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ONLY **COSTCO** WHOLESALE IN CHATTANOOGA, TN MSA



TOTAL POPULATION - 150 Mile Radius
15,657,516 MILLION

PYLON SIGN

Visible from I-75
87,400 VPD

- » HIGH PERFORMING
#2 OUT OF 10
RANKING IN GA
- » VISITOR REACH -
CHATTANOOGA, TN
- » AVG. DWELL TIME 46
MIN.
- » 2.15M VISITS
- » 451.9K VISITORS

AVAILABLE

±67,629 SQ. SF.
Interstate Visibility
48' Exterior Elevation
±426 Parking Spaces
(6.3/1,000 sf)
9.6 Acres
Building is Expandable

PRIME INTERSTATE
BUILDING
FOR LEASE OR SALE

±67,629 SQ. SF. - BUILDING

48' Building Height
CEILING HEIGHT > 20 FT.
AT LOWEST POINT

9.6 ACRES

CLICK HERE
TO VIEW
DRONE VIDEO



EXIT 353

INTERSTATE 75
SOUTH
TOWARD ATLANTA



I-75
87,400 VPD



INTERSTATE 75
NORTH
TOWARD CHATTANOOGA



ABERNATHY
DEVELOPMENT COMPANY



retail specialists

CHATTANOOGA, TN MSA
FORT OGLETHORPE, GA

148 Cobb Pkwy, Ringgold, GA 30736



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TOTAL POPULATION - 150 Mile Radius

15,657,516 MILLION

LOCATION

TRAVEL TIME	
» CHATTANOOGA, TN	11 MILES
» ATLANTA, GA	108 MILES
» KNOXVILLE, TN	110 MILES
» NASHVILLE, TN	145 MILES
» ASHVILLE, NC	201 MILES
» BIRMINGHAM, AL	2.5 HOURS

CHATTANOOGA

FORT OGLETHORPE

RINGGOLD

TENNESSEE
GEORGIA

SITE

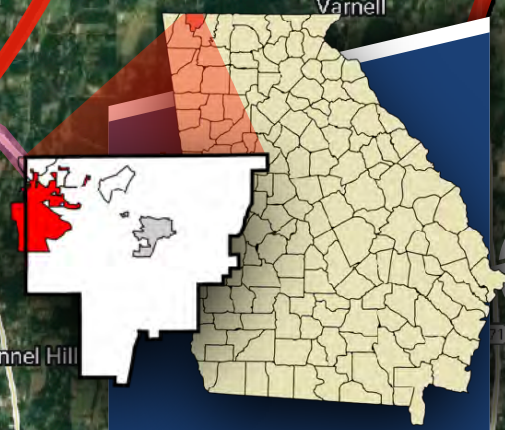
I-75

87,400 VPD

I-75

77,600 VPD

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SURROUNDING RETAIL

RESIDENTIAL

RESIDENTIAL

Logos for Dollar General, U-Haul, Popeyes, Public Storage, and 9 Goodwill.

Logos for Circle K, EconoLodge, Public Storage, Best Western Plus, La Quinta, and Quality.

HWY 41 12,000 VPD

I-75 87,400 VPD

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

Logos for Mercat's Pizza, Firehouse Subs, Dunkin', BR Bakery, Mapco, Citgo, Subway, Krystal, Taco Bell, Burger King, and Arby's.

Logos for Truist, Waffle House, Hardee's, Super 8, and McDonald's.

Logos for Costco Wholesale, Circle K, Subway, Shell, and Marathon.

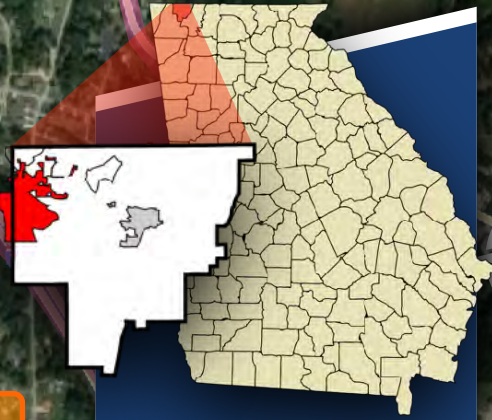
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ONLY **COSTCO WHOLESALE** IN CHATTANOOGA, TN MSA

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL



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ONLY **COSTCO** WHOLESALE IN CHATTANOOGA, TN MSA

- » HIGH PERFORMING #2 OUT OF 10 RANKING IN GA
- » VISITOR REACH - CHATTANOOGA, TN
- » AVG. DWELL TIME 46 MIN.
- » 2.15M VISITS
- » 451.9K VISITORS

Property Aerial

CLICK HERE TO VIEW DRONE VIDEO



AVAILABLE
±67,629 SQ. SF.
Interstate Visibility
48' Exterior Elevation
±426 Parking Spaces (6.3/1,000 sf)
9.6 Acres
Building is Expandable

PROPERTY DETAILS

±67,629 Sq. Ft.

