

DEVELOPMENT SUMMARY

LOT 1 - RESTAURANT

Land For Sale or
Lease
Owner Willing to
Develop

LOTSIZE 1.07 ACRES
EXISTING BLDG 11,010 SF
PARKING REQUIRED 167 SPACES
PARKING PROVIDED 58 SPACES

DISTURBED AREA 9,656 SF
REDUCTION OF IMPERVIOUS SURFACES
2,394 SF



SECOND STORY

6734 LEE HIGHWAY
REDEVELOPMENT
FOR
THE RAINES GROUP, INC.
6734 Lee Highway, Suite 100, Chattanooga, TN 37421

FANTASTIC DEVELOPMENT OPPORTUNITY ON LEE HIGHWAY

6734 Lee Highway, Chattanooga, TN 37421

NO.	DESCRIPTION	DATE	BY
1	CONCEPTUAL SITE PLAN	10/1/2020	TFR

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CONCEPTUAL
SITE PLAN

C1.0

For More Information:

Tiffanie Robinson

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Kelly Fitzgerald

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Second Story Real Estate Management

715 Cherry St
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SECOND STORY

FANTASTIC DEVELOPMENT OPPORTUNITY ON LEE HIGHWAY

6734 Lee Highway. Chattanooga, TN 37421

Property Details



PROPERTY SUMMARY

Sale Price: \$650,000

Lot Size: 0.97 Acres

Zoning: C2

Cross Streets: US HWY 64 and Hickory Valley Road

Traffic Count: 19,788

PROPERTY OVERVIEW

Excellent commercial development opportunity in an area experiencing the strongest residential and commercial growth in Hamilton County.

PROPERTY HIGHLIGHTS

- Great opportunity with multiple options. Seller is willing to sell land to purchaser; develop land for a lease tenant; and/or seller is willing to do a land lease on property
- Nearly an acre of flat land with 58 parking spaces.
- 430 feet of frontage on Lee Highway, and additional frontage on Hickory Valley Road.
- Signalized intersection of two main roads, allowing easy access for customers
- This area of Hamilton County is located between downtown Chattanooga and the areas of East Brainerd/Ooltewah. Both areas are already highly developed with this area is a corridor between the two. Growth is moving in toward this corridor.
- Located 5 minutes from the Chattanooga Metropolitan Airport and Hamilton Place Mall; 7 minutes from the East Brainerd/Ooltewah area, 13 minutes from the Hixson area and 15 minutes from downtown Chattanooga.
- This area currently has 1,735 new single family homes and 2,541 market rate rental units coming available over the next decade.

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[Additional Photos](#)



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[Regional Map](#)



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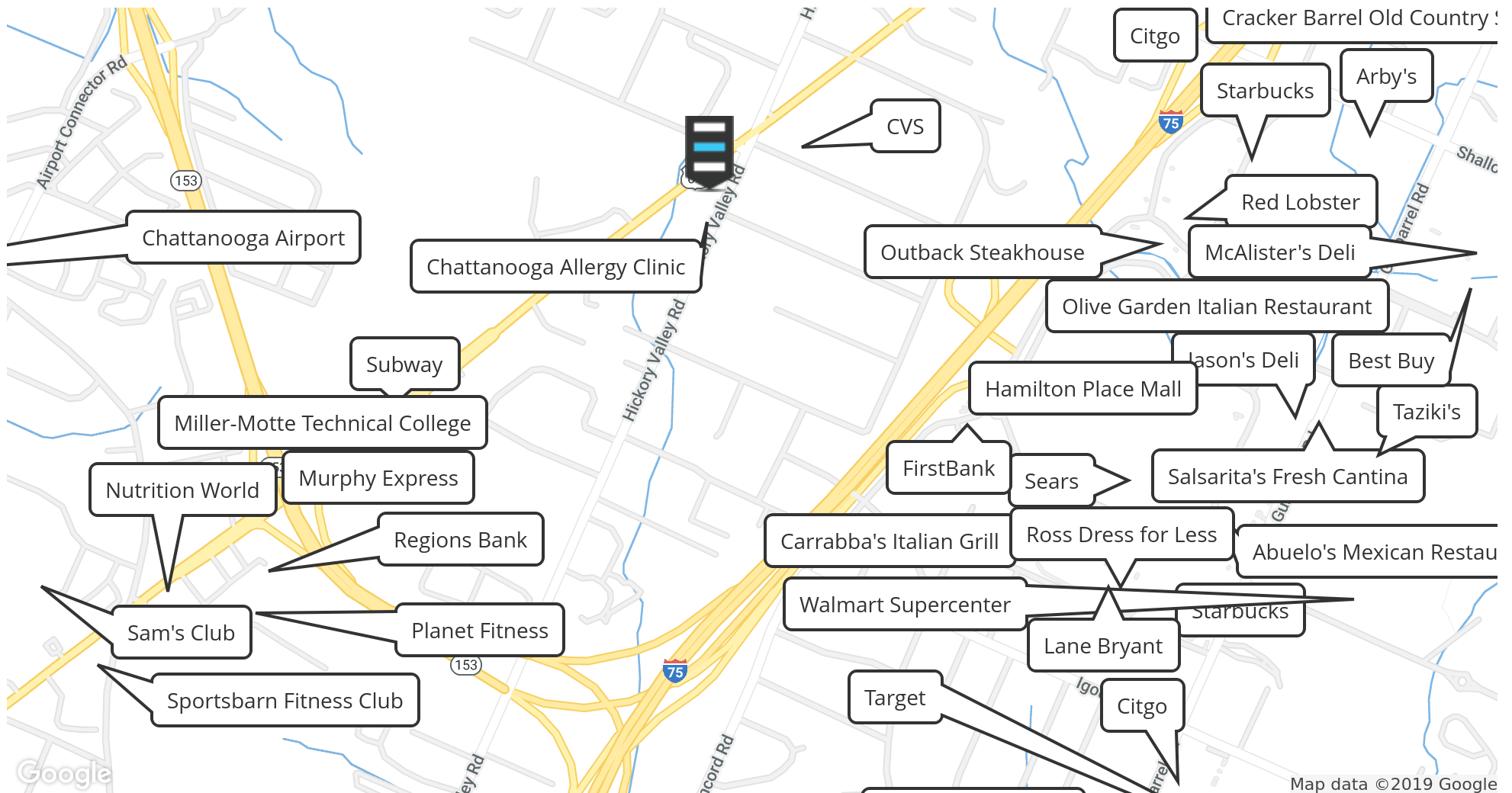
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Retailer Map



