

Brainerd Village

5714-5900 Brainerd Road
Chattanooga, TN 37411



Mark Robbins

Principal

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ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

HIGHLIGHTS

- Anchored by Chick-Fil-A, Conn's Badcock Furniture, Ollie's Bargain Outlet, Salon Suites
- Other Tenants: WingStop, Mongolian Grill, Little Caesars, Grifols, Conduent, Woodcraft, Jackson Bakery, Epikos, Amigos Mexican Restaurant, Renegade Classics, Chattanooga Cleaning, H&R Block, 160 Driving School, Orin Staffing, Speedy Cash
- Best Location in this Trade Area at the intersection of Brainerd Road and Greenway View Drive which leads to Walmart Super Center
- Excellent ingress and egress with 7 access points
- Exterior of Center is being renovated



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
5740	Vacant	1	1103	NNN	Rent per SF is negotiable
5764	Vacant	1	3334	NNN	Rent per SF is negotiable
5870	Vacant	1	3540	NNN	Rent per SF is negotiable



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,716	57,017	150,290



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$52,770	\$64,504	\$61,976



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,047	24,987	62,618

PROPERTY FEATURES

CURRENT OCCUPANCY	97.00 %
TOTAL TENANTS	19
GLA (SF)	203,723
YEAR BUILT	1960
NUMBER OF STORIES	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	7
NUMBER OF EGRESSES	7

NEIGHBORING PROPERTIES

NORTH	Commerical
SOUTH	Commerical
EAST	Commerical
WEST	Commercial

TENANT INFORMATION

MAJOR TENANT/S	Chick-Fil-A, Conn's HomePlus, Ollie's Bargain Outlett, Badcock Home Furniture, Salon Suite
LEASE TYPE	NNN



Location

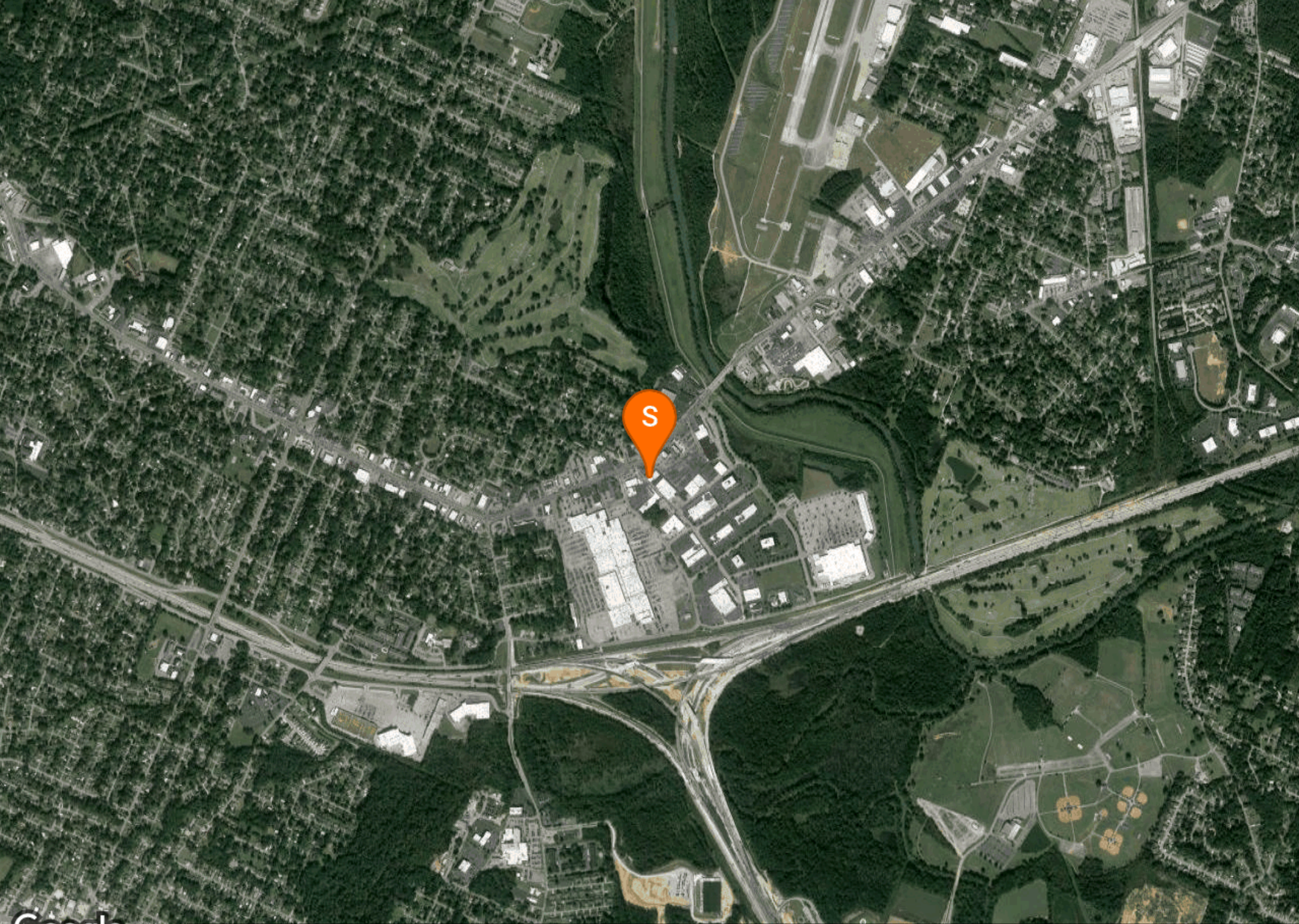
- Centrally located in Chattanooga, Tennessee at the 1/24 & I-75. Near Eastgate Town Center, Wal-Mart Super Center and many other national and regional retailers, restaurants and office users. The Center is strategically located at the signalized intersection of Brainerd Road and Greenway View Drive, which leads to Walmart Super Center. This is the best location in this trade area.