- » Interstate Visibility
- » 48' Exterior Elevation
- » ±426 Parking Spaces (/1,000 sf)
- » Ceiling Height >20Ft. at Lowest Point
- » Building is Expandable
- » Land: 9.6 Acres



TOTAL POPULATION - 150 Mile Radius
15,657,516 MILLION

NEXT

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PYLON SIGN
Visible from I-75
87,400 VPD

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INTERSTATE 75 SOUTH TOWARD ATLANTA

I-75 87,400 VPD INTERSTATE 75

INTERSTATE 75 NORTH TOWARD CHATTANOOGA

CLICK HERE TO VIEW DRONE VIDEO

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INTERSTATE 75

NORTH

TOWARD CHATTANOOGA

87,400 VPD

I-75

INTERSTATE 75

Property Aerial

INTERSTATE 75

SOUTH

TOWARD ATLANTA

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DRONE VIDEO

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ONLY **COSTCO** WHOLESALE IN CHATTANOOGA, TN MSA

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PYLON SIGN

Visible from I-75

87,400 VPD

Cloud Springs Rd.

19,400 VPD

I-75

8,900 VPD

75

EXIT 353

75

NORTH

TOWARD CHATTANOOGA

I-75

87,400 VPD

75

75

75

SOUTH

TOWARD ATLANTA

PROPERTY DETAILS

±67,629 Sq. Ft.

» Interstate Visibility

» 48' Exterior Elevation

» ±426 Parking Spaces (/1,000 sf)

