

CHATTANOOGA, TN

(HIGHWAY 317)



COMPRISED OF:
RETAIL | OFFICE | MEDICAL | RESIDENTIAL

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OWNER: 
NorthAMERICAN
DEVELOPMENT GROUP



Colliers

Accelerating success

HIGHLIGHTS



100-Acre Mixed-Use Development with retail, office, medical, & high-density residential



±1.4 AC & ±2.4 AC commercial lots fronting Apison Pike available for Sale or Ground Lease



Population of over 85,600 people within the trade area



High average household incomes in excess of \$117,500 within the trade area



Tremendous job growth within one mile including Volkswagen Plant, Amazon Facility, Erlanger Hospital, McKee Foods (Little Debbie), and VW Suppliers (Approximately 37,000 jobs)



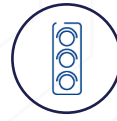
Nearly 6,000 new homes within the trade area



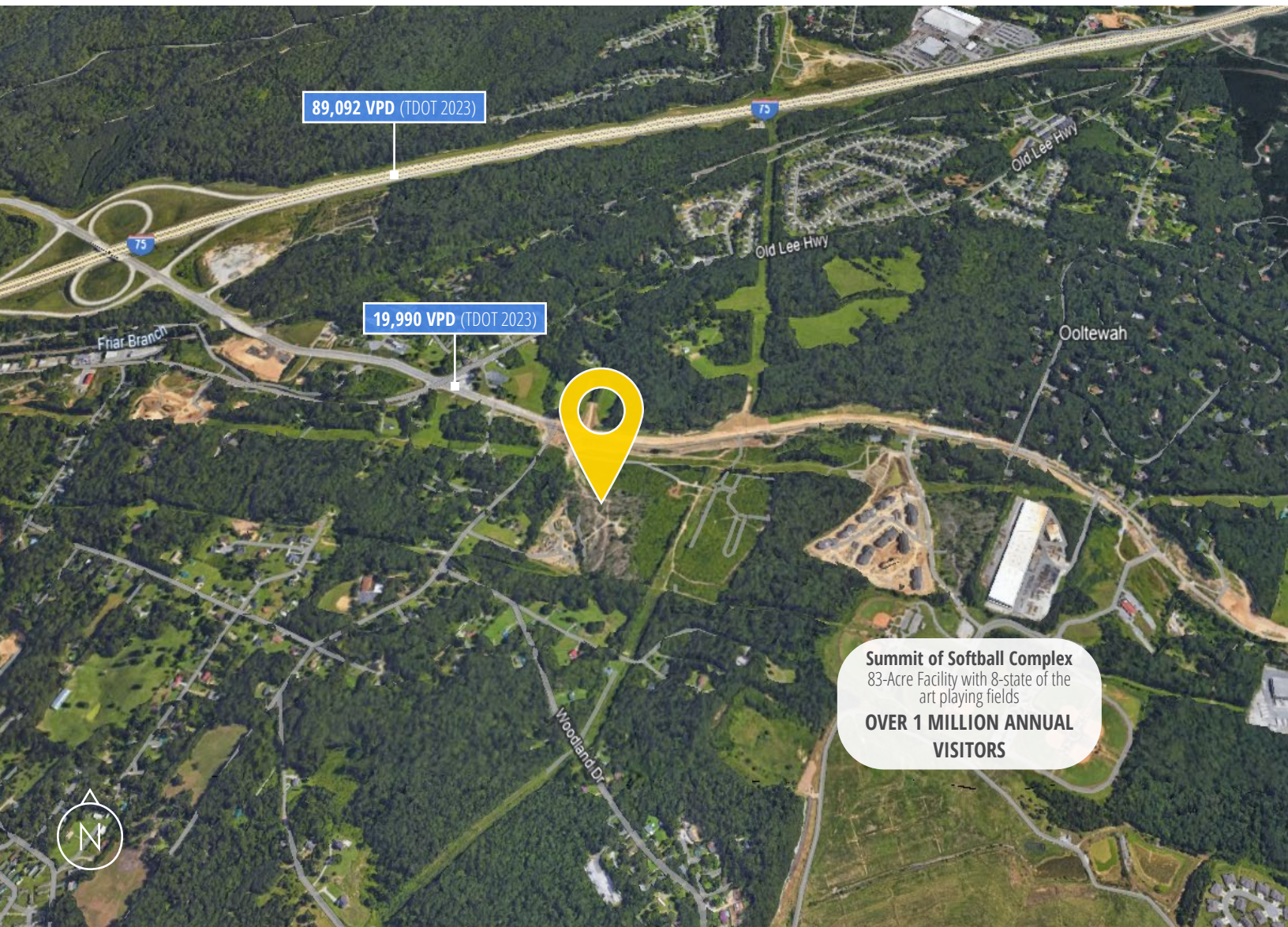
Adjacent to Summit Sports Complex with an estimated 1.2 million visitors annually (Chattanooga Parks & Rec Dept)



Site enjoys tremendous exposure with over 3,000 feet of frontage on Apison Pike (Highway 317)



