



SIZE

429,325 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,398	50,675	104,429
Households	2,849	20,886	42,227
Median HH Income (\$)	72,977	73,985	69,755

MAJOR TENANT(S)

Walmart
Big Lots
ALDI

LEASING CONTACT

Andy Schneider
Mobile (513) 417-4369
aschneider@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

2004 Gunbarrel Road | Chattanooga, TN 37421

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter
- National tenants include Aldi, Urban Air, Dollar Tree, Big Lots, Jo-Ann Fabrics and Five Guys
- Located at the intersection of Gunbarrel Road and Goodwin Road which benefits from over 24,700 vehicles per day
- Serves a population greater than 50,600 within a three-mile radius



HAMILTON VILLAGE

2004 Gunbarrel Road | Chattanooga, TN 37421

SPACE	TENANT	SQ. FT.
Out1	National Vision	4,000 SF
Shad1	Cheddar's	
114	Tennessee Education Lottery	3,781 SF
118	Alliance Physical Therapy	3,219 SF
130	Taziki's Mediterranean Cafe	3,000 SF
138	Dollar Tree	9,600 SF
142	Soho Nails & Beauty Bar	1,600 SF
146	Randstad Staffing	1,840 SF
150	Sushi Heaven	6,000 SF
154	ALDI	21,000 SF
156	Nooga Mattress	4,800 SF
158	Honey Baked Ham	4,200 SF
160	Clear Chiropractic	1,600 SF
162	Nooga Boba Tea & Banh Mi	1,600 SF
174	Gabe's	45,268 SF
178	Boot Barn	11,060 SF
182	Urban Air Adventure Park	59,125 SF
186	Big Lots	28,875 SF
190	Five Guys	2,400 SF
194	Phenix Salon Suites	5,600 SF
198	JOANN	24,200 SF
250	Walmart	186,557 SF
TOTAL SQ. FT.		429,325