» Ceiling Height >20Ft. at Lowest Point

» Building is Expandable

» Land: 9.6 Acres

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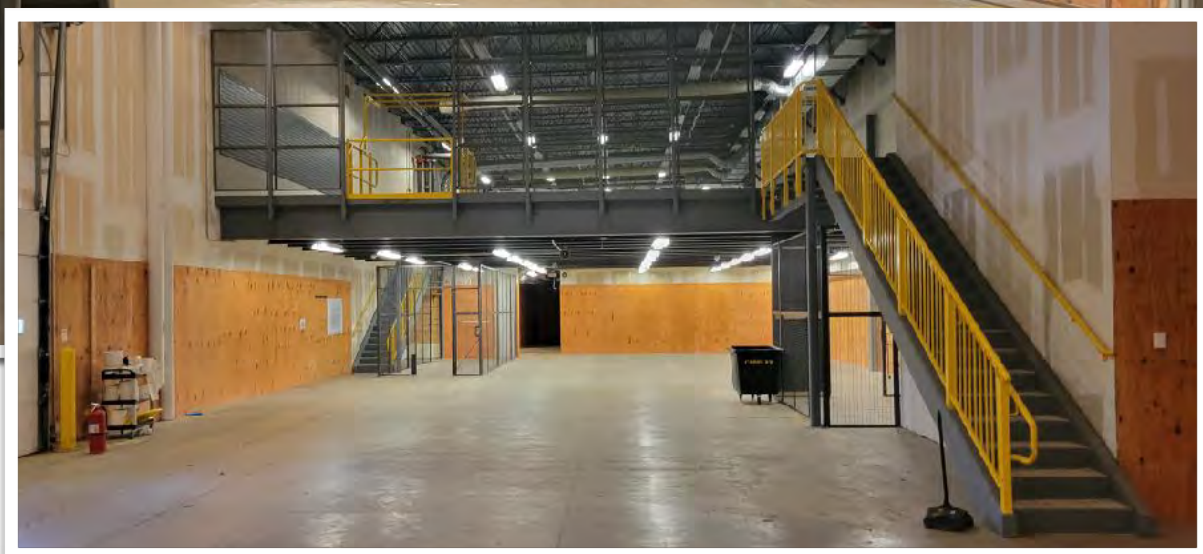
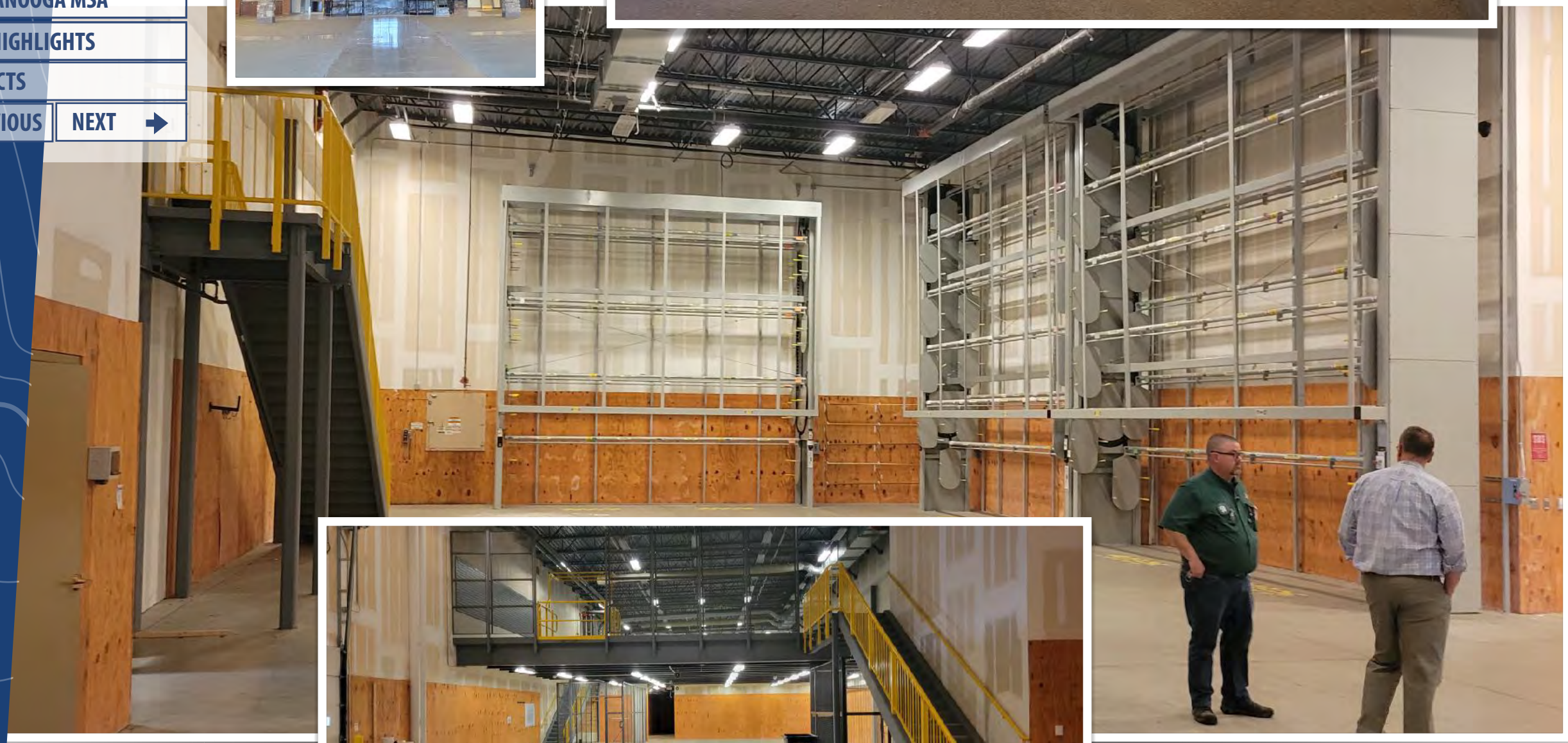
