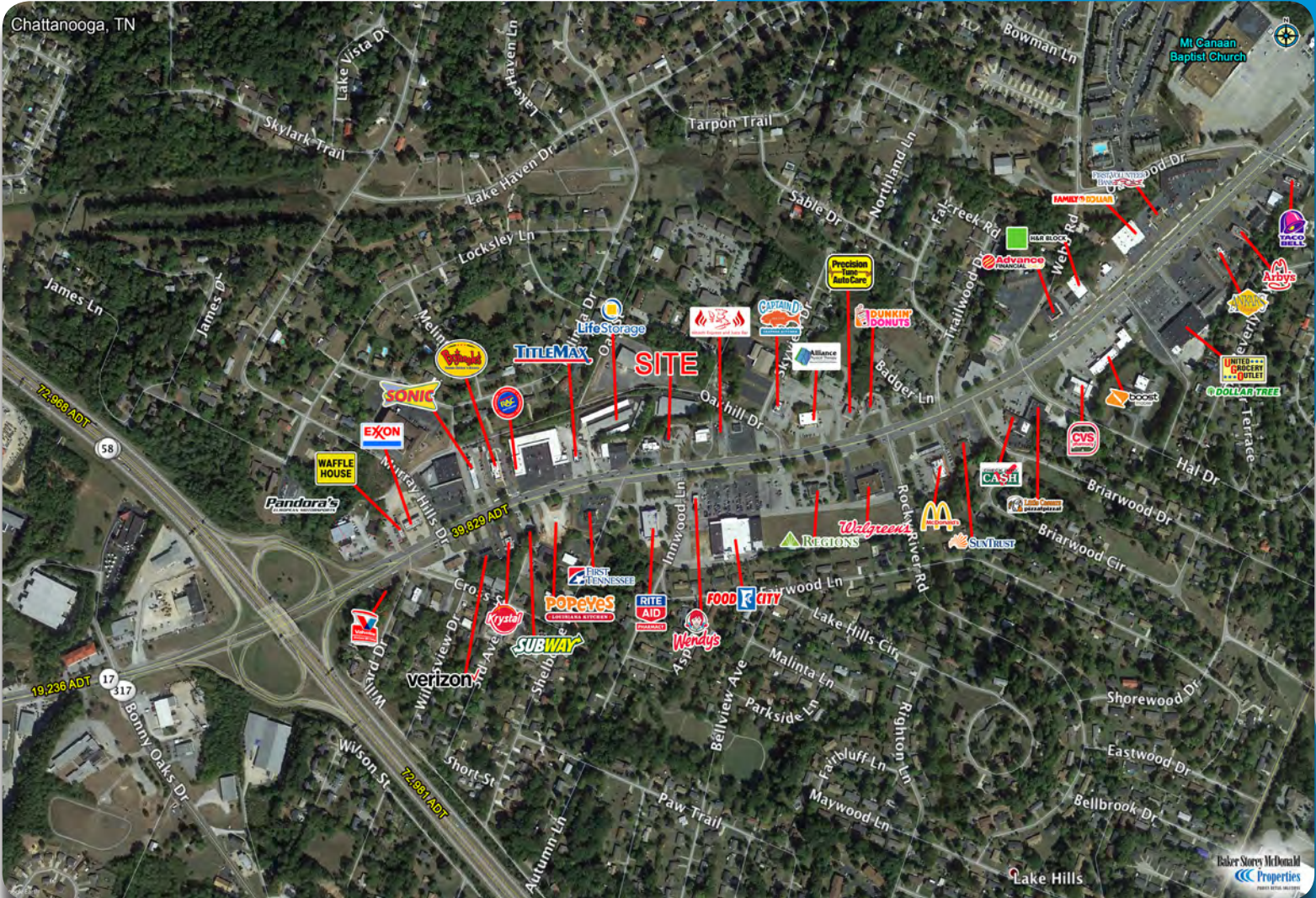


Former Restaurant

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