Locator Map



Regional Map







SUITE	TENANT NAME	SF
5714	WINGSTOP	1,519
5726	CHAO'S MONGOLIAN GRILL	4,492
5730	LITTLE CAESARS	2,137
5740	LUCKY NAILS	1,103
5744 & 5758	GRIFOLS	13,042
5764	AVAILABLE	3,335
5714	WINGSTOP	1,625
5726	CHAO'S MONGOLIAN GRILL	4,492
5730	LITTLE CAESARS	2,137
5740	AVAILABLE	1,103
5744 & 5758	GRIFOLS	13,042
5764	AVAILABLE	3,335
5768	OLLIE'S BARGAIN OUTLET	27,400
5810	CONDUENT	22,457
5818 & 5824	WOODCRAFT	12,783
5844	CONN'S	50,276
5856	BADCOCK HOME FURNITURE	25,650
5862	JACKSON BAKERY	2,367
5864	EPIKOS	4,282
5870	AVAILABLE	3,540
5874	AMIGOS MEXICAN RESTAURANT	4,160
5880	SALON SUITES	14,216
5888	RENEGADE CLASSICS	2,800
5892	CHATTANOOGA CLEANING COMPANY	1,285
5894	H & R BLOCK	2,244
5896	DRIVING SCHOOL	1,122
5898	ONIN STAFFING	1,200
5900	SPEEDY CASH	2,207











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,922	50,201	128,081
2010 Population	4,231	52,227	138,597
2021 Population	4,716	57,017	150,290
2026 Population	4,939	59,378	156,494
2021 African American	1,740	15,317	43,995
2021 American Indian	33	212	660
2021 Asian	104	1,196	3,624
2021 Hispanic	686	4,566	12,907
2021 Other Race	272	2,104	6,545
2021 White	2,407	36,634	91,028
2021 Multiracial	154	1,492	4,168
2021-2026: Population: Growth Rate	4.65 %	4.05 %	4.05 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	251	2,619	7,883
\$15,000-\$24,999	300	2,799	7,439
\$25,000-\$34,999	266	2,741	7,580
\$35,000-\$49,999	391	4,645	10,533
\$50,000-\$74,999	478	5,543	12,933
\$75,000-\$99,999	191	2,919	6,894
\$100,000-\$149,999	90	2,018	5,717
\$150,000-\$199,999	52	943	1,845
\$200,000 or greater	28	759	1,792
Median HH Income	\$41,542	\$48,627	\$46,090
Average HH Income	\$52,770	\$64,504	\$61,976

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,993	23,827	59,018
2010 Total Households	1,873	23,059	58,165
2021 Total Households	2,047	24,987	62,618
2026 Total Households	2,137	25,973	65,132
2021 Average Household Size	2.30	2.27	2.37
2000 Owner Occupied Housing	1,091	13,531	32,183
2000 Renter Occupied Housing	711	8,572	21,603
2021 Owner Occupied Housing	1,085	14,036	33,976
2021 Renter Occupied Housing	962	10,951	28,642
2021 Vacant Housing	262	2,550	7,795
2021 Total Housing	2,309	27,537	70,413
2026 Owner Occupied Housing	1,170	15,026	36,180
2026 Renter Occupied Housing	967	10,946	28,953
2026 Vacant Housing	265	2,562	7,947
2026 Total Housing	2,402	28,535	73,079
2021-2026: Households: Growth Rate	4.30 %	3.90 %	3.95 %