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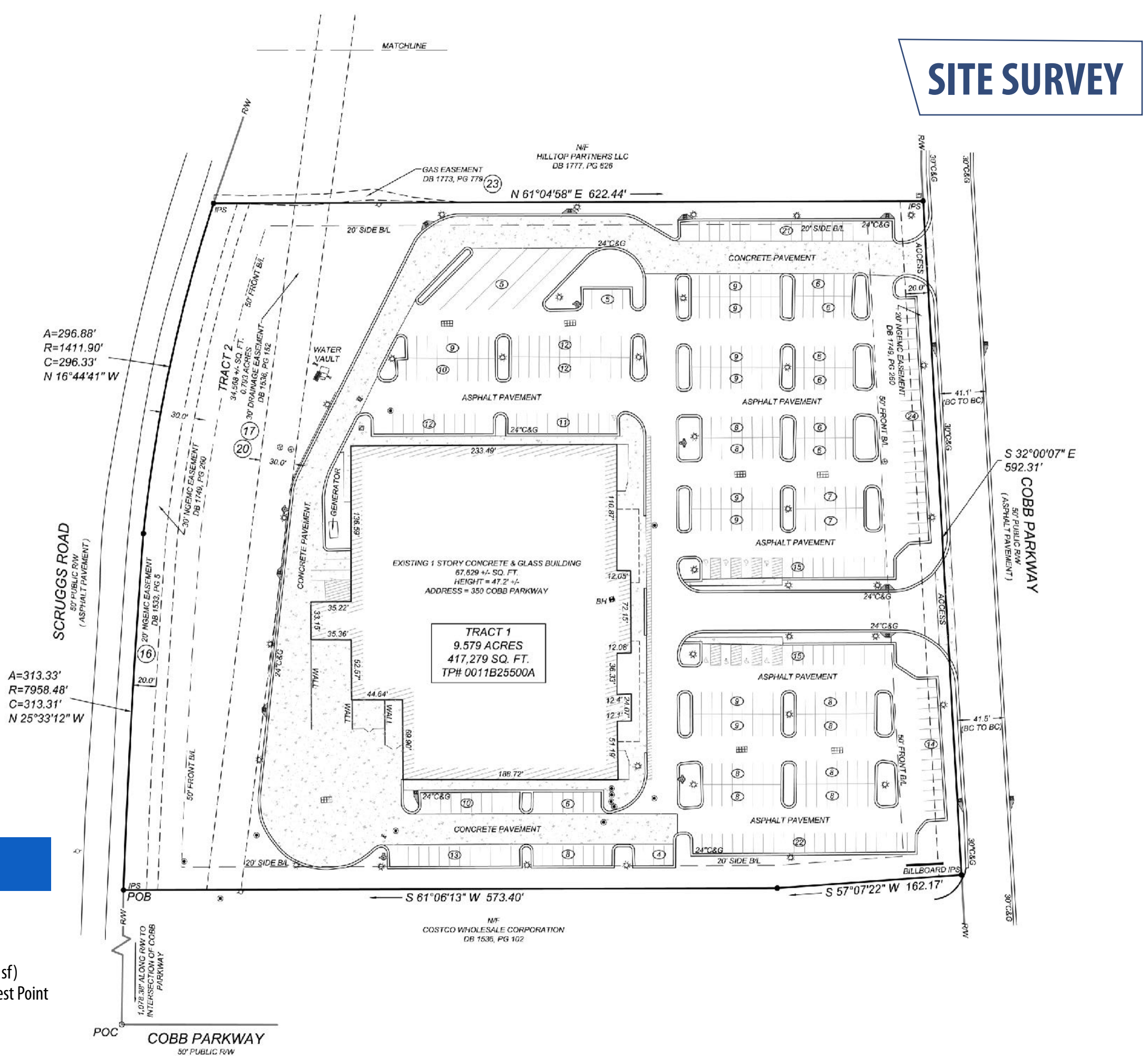
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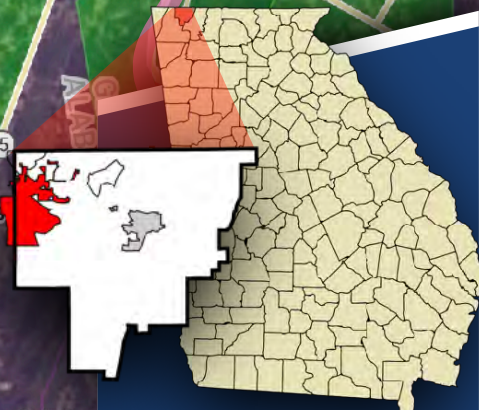
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INTERIOR PHOTOS