Located on new 5-lane signalized Highway 317 with an estimated 19,990 VPD (TDOT 2023)



89,092 VPD (TDOT 2023)

19,990 VPD (TDOT 2023)

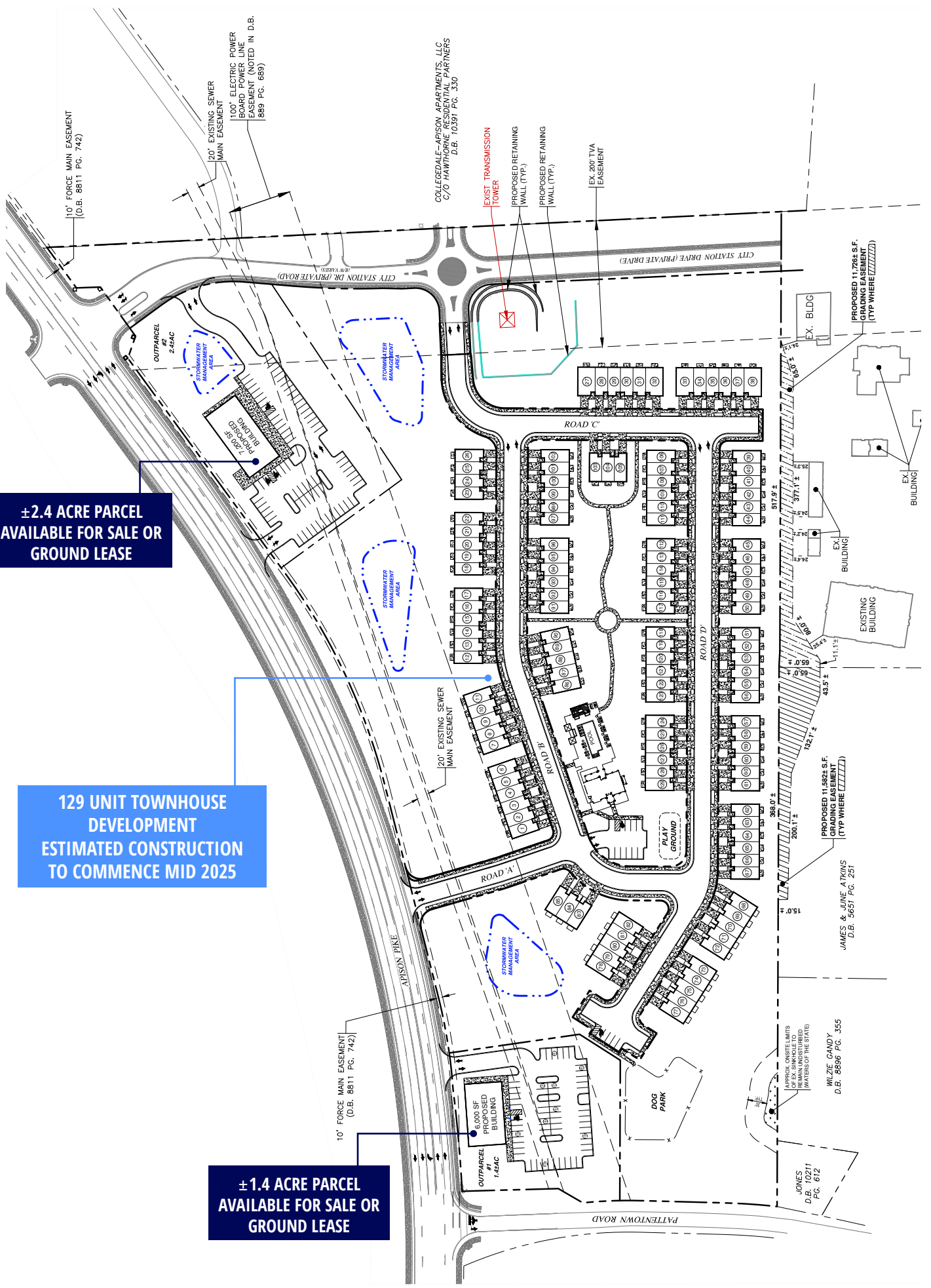
Summit of Softball Complex
83-Acre Facility with 8-state of the art playing fields
OVER 1 MILLION ANNUAL VISITORS