Source: esri

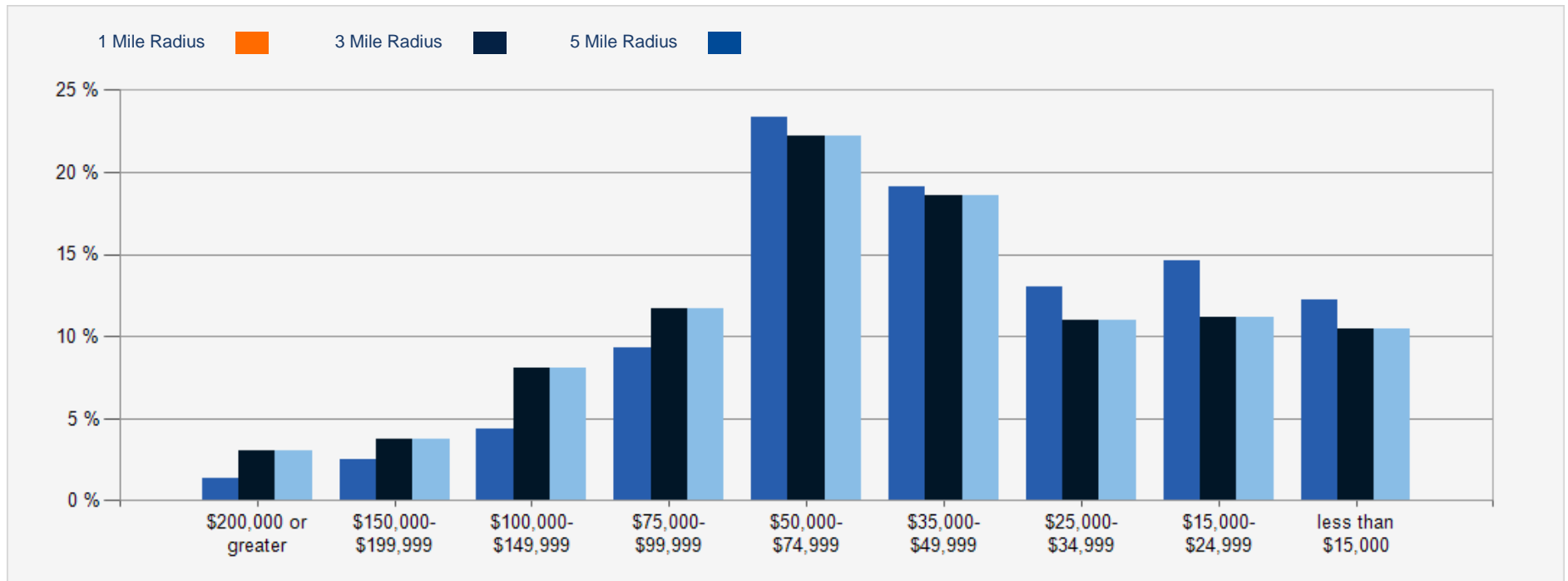
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	345	4,146	10,933
2021 Population Age 35-39	337	3,880	10,039
2021 Population Age 40-44	307	3,518	9,202
2021 Population Age 45-49	299	3,321	8,605
2021 Population Age 50-54	276	3,403	8,768
2021 Population Age 55-59	306	3,767	9,603
2021 Population Age 60-64	287	3,839	9,717
2021 Population Age 65-69	265	3,606	8,825
2021 Population Age 70-74	183	2,940	7,177
2021 Population Age 75-79	131	2,051	5,180
2021 Population Age 80-84	72	1,303	3,411
2021 Population Age 85+	87	1,500	3,762
2021 Population Age 18+	3,727	45,840	118,695
2021 Median Age	38	41	40

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,886	\$53,908	\$51,365
Average Household Income 25-34	\$62,080	\$70,223	\$65,200
Median Household Income 35-44	\$46,701	\$56,635	\$55,580
Average Household Income 35-44	\$58,653	\$76,216	\$72,471
Median Household Income 45-54	\$50,287	\$56,730	\$54,719
Average Household Income 45-54	\$59,959	\$74,830	\$72,037
Median Household Income 55-64	\$42,296	\$51,290	\$49,139
Average Household Income 55-64	\$53,731	\$66,608	\$64,274
Median Household Income 65-74	\$33,530	\$41,418	\$40,657
Average Household Income 65-74	\$40,180	\$55,046	\$55,314
Average Household Income 75+	\$39,039	\$47,465	\$45,726