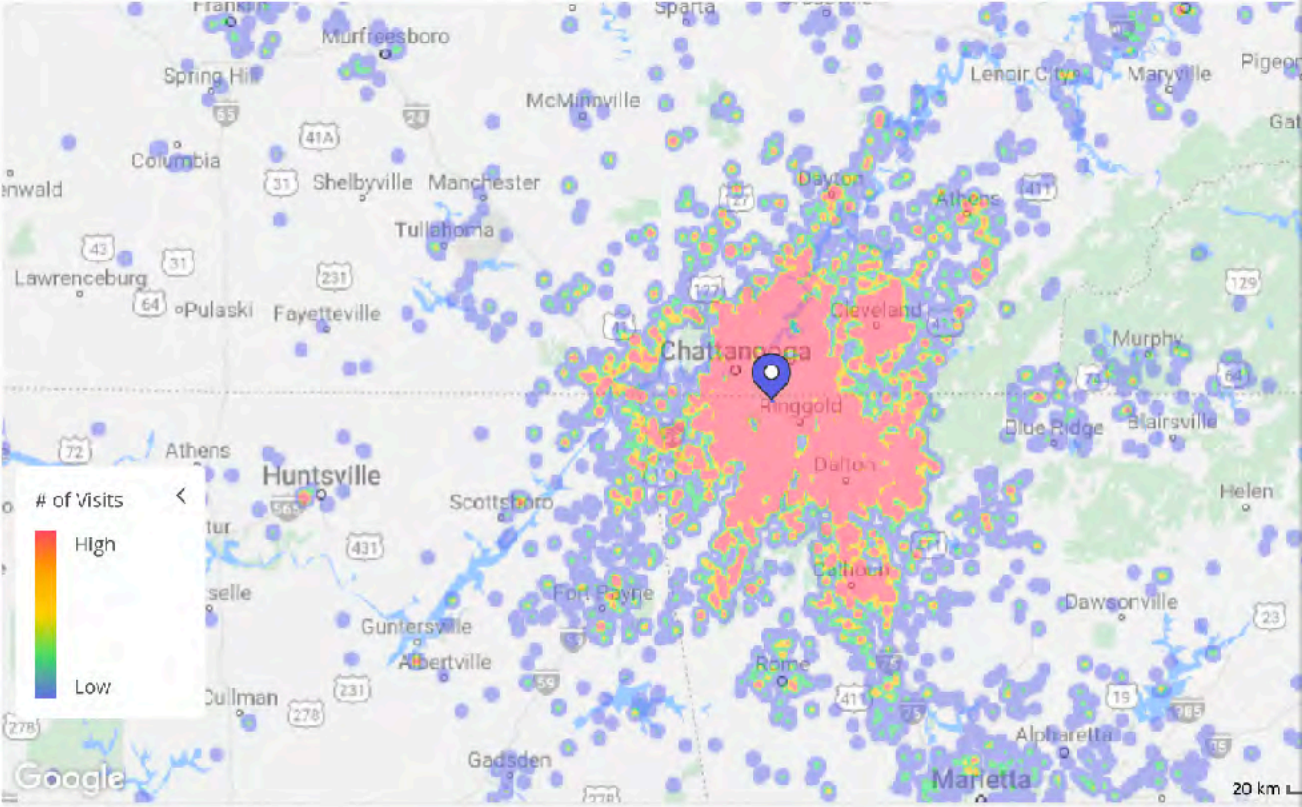
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Visits	2.1M	Avg. Dwell Time	46 min
Visits / sq ft	15.13	Panel Visits	101K
Size - sq ft	139.2K	Visits YoY	-12.7%
Visitors	451.9K	Visits Yo2Y	-3.3%
Visit Frequency	4.66	Visits Yo3Y	+1.3%

