

# 2120 Gunbarrel Road

Chattanooga, TN 37421

**FOR LEASE / FOR SALE**





**Property Features**

- Parcel 1.05 ac
- Building size 5,811 sf
- 150' of road frontage on Gunbarrel Road
- 22,940 cars per day
- Unobstructed Visibility from Gunbarrel Road
- Cross access to Hamilton Place Center



# DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drivetime
<b>2022 Est. Population</b>	5,221	46,125	101,079	198,239
<b>2027 Prj. Population</b>	5,772	48,493	105,092	205,004
<b>Growth (2022-2027)</b>	2.1%	1.0%	0.8%	0.7%
<b>2022 Households</b>	2,507	19,457	41,238	79,985
<b>2027 Households</b>	2,797	20,681	43,330	83,631
<b>Household Size</b>	2.0	2.3	2.4	2.4
<b>Growth (2022-2027)</b>	2.3%	1.3%	1.0%	0.9%
<b>2022 Avg. Income</b>	\$81,898	\$91,400	\$85,648	\$78,139
<b>2027 Avg. Income</b>	\$88,395	\$102,604	\$98,109	\$90,324
<b>Change (2022-2027)</b>	1.6%	2.5%	2.9%	3.1%
<b>2022 Med. HH Income</b>	\$59,978	\$69,990	\$67,378	\$62,229
<b>2027 Med. HH Income</b>	\$71,810	\$84,388	\$81,152	\$75,096
<b>Change (2022-2027)</b>	3.9%	4.1%	4.1%	4.1%
<b>Daytime Population</b>	20,042	63,982	108,782	190,930

