

HURRICANE CREEK

8644 E BRAINERD RD | CHATTANOOGA, TN



publix



62,590± SF
Offering GLA



100%
Occupancy



9.44± AC
Land



\$8.5M (7.45% Cap)
Price



\$633,475
NOI

GROCERY ANCHOR



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INVESTMENT HIGHLIGHTS

Anchored by a proven neighborhood Publix

Providing a highly coveted necessity-based shopping anchor and the #1 most desired grocer in the Southeast

Attractive 72% anchor-to-shop space ratio

Creating notable stability for investors seeking a more hands-off ownership scenario

Situated in the East Brainerd corridor of Chattanooga

A rapidly growing market, which offers abundant outdoor recreation and a revitalized downtown area full of restaurants, shopping and tourist draws

77% of the Tenant roster consists of national retailers

Further highlighted by a blend of e-commerce resistant shops, including medical, restaurant and beauty service providers

With tenure at the Property dating to 2007, Publix boasts a solid foothold in the community

Supported by strong reported sales which are up an average of 9.2% YOY since 2019

Well-positioned at the signalized intersection of busy East Brainerd Rd (TN-320) and Hurricane Creek Rd

Accessing 28,085 VPD in front of the Property

Highly affluent and growing community

Highlighted by an Avg. HH Income of \$118,192 within one mile of the Property

A new roof was installed over the entirety of the Center in 2021

Mitigating any potential CapEx requirements for an incoming Buyer