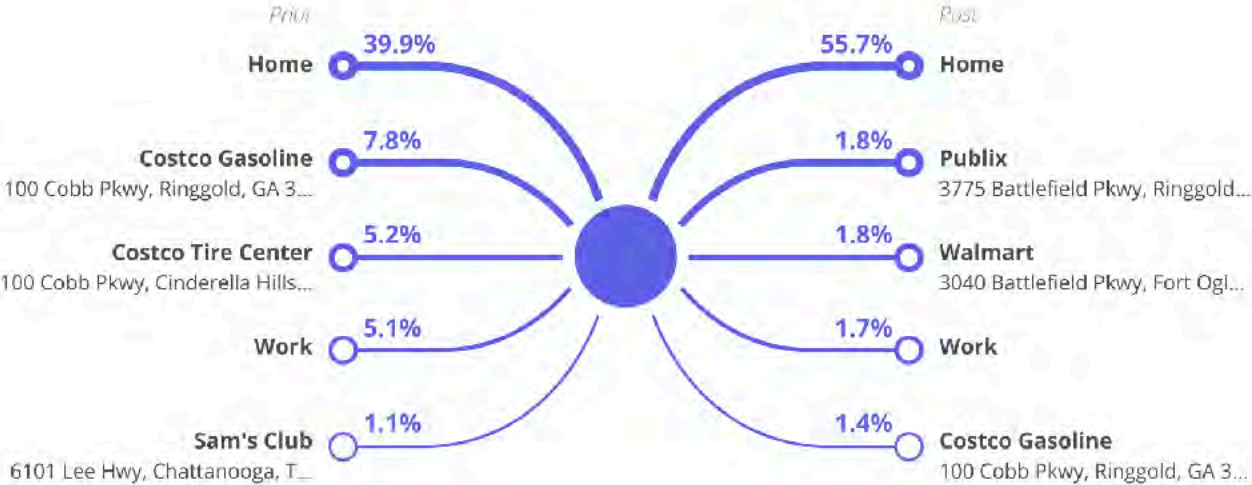


ONLY **COSTCO WHOLESALE** IN CHATTANOOGA, TN MSA

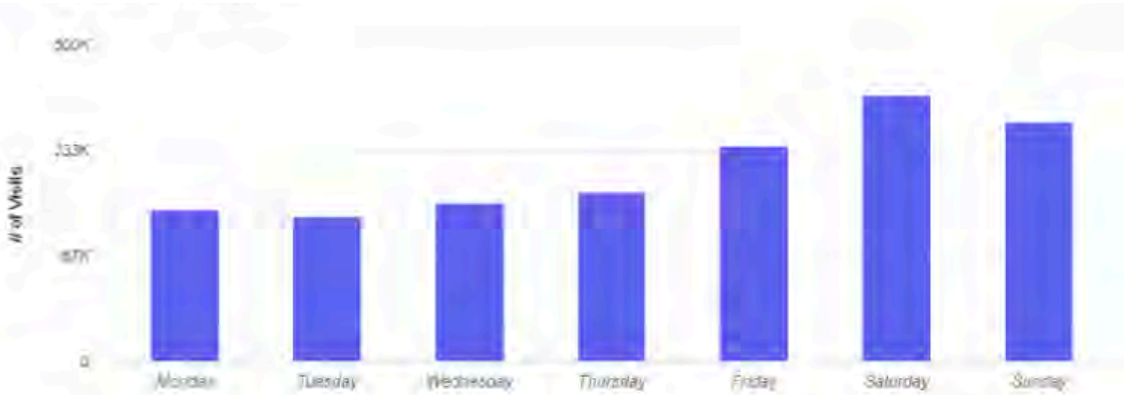


RANKING INDEX		
HIGH PERFORMING #2 OUT OF 10 RANKING IN GA		
Rank	Name	Visits
1	Costco Wholesale / Venture Dr, Duluth, GA	2.42M
2	Costco Wholesale / Cobb Pkwy, Ringgold, GA	2.11M
3	Costco Wholesale / Mall of Georgia Blvd, Buford, GA	2.01M
4	Costco Wholesale / Jordan Ct, Alpharetta, GA	1.96M
5	Costco Wholesale / Bald Ridge Marina Rd, Cumming, GA	1.85M
6	Costco Wholesale / Barrett Parkway Nw, Kennesaw, GA	1.82M
7	Costco Wholesale / Brookhaven Ave, Atlanta, GA	1.79M
8	Costco Wholesale / Lincoln St, Woodstock, GA	1.77M
9	Costco Wholesale / Cumberland Mall SE, Atlanta, GA	1.72M
10	Costco Wholesale / Charles Hardy Pkwy, Dallas, GA	1.67M

VISITOR JOURNEY



WEEKLY VISITS



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DEMOGRAPHIC PROFILE

POPULATION	5 MILE	10 MILE	15 MILE
2021 Estimated Population	105,343	288,330	442,859
2026 Projected Population	107,970	300,862	461,692
Projected Annual Growth 2021 to 2026	0.5%	0.9%	0.9%
HOUSEHOLDS			
2021 Estimated Households	44,433	117,096	178,274
2026 Projected Households	46,671	126,037	191,595
HOUSEHOLD INCOME			
2021 Estimated Median Household Income	\$56,670	\$58,897	\$62,369
BUSINESSES			
2021 Estimated Total Businesses	5,026	16,021	20,904
2021 Estimated Total Employees	49,089	185,250	227,260

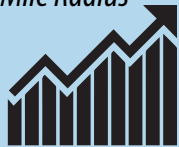
# OF EMPLOYERS	MAJOR EMPLOYERS IN CHATTANOOGA MSA
7,870	Erlanger Health System
5,193	BlueCross BlueShield of TN
4,674	Hamilton County Schools
3,501	Tennessee Valley Authority
3,100	McKee Foods Corp
2,800	Unum
2,498	Volkswagen of America
2,407	CHI Memorial Hospital
2,308	City of Chattanooga
1,900	Roper Corp.