SITE PLAN

±2.4 ACRE PARCEL
AVAILABLE FOR SALE OR
GROUND LEASE

129 UNIT TOWNHOUSE
DEVELOPMENT
ESTIMATED CONSTRUCTION
TO COMMENCE MID 2025

±1.4 ACRE PARCEL
AVAILABLE FOR SALE OR
GROUND LEASE

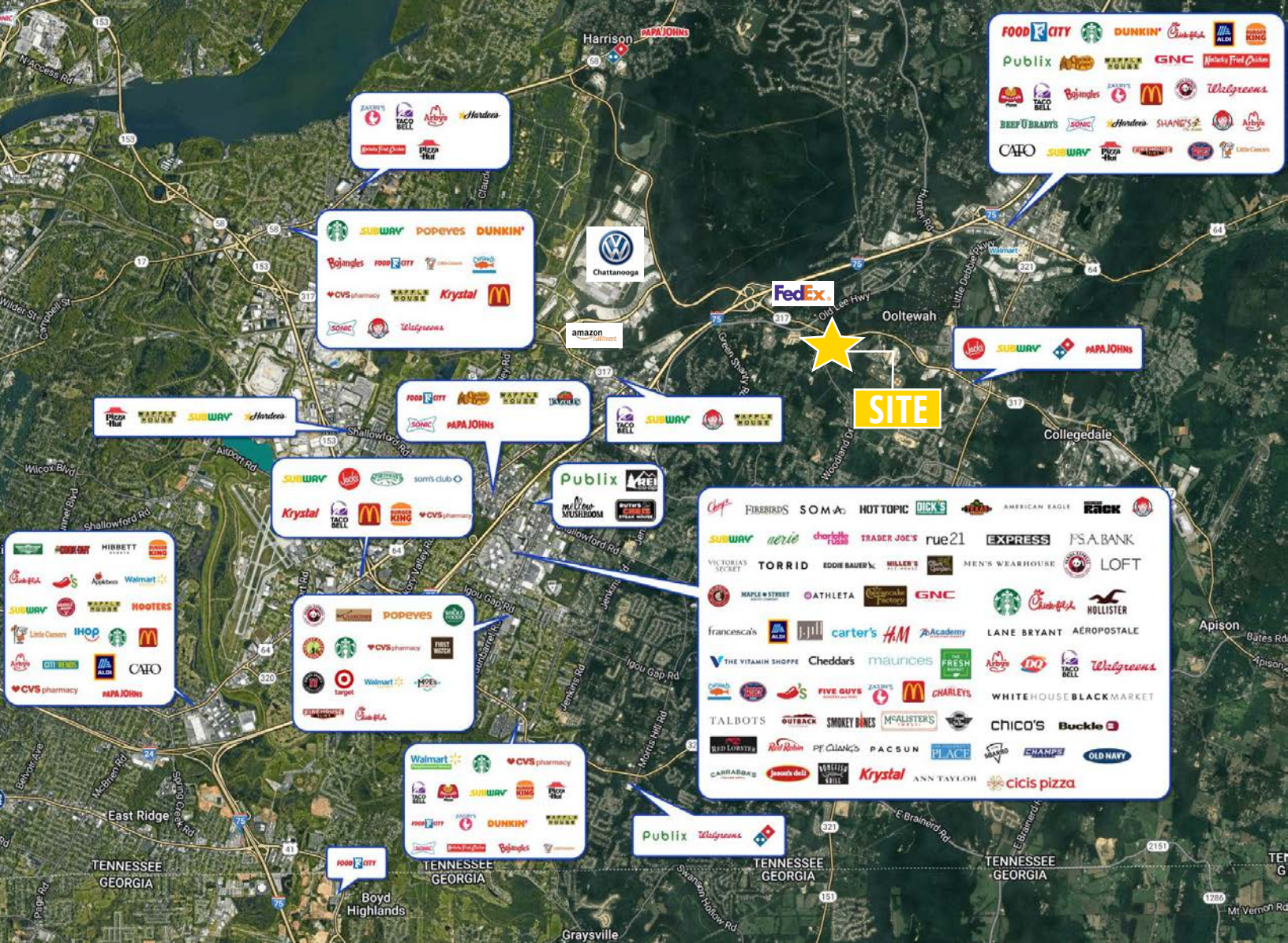


AREA DEVELOPMENT

Map #	Name of Development	# of Units
1	Reflexion Pointe	300
1A	The Jewel at Summit Ponite	256
1B	Reflexion Pointe	300
2	Hawthorne at the Crest	176
2A	Wellington Downs	365
3	Goodall Homes	155
4	Rutledge Development	900
5	Oak Haven	65
6	Magnolia Place Ph 1	171
7	East Haven	65
8	Skyfall	65
9	Gray Stone Point	37
10	Shadow Creek	10
11	Barnsley Park	144

Map #	Name of Development	# of Units
12	Wellesley Ph 4	140
13	Cambridge Sq Ph 1	300
14	Prairie Pass Ph 2 & 3	272
15	Lot Development	85
16	Lazy Oaks	60
17	Magnolia Place Ph 2	240
18	Chastain Family Development	400
19	Collegedale Commons	120
20	Hager Developments	280
21	Fox Creek	110
22	Hawks Landing	100
23	Shannondoah	80
24	White Owl & Granada Estates	200





TRADE AREA



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD
INCOME



ANN. RETAIL
EXPENDITURE

1 MILE	2,986	1,239	\$91,573	\$36.6M
3 MILES	29,638	11,200	\$118,189	\$409.5M
5 MILES	79,251	31,415	\$121,211	\$1.2B
CHATT.	582,666	241,277	\$103,042	\$8.1B

COLLEGEDALE STATION

CHATTANOOGA, TN

APISON PIKE
(HIGHWAY 317)

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