



## Plaza on Lee

7161 Lee Highway Chattanooga, TN 37421

### Property Highlights

- Office: 1,069± SF
- Warehouse: 840± SF
- Roll-Up Door: 10' x 10' (1)
- Ceiling Height: 10' Drop ceiling in office  
15' Clear in warehouse
- HOA Fees: \$180±/month
- Use Restrictions: Pool hall, laundromat, restaurant & food storage, tanning salon, liquor & beer marts.

### Property Description

End cap unit available in office condominium plaza along Lee Hwy. Great visibility with quick and easy access to I75.



Parcel ID: 139P B 019

Zoning: C2

For more information:

**D. Frazier DeVaney, Jr.**

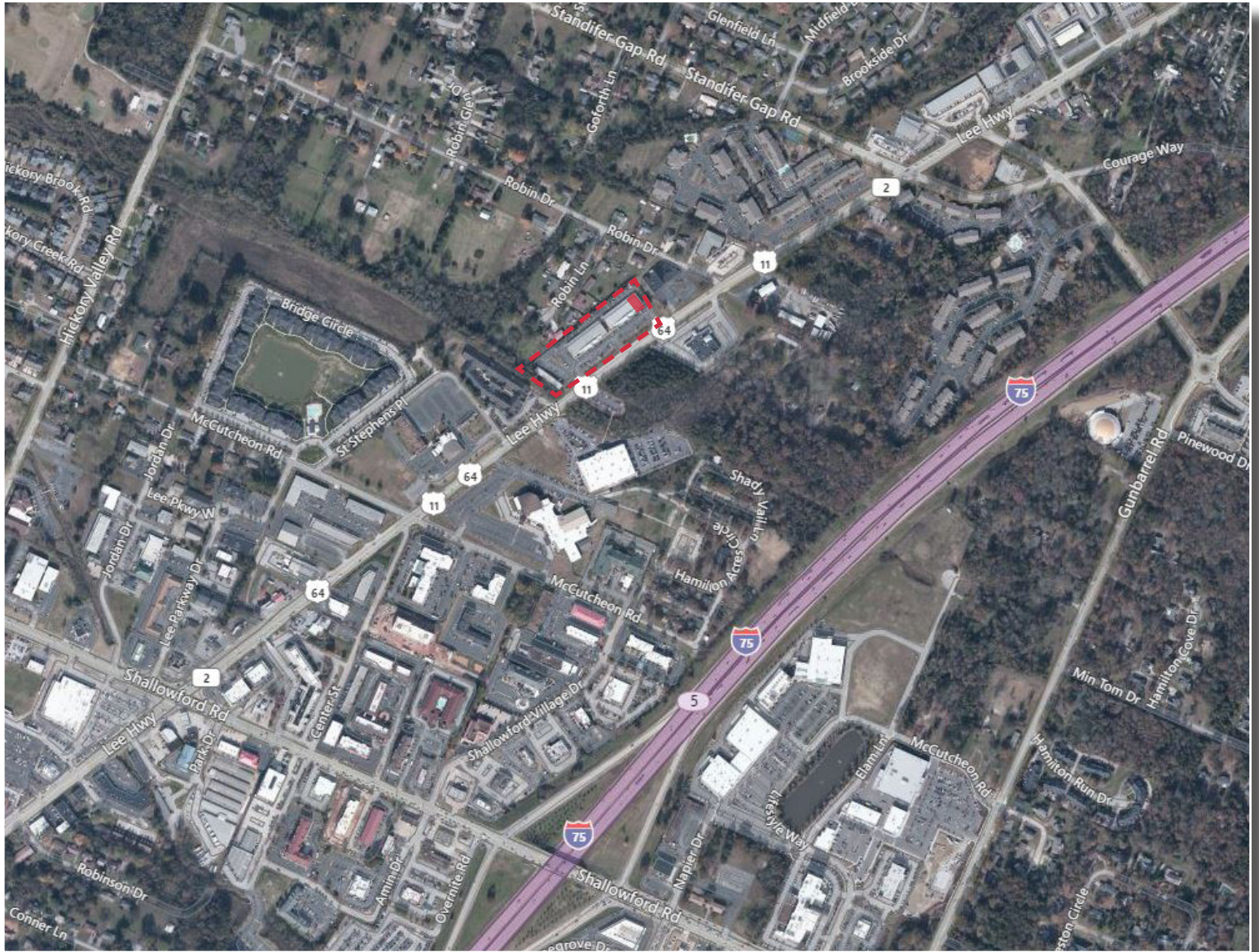
+1 423 308 3760 • fdevaney@charterre.com

