

FOR SALE | FREESTANDING DRUGSTORE

REDEVELOPMENT OR OWNER/USER OPPORTUNITY
3569 BRAINERD ROAD | CHATTANOOGA, TN 37411



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Investment Overview

PHARMA PROPERTY GROUP is pleased to announce the sale of a freestanding retail building in Chattanooga, Tennessee. This asset is available for redevelopment as a fee simple acquisition or as an owner/user purchase.

- The ±11,403 building sits on ±62,291 square foot lot.
- Located at the signalized hard corner of Brainerd Road and North Germantown Road with a combined traffic count of 42,795 vehicles per day.
- Building benefits from its location in a medical corridor with three major hospitals within a 3-mile radius.
- Area demographics include an average household income in a 1-mile radius of \$58,441 and a total population count of 144,263 in a five-mile radius.
- Rite Aid/Walgreens is slated to vacate the premises in late 2018.

Offering Summary

LIST PRICE	Not Disclosed
BUILDING SIZE (SF)	11,403
LOT SIZE (SF)	62,291
PARKING SPACES	56
YEAR BUILT	1999
PARCEL NUMBER	157A-C-009



Investment Highlights

BUILDING SPECIFICATIONS

This freestanding retail building is approximately 11,403 square feet in size and sits on a lot measuring approximately 62,291 square feet. The property has a built-in drive thru window and approximately 56 parking spaces.

MEDICAL CORRIDOR LOCATION

The subject property is located in an area with three major hospitals within a 3-mile radius. Parkridge Medical Center is a 275-bed medical center offering comprehensive diagnostic and medical/surgical services, including cardiovascular surgery, cancer treatment, intensive care, orthopedic and spines surgery, and rehabilitation. CHI Memorial Hospital is a 365-bed hospital and is recognized as a leader in cardiology technology. Parkridge East Hospital is a 128-bed hospital offering a full range of services including an emergency room open 24 hours a day, seven days a week.

RETAIL TENANTS IN THE AREA

The subject property is located on the main retail corridor approximately four miles east of downtown Chattanooga. National retail tenants in the area include AutoZone, Sun Trust Bank, Dollar General, O'Reilly Auto Parts Sonic Drive-In and Church's Chicken.

HIGH TRAFFIC COUNTS

The property is located at the signalized hard corner of Brainerd Road and North Germantown Road with a combined traffic count of 42,795 vehicles per day. Brainerd Road is the direct route to downtown Chattanooga which is only 4 miles west. Interstate 24 and Interstate 75 are both located just south of the subject property with approximately 99,233 vehicles per day and 112,342 vehicles per day respectively.

INFILL DEMOGRAPHICS

The average household income within a one-mile radius is \$58,441 and there are nearly 144,263 residents within a five-mile radius.