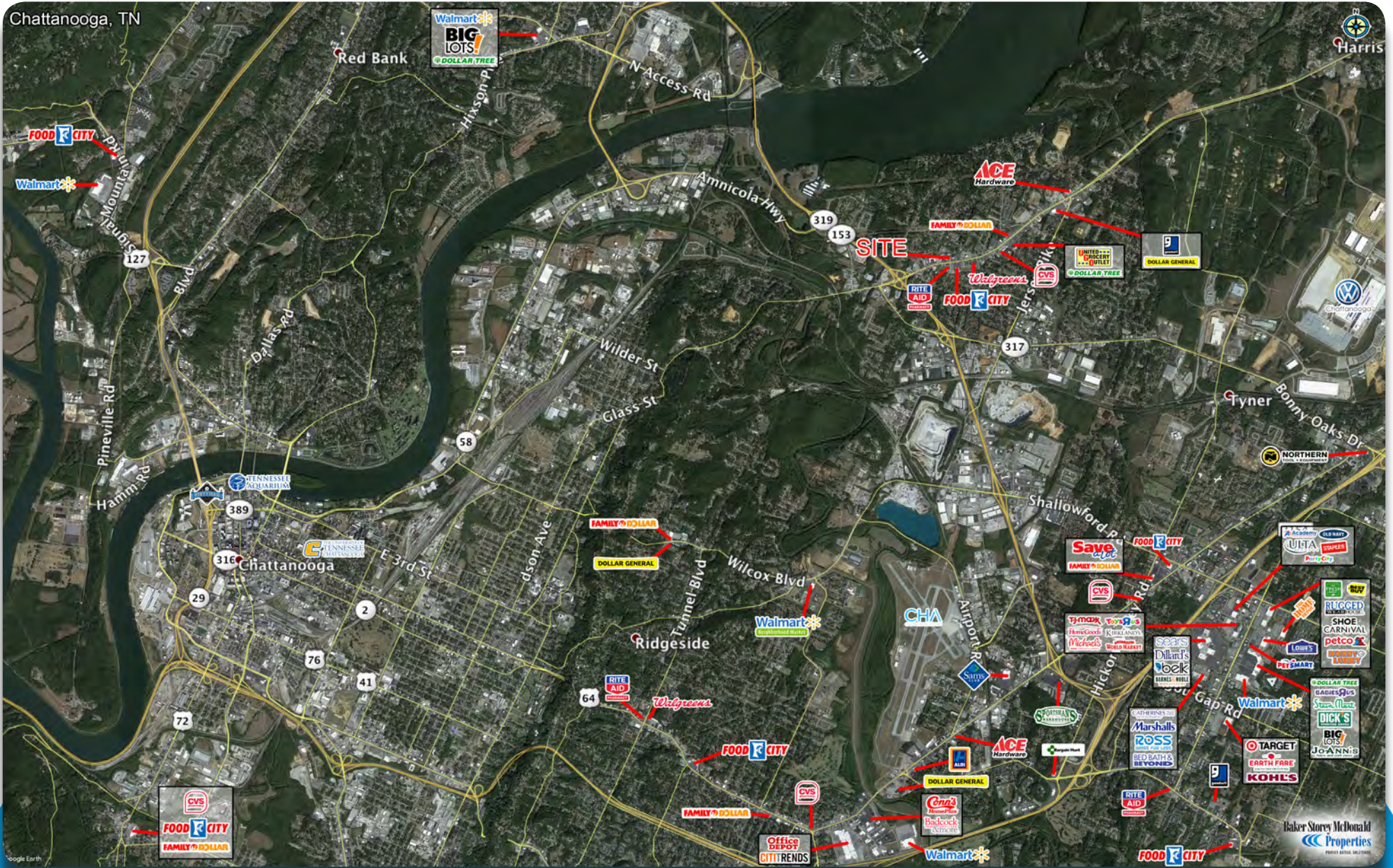
Lloyd Montgomery
lmontgomery@bsmproperties.com