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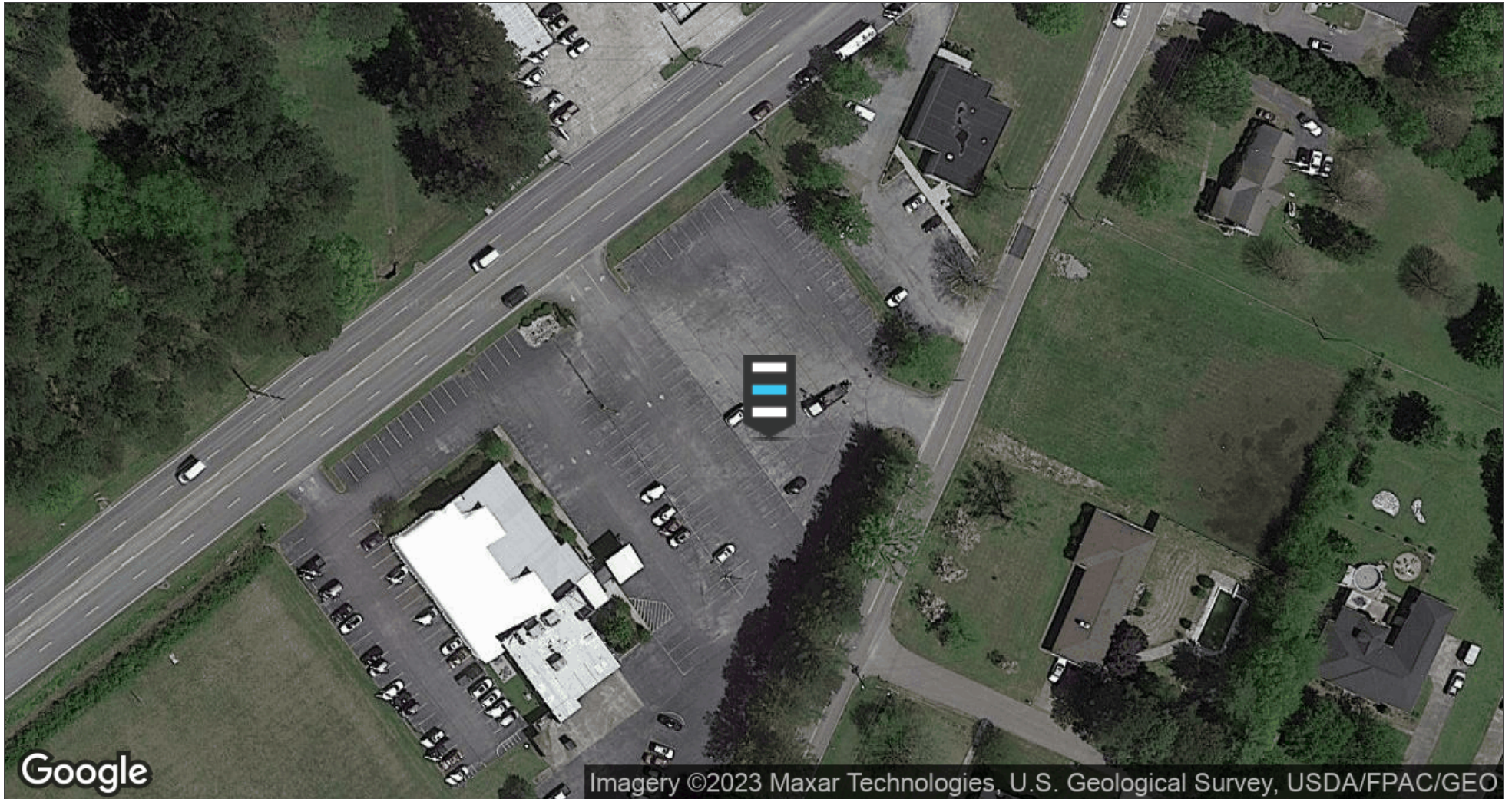
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[Aerial Map](#)