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

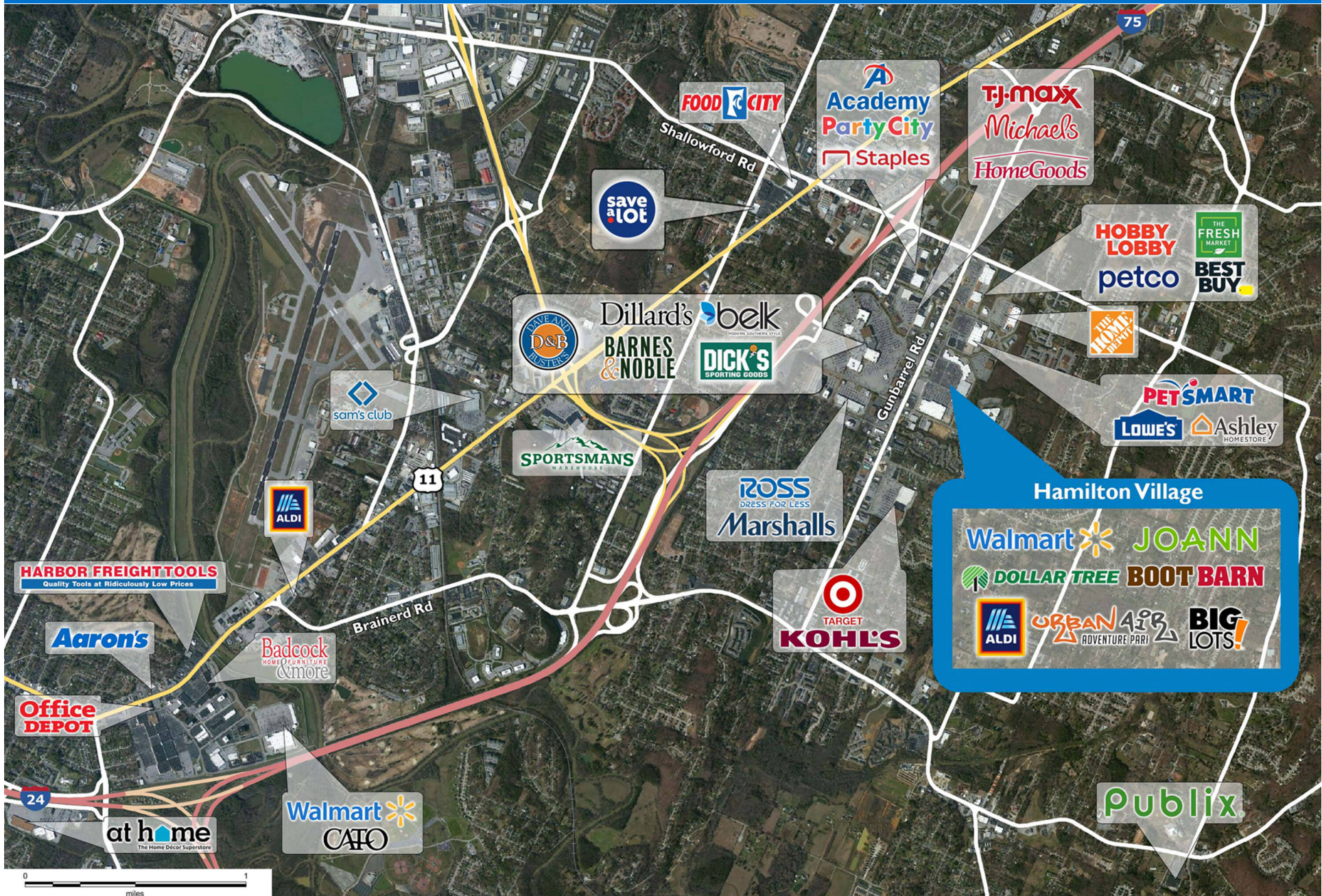
HAMILTON VILLAGE

2004 Gunbarrel Road | Chattanooga, TN 37421



HAMILTON VILLAGE

2004 Gunbarrel Road | Chattanooga, TN 37421



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.032426

Longitude: -85.150421

Hamilton Village Chattanooga, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,398	50,675	104,429
	2028 Projected Population	6,619	51,368	104,808
	2010 Census Population	5,076	43,292	91,178
	2000 Census Population	3,488	36,765	80,320
	1990 Census Population	2,744	30,082	70,308
	Historical Annual Growth 1990 to 2000	2.43%	2.03%	1.34%
	Historical Annual Growth 2000 to 2010	3.82%	1.65%	1.28%
	Estimated Annual Growth 2010 to 2023	1.70%	1.15%	0.99%
	Projected Annual Growth 2023 to 2028	0.68%	0.27%	0.07%
	Median Age	40.9	39.9	40.2
Households	Q4 2023 Estimated Households	2,849	20,886	42,227
	2028 Projected Households	2,942	21,252	42,403
	2010 Census Households	2,462	18,277	37,060
	2000 Census Households	1,683	15,218	32,081
	1990 Census Households	1,183	11,674	26,647
	Historical Annual Growth 1990 to 2000	3.59%	2.69%	1.87%
	Historical Annual Growth 2000 to 2010	3.88%	1.85%	1.45%
	Estimated Annual Growth 2010 to 2023	1.07%	0.97%	0.95%
	Projected Annual Growth 2023 to 2028	0.65%	0.35%	0.08%
	Population per Household	2.19	2.35	2.40
Population by Race	White	62.3%	61.3%	60.1%
	Black or African American	13.3%	22.1%	24.6%
	Asian & Pacific Islander	13.6%	5.2%	3.6%
	Other Races	3.8%	3.5%	4.2%
	Hispanic Population	6.9%	7.9%	7.5%
Income	Average Household Income	\$94,374	\$96,883	\$93,253
	Median Household Income	\$72,977	\$73,985	\$69,755
	Per Capita Income	\$43,270	\$40,795	\$38,508
Education (Age 25+)	Elementary	1.7%	3.7%	3.4%
	Some High School	2.8%	5.2%	5.4%
	High School Graduate	19.2%	24.0%	24.6%
	Some College	23.0%	22.7%	23.1%
	Associates Degree Only	11.1%	9.5%	10.1%
	Bachelors Degree Only	25.3%	22.0%	21.5%
	Graduate Degree	16.9%	12.9%	11.8%
Business	Number of Businesses	567	2,466	3,795
	Total Number of Employees	7,979	35,441	53,703
	Employees per Business	14.07	14.37	14.15
	Residential Population per Business	11.28	20.55	27.52

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.