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

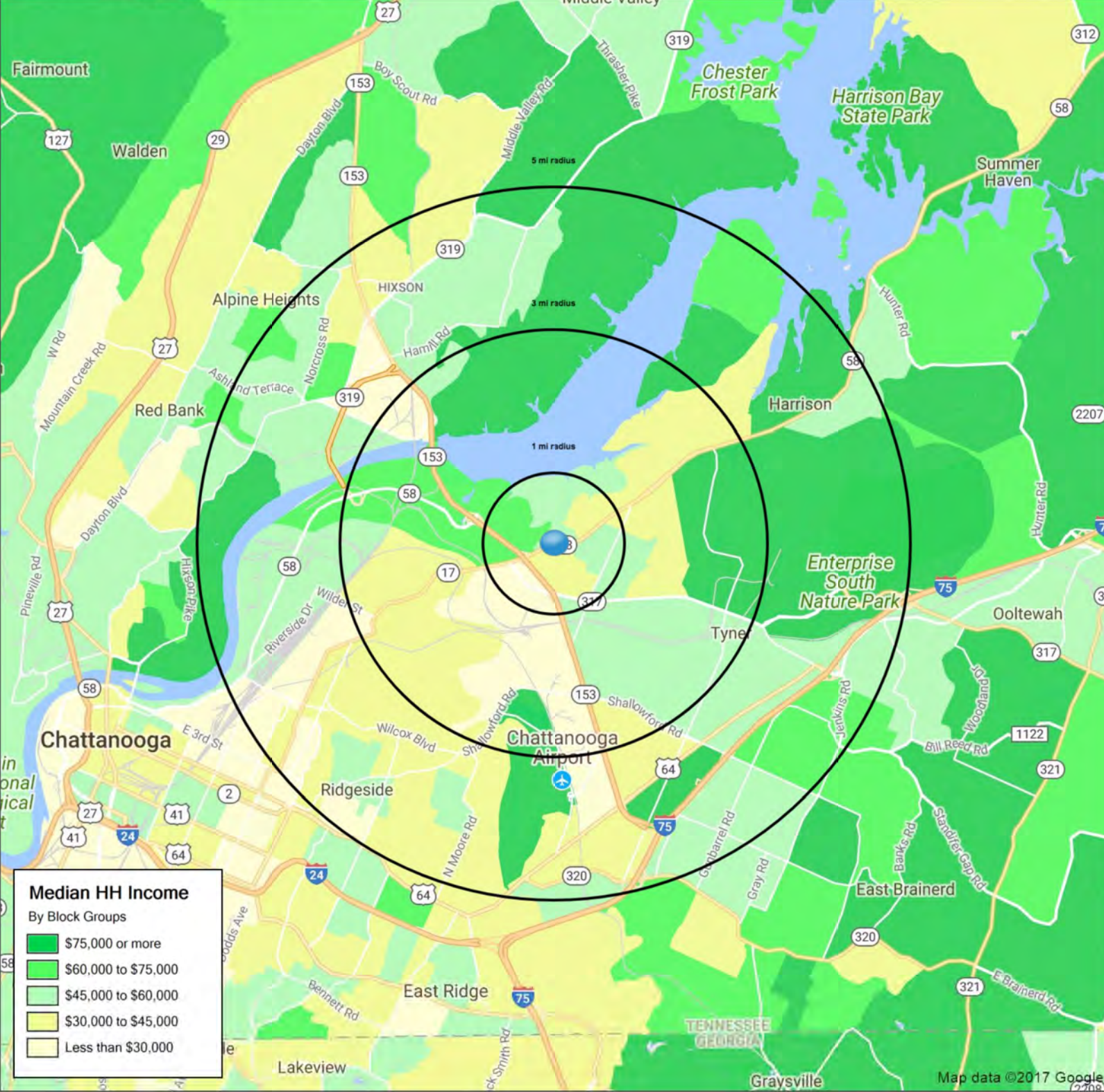
4503 Highway 58, Chattanooga, TN

Baker Storey McDonald
Properties
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4503 TN-58

Chattanooga, TN 37416



	1 mi radius	3 mi radius	5 mi radius
Population	6,721	23,492	91,704
Average HH Income	\$54,642	\$56,873	\$62,266
Median HH Income	\$41,920	\$50,355	\$52,615
Est. Adj. Daytime Demographics (16+)	6,062	29,581	115,273

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.0852/-85.1989

RS1

4503 TN-58		1 mi radius	3 mi radius	5 mi radius
Chattanooga, TN 37416				
POPULATION	2017 Estimated Population	6,721	23,492	91,704
	2022 Projected Population	6,938	24,391	95,769
	2010 Census Population	6,765	23,411	90,122
	2000 Census Population	6,367	22,249	85,549
	Projected Annual Growth 2017 to 2022	0.6%	0.8%	0.9%
	Historical Annual Growth 2000 to 2017	0.3%	0.3%	0.4%
	2017 Median Age	39.9	40.5	40
HOUSEHOLDS	2017 Estimated Households	3,080	10,564	40,144
	2022 Projected Households	3,239	11,156	42,728
	2010 Census Households	3,022	10,291	38,466
	2000 Census Households	2,735	9,341	35,276
	Projected Annual Growth 2017 to 2022	1.0%	1.1%	1.3%
	Historical Annual Growth 2000 to 2017	0.7%	0.8%	0.8%
RACE AND ETHNICITY	2017 Estimated White	42.2%	45.9%	52.7%
	2017 Estimated Black or African American	52.9%	48.8%	40.8%
	2017 Estimated Asian or Pacific Islander	1.4%	1.8%	2.3%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2017 Estimated Other Races	3.3%	3.3%	3.9%
	2017 Estimated Hispanic	3.2%	3.0%	4.4%
INCOME	2017 Estimated Average Household Income	\$54,642	\$56,873	\$62,266
	2017 Estimated Median Household Income	\$41,920	\$50,355	\$52,615
	2017 Estimated Per Capita Income	\$25,079	\$25,617	\$27,475
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.4%	3.1%	3.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	7.5%	8.4%	8.9%
	2017 Estimated High School Graduate	25.9%	31.2%	30.5%
	2017 Estimated Some College	29.2%	26.0%	26.2%
	2017 Estimated Associates Degree Only	8.5%	7.5%	6.7%
	2017 Estimated Bachelors Degree Only	15.2%	14.5%	14.7%
	2017 Estimated Graduate Degree	9.3%	9.3%	9.5%
BUSINESS	2017 Estimated Total Businesses	395	1,808	6,863
	2017 Estimated Total Employees	3,772	21,588	82,910
	2017 Estimated Employee Population per Business	9.5	11.9	12.1
	2017 Estimated Residential Population per Business	17.0	13.0	13.4

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