# OF EMPLOYERS	MAJOR EMPLOYERS IN CATOOSA COUNTY, GA
450	Wal-Mart
220	Food City
200	Costco
190	Propex



TOTAL POPULATION - 150 Mile Radius
15,657,516 MILLION

10 Mile Radius



\$58,897

MEDIAN HH INCOME



288,330

POPULATION



117,096

HOUSHOLDS



2.9%

UNEMPLOYMENT RATE



28,873

DAY TIME DEMOGRAPHICS

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Located only 15 minutes from Chattanooga, Tennessee, and about 90 minutes north of Atlanta, Georgia, Fort Oglethorpe is a fascinating city with a history rich in local and national color.

Fort Oglethorpe has a unique and curious history. From its Cherokee Indian past to the War Between the States, from days as a U.S. Army Cavalry Post to the past half-century as a thriving city, many diverse epochs and events have contributed to the Fort Oglethorpe of today.

Fort Oglethorpe also serves as the entrance to the Chickamauga National Military Park, the oldest and largest of America's Civil War Parks.

Fort Oglethorpe has it all for the history buff, the family vacationer, or week-end getaway.

MARKET OVERVIEW



POPULATION

In 2020, the population in a ten-mile radius of the subject property was 187,830. The population has changed by 26.7% since 2000. It is estimated that the population in the area will be 195,497 five years from now, which represents a change of 4.1% from the current year. The current population is 48.7% male and 51.3% female. The median age of the population in the area is 40.9, compare this to the US average which is 37.9. The population density in the area is 476 people per square mile.

26

The population in a ten-mile radius of the property has increased by over 26% since 2000.



HOUSEHOLDS

There are currently 74,460 households in a ten-mile radius of the subject property. The number of households has changed by 25.77% since 2000. It is estimated that the number of households in the area will be 77,383 five years from now, which represents a change of 3.93% from the current year. The average household size in the area is 2.7 persons.

25

The number of households in a ten-mile radius of the property has increased by over 25% since 2000.



INCOME

In 2020, the median household income for a ten-mile radius around the subject property is \$57,234, compare this to the US average which is currently \$58,754. The median household income for the area has changed by 32.81% since 2000. It is estimated that the median household income in the area will be \$60,953 five years from now, which represents a change of 12.48% from the current year. The current year average household income in the area is \$74,287, compare this to the US average which is \$84,609.

32

The median household income in a ten-mile radius of the property has increased by over 32% since 2000.



JOB

In 2020, there are 78,773 employees in the ten-mile radius area, this is also known as the daytime population. The 2000 Census revealed that 60.8% of employees are employed in white-collar occupations in this geography, and 24.1% are employed in blue-collar occupations with the remaining 15.1% in services. In 2019, unemployment in this area was 3.5%. The current average time travel to work was 20 -24 minutes.

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TOTAL POPULATION - 150 Mile Radius
15,657,516 MILLION

CHATTANOOGA MSA

CLICK HERE
TO VIEW
DRONE VIDEO



MANUFACTURING & DISTRIBUTION BASE

The Chattanooga metro is home to large manufacturing and distribution companies including Volkswagen and Amazon.



AFFORDABLE COST OF LIVING

A relatively affordable cost of living draws many residents, maintaining a homeownership rate of 67 percent, with increasing household formation.



CENTRAL LOCATION

The metro is a transit hub, served by rail and interstate systems. It has quick access to Atlanta, Knoxville, Nashville, Huntsville and Birmingham.



TOURIST ATTRACTIONS

Chattanooga is home to a host of natural, scenic attractions from nearby Lookout Mountain, GA to the Ocoee River that allows rafting, camping, and hiking.