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Demographics Report

	3 MILES	5 MILES	10 MILES
Total households	16,454	41,104	131,134
Total persons per hh	2.2	2.4	2.5
Average hh income	\$55,700	\$59,530	\$59,715
Average house value	\$160,551	\$177,726	\$175,572

	3 MILES	5 MILES	10 MILES
Total population	36,692	97,803	321,983
Median age	38.4	38.4	37.8
Median age (male)	38.2	37.3	36.3
Median age (female)	38.7	39.5	39.8

* Demographic data derived from 2020 ACS - US Census

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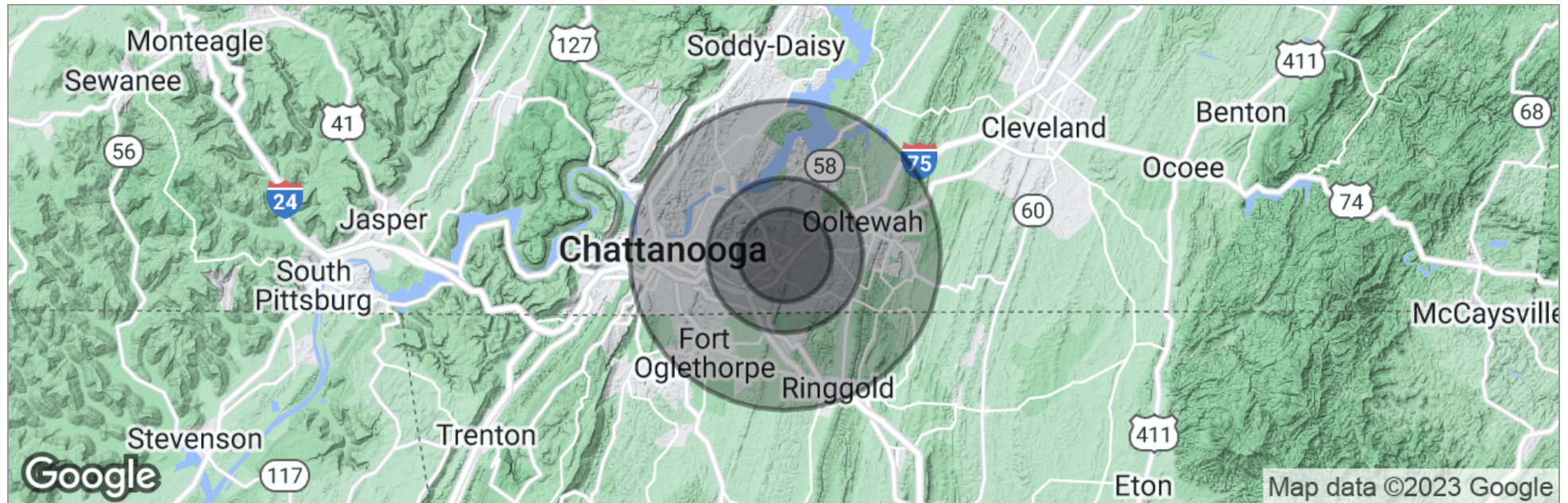
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Demographics Map



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Total Population	36,692	97,803	321,983
Population Density	1,298	1,245	1,025
Median Age	38.4	38.4	37.8
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Advisor Bio & Contact

TIFFANIE ROBINSON

President

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Professional Background

If there is one thing Tiffanie Robinson knows, it is how to be a progressive businesswoman and entrepreneur. Her current roles include CEO of Lamp Post Properties, CEO of Second Story Real Estate Management. Founder and active Partner at The JumpFund and Board Member at the Hamilton County Board of Education, School Board District 4.

Her main focus right now is on developing Second Story Real Estate Management, an extension of Lamp Post Properties which she founded and serve as president. Second Story is the region's only full-service commercial real estate organization to specialize in offering comprehensive property management for mixed-use property

Previously, Tiffanie served as Head of Operations for Lamp Post Group from 2013 through 2015. During that time, she founded WayPaver, the talent innovation lab focusing on recruiting and retaining Millennial talent to Chattanooga. In addition, she successfully advocated for Chattanooga to join the global entrepreneurship network, Sandbox.

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