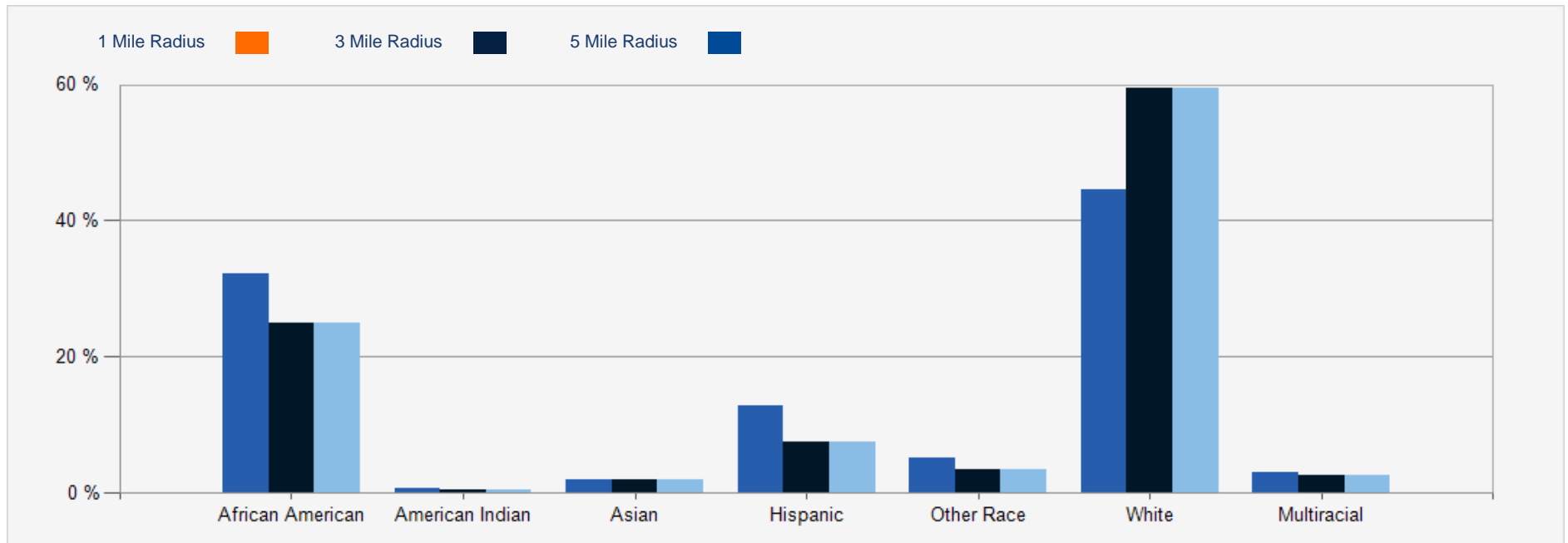
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	348	3,800	10,407
2026 Population Age 35-39	330	3,999	10,592
2026 Population Age 40-44	312	3,809	9,949
2026 Population Age 45-49	322	3,615	9,465
2026 Population Age 50-54	294	3,390	8,780
2026 Population Age 55-59	278	3,515	8,990
2026 Population Age 60-64	298	3,800	9,635
2026 Population Age 65-69	271	3,679	9,304
2026 Population Age 70-74	242	3,391	8,143
2026 Population Age 75-79	161	2,651	6,454
2026 Population Age 80-84	99	1,655	4,163
2026 Population Age 85+	92	1,605	4,046
2026 Population Age 18+	3,944	47,729	123,544
2026 Median Age	39	42	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,141	\$59,152	\$55,796
Average Household Income 25-34	\$68,595	\$79,338	\$73,426
Median Household Income 35-44	\$52,357	\$62,308	\$60,223
Average Household Income 35-44	\$67,393	\$85,631	\$80,573
Median Household Income 45-54	\$53,438	\$62,512	\$59,835
Average Household Income 45-54	\$67,991	\$85,643	\$81,956
Median Household Income 55-64	\$48,364	\$56,141	\$54,100
Average Household Income 55-64	\$61,746	\$76,410	\$73,870
Median Household Income 65-74	\$36,752	\$46,077	\$44,925
Average Household Income 65-74	\$45,529	\$62,879	\$62,788
Average Household Income 75+	\$45,408	\$55,019	\$53,761