Ringgold, Georgia is a small town with a population of 4,378 that has the benefits of being near of a big city with Chattanooga, TN less than 18 miles away. Steeped in tradition and scenic beauty, the Chattanooga metropolitan area has a lot to offer. The market consists of six counties in Tennessee and Georgia: Hamilton, Marion, Sequatchie, Catoosa, Dade, and Walker. The region's growing economy is helping to draw new residents. Roughly 553,000 people reside in the metro, including nearly 185,000 in Chattanooga, the most populous city. Over the next five years, an additional 24,000 citizens will call the metro home.

The local economy is heavily based in manufacturing and service industries, with multiple headquarters such as McKee Foods Corp., the maker of the Little Debbie brand of snack cakes, and Volkswagen's North American manufacturing headquarters. Service-based industries such as banking and finance have gained significance in the metro, with various mergers and acquisitions of local institutions. Today, larger banks include First Citizens Bank and the independent First Volunteer Bank, which is locally based. The city is also quickly becoming a destination for tech companies and entrepreneurs.

In the late 20th and early 21st centuries, substantial private and governmental resources were invested in transforming the city's image. Chattanooga has garnered numerous accolades for this transformation. The city has won three national awards for outstanding "livability", and nine Gunther Blue Ribbon Awards for excellence in housing and consolidated planning. In December 2019, Chattanooga made Livability's Top 100 Best Places to Live. The city ranks high in infrastructure and housing, thanks in part to its easy access to other cities and affordability.

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CLOSE PROXIMITY TO HOUSEHOLDS
CHATTANOOGA, TN - DRAW

LOCATED NEAR CHATTANOOGA, TN

RETAIL CENTER OF GRAVITY
2.1 Million Shoppers

MAJOR STREET WITH TRAFFIC FLOW

LOCATED NEAR EMPLOYMENT OPPORTUNITIES

HIGH DENSITY POPULATION
288,330 within a 10 mile radius

LOCATED NEAR EMPLOYMENT OPPORTUNITIES

ALL UTILITIES AVAILABLE

INTERSTATE VISIBILITY AND ACCESS
To I-75 & Multiple Access points from Cobb Parkway.

2015 YEAR BUILT



RECENT CONSTRUCTION AND GROWTH



SURROUNDING RETAILERS & BUSINESSES



TRAFFIC COUNTS

INTERSTATE 75
I-75
87,400 VPD

HWY 41
Hwy 41
12,000 VPD

EXIT 353
I-75 Exit 109 Ramp
8,900 VPD

AREA HIGHLIGHTS

- » **TOTAL POPULATION - 150 Mile Radius - 15,657,516 Million People**
- » **PRIME REGIONAL RETAIL DESTINATION WITH A STRONG CUSTOMER BASE**
- Prime location in **GROWING** retail corridor
- **ONLY** Costco in Chattanooga, TN. MSA
- » Excellent visibility and access to **I-75 (87,400) vehicles per day.**
- » **2.1 Million Shoppers VISIT COSTCO Per Year.**
- » Population of over 288,330 within a ten-mile radius, providing a large customer base in the surrounding area
- » Extremely high **Daytime Employment 185,250 Employees** in a 10 Mile Radius
- » New Construction and Building Design Completed in Early 2015
- » Surrounded by 10+ National Brands Including Costco, Circle K, Marathon, Shell, Chick-fil-A, Hampton Inn, Bass Pro, Top Golf, and More; Close Proximity to Factory Plants for Shaw Industries, Container Service Corporation, and Propex
- » Positioned Directly Off of Interstate I-75 Directly North With Traffic Counts Exceeding 87,400 VPD; I-75 Travels North and South from the Canadian Border to the Southern Tip of Florida
- » Only 15 Miles Southeast of Chattanooga, TN (Population 180K) and 25 Miles Southwest of Cleveland, TN (Population 44K)

LOCAL DEVELOPMENT NEWS

- » [Roper Corp. making \\$118 million investment, adding 600 jobs](#)
- » [Bass Pro Shops brings new life for East Ridge](#)
- » [Oglethorpe County ranks tops in Georgia for small businesses](#)
- » ["NEW" TOP GOLF - It's official: Topgolf is coming to East Ridge](#)
- » [Chattanooga Red Wolves investing \\$125 million in East Ridge stadium, mixed-use development](#)



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CONTACTS



JUSTIN ABERNATHY

 jabernathy@abernathytimberlake.com

 [678-858-0415](tel:678-858-0415)

www.AbernathyDevelopment.com



retail specialists

EMIL GULLIA, CCIM

 emil@retailspecialists.com

 [678-429-3575](tel:678-429-3575)

www.RetailSpecialists.com



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