Building Photos



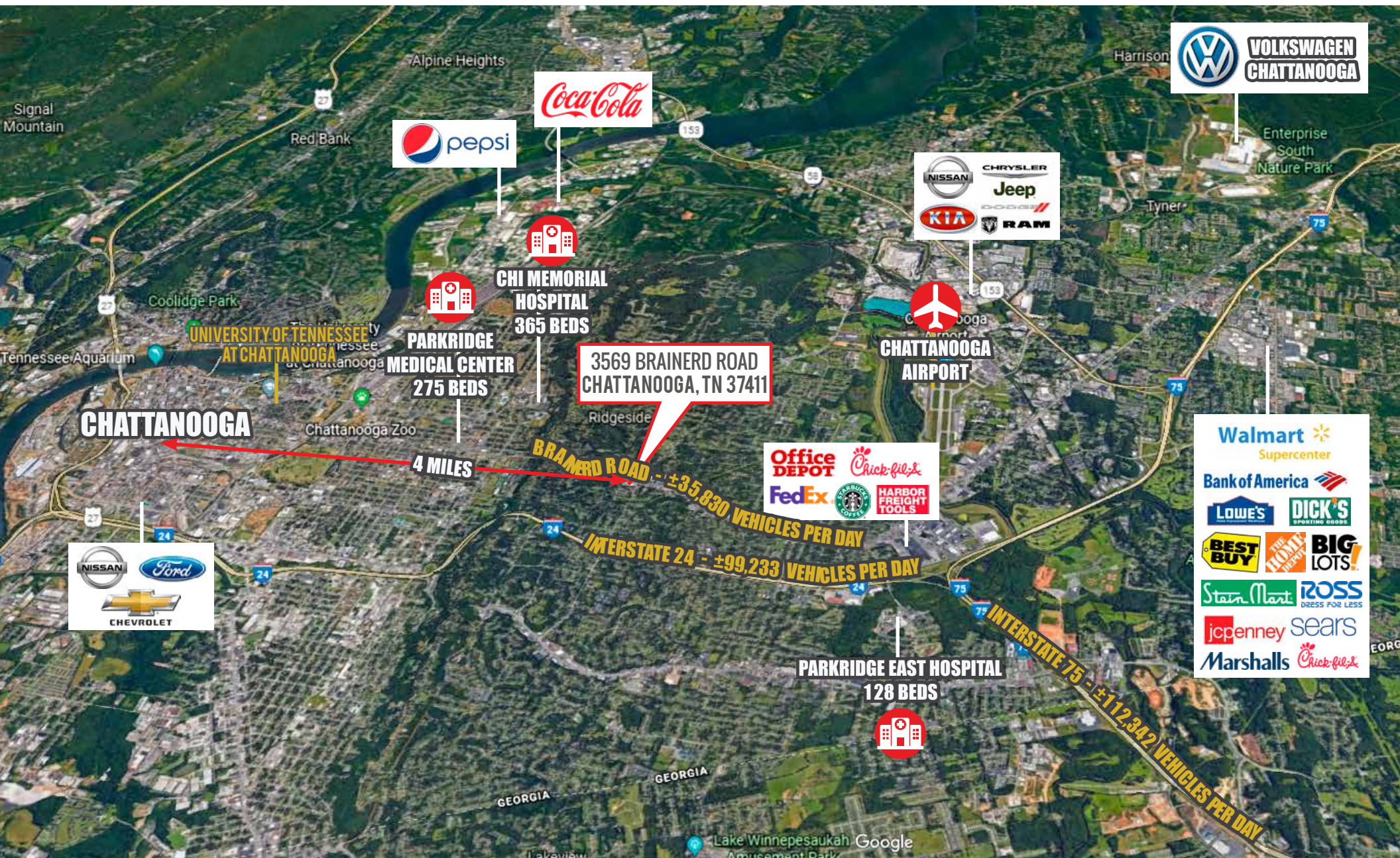
Location Aerial



Location Aerial



Location Aerial








Location Overview and Demographics

Chattanooga is the fourth-largest city Tennessee and is located in the foothills of the Appalachian Mountains along the Tennessee River. Chattanooga is centrally located approximately 120 miles northwest of Atlanta, Georgia, 120 miles southwest of Knoxville, Tennessee, 135 miles southeast of Nashville, Tennessee and 12 miles northeast of Huntsville, Alabama making it a transit hub which is served by multiple railroads and Interstate highways. Some of the area's largest employers include:

- **AREA HOSPITALS** - Parkridge Medical Center (1.36 miles northwest of subject property) is a 275-bed medical center offering comprehensive diagnostic and medical/surgical services, including cardiovascular surgery, cancer treatment, intensive care, orthopedic and spines surgery, and rehabilitation. CHI Memorial Hospital (1.35 miles northwest of subject property) is a 365-bed hospital and is recognized as a leader in cardiology technology. Parkridge East Hospital (2.70 miles southeast of subject property) is a 128-bed hospital offering a full range of services including an emergency room open 24 hours a day, seven days a week.
- **UNIVERSITY OF TENNESSEE AT CHATTANOOGA** - (3 miles northwest of subject property) This university is one of three universities and two other affiliated institutions in the University of Tennessee System and is the second largest public university in Tennessee with an enrollment of 11,670.
- **BLUE CROSS BLUE SHIELD OF TENNESSEE** - (6 miles northwest of subject property) This insurance company employs approximately 4,300 people and is located in downtown Chattanooga.
- **VOLKSWAGEN GROUP OF AMERICA** - (10 miles northeast of subject property) This \$1 billion facility is Volkswagen's North American headquarters and employs approximately 5,000 people.



 Total Population	 Average Household Income	 Total Households	 Average Age	 Traffic Counts Vehicles/Day
1 MILE 9,056	1 MILE \$58,441	1 MILE 4,023	1 MILE 39.10	BRAINERD RD 35,830
3 MILES 68,829	3 MILES \$46,149	3 MILES 27,793	3 MILES 38.00	N GERMANTOWN 6,965
5 MILES 144,263	5 MILES \$50,079	5 MILES 60,141	5 MILES 38.40	INTERSTATE 24 99,233

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.



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