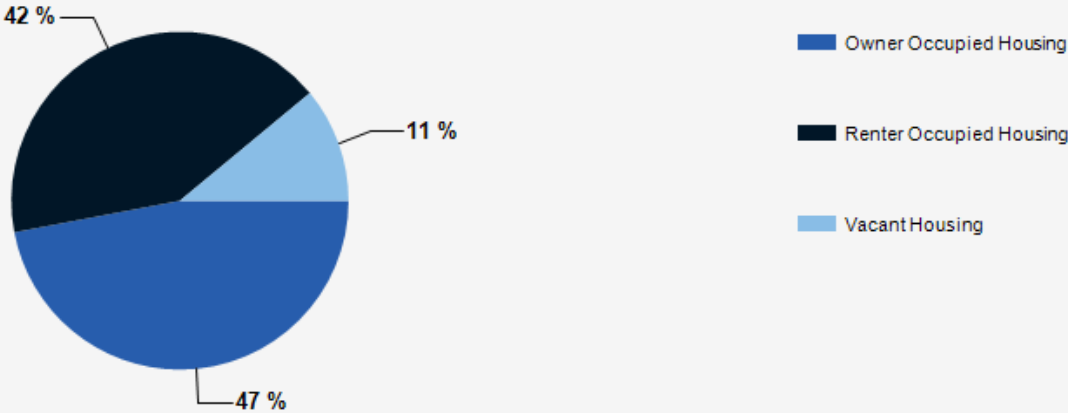
2021 Household Income



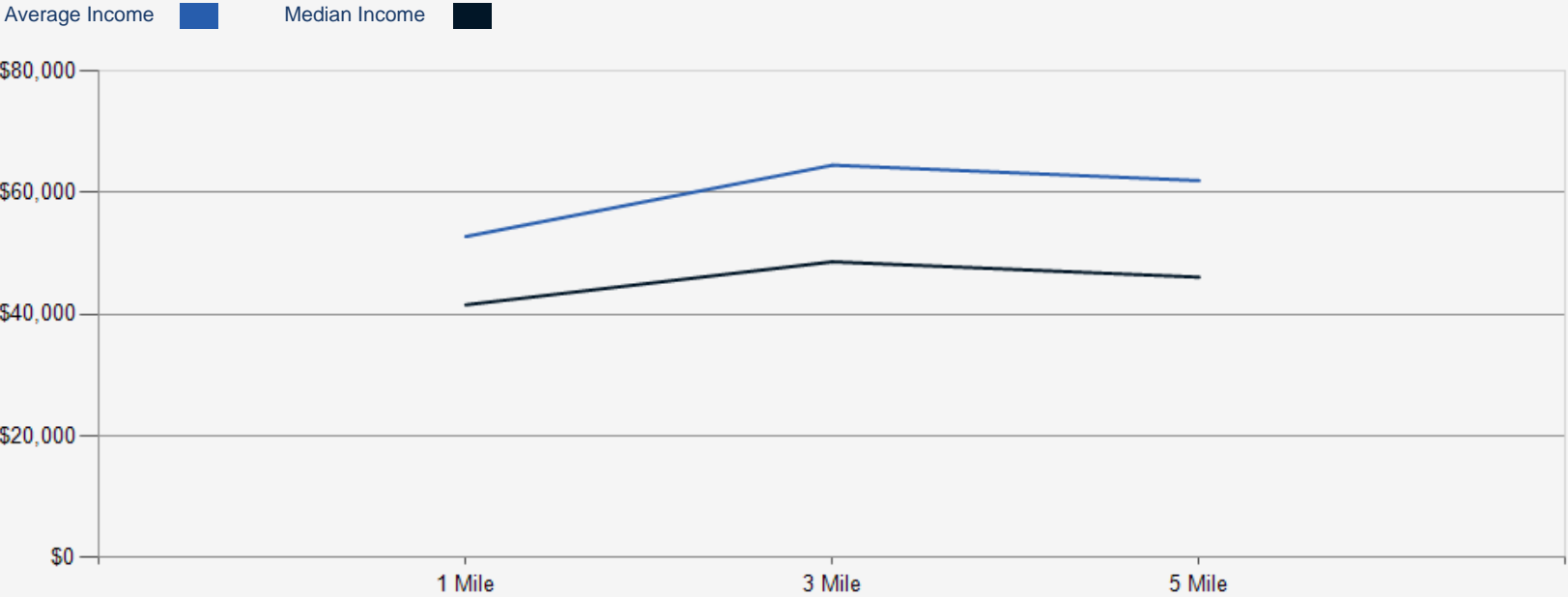
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

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