**Sale Price: \$286,350**  
**Lease Price: \$15 PSF (MG)**



# AERIAL MAP

Plaza on Lee | Chattanooga, TN



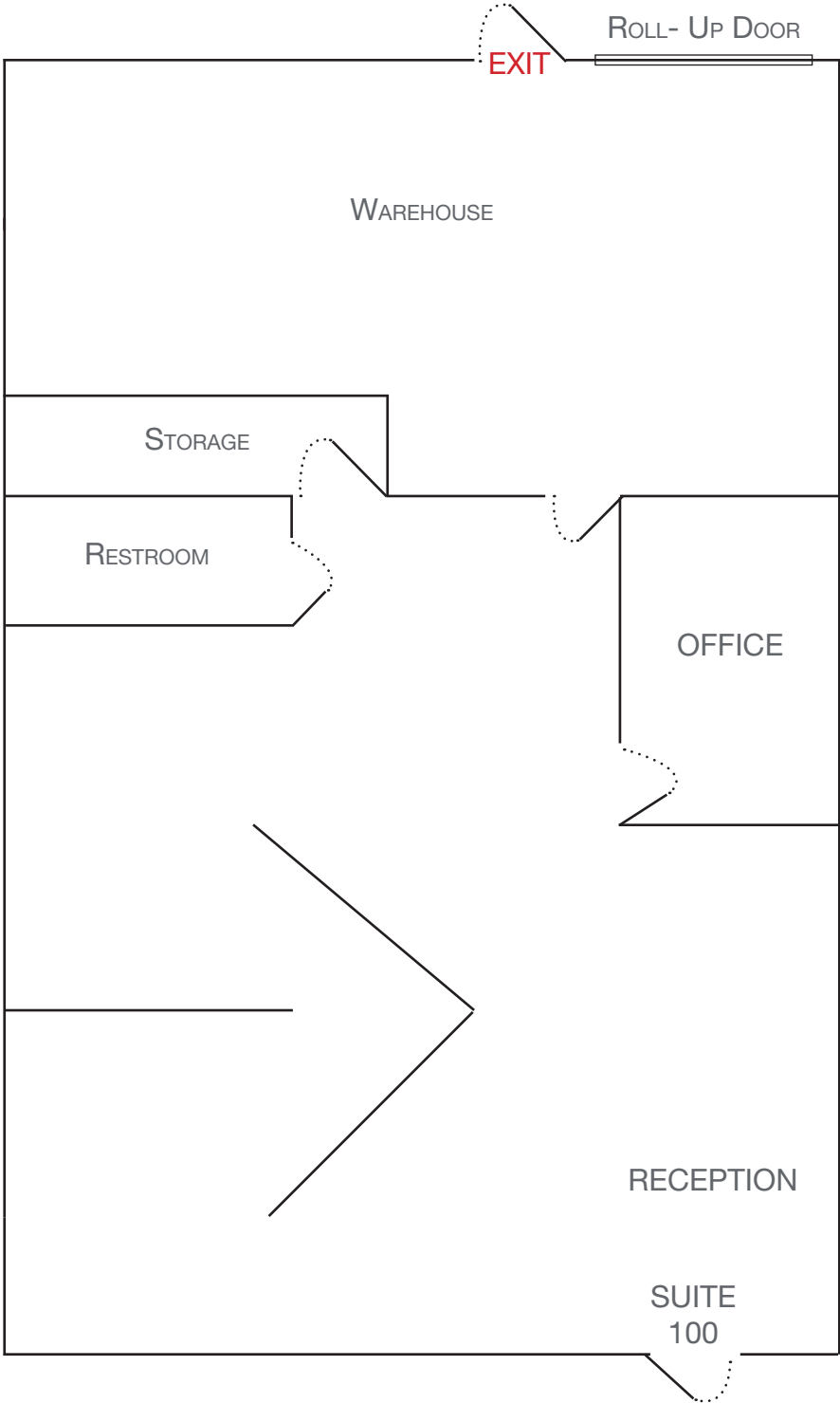
## 2018 Traffic Counts

Lee Highway: 11,994 VPD  
Shallowford Road: 24,188 VPD  
I75: 84,944 VPD

# FLOOR PLAN

Plaza on Lee | Chattanooga, TN

Suite 100 | 1,909± SF  
\*\*Not to Scale



# 3 & 5 MILE DEMOGRAPHICS

Plaza on Lee | Chattanooga, TN

## TARGET MARKET SUMMARY

7161 Lee Hwy, Chattanooga, Tennessee, 37421

Ring of 3 miles

### KEY FACTS

41,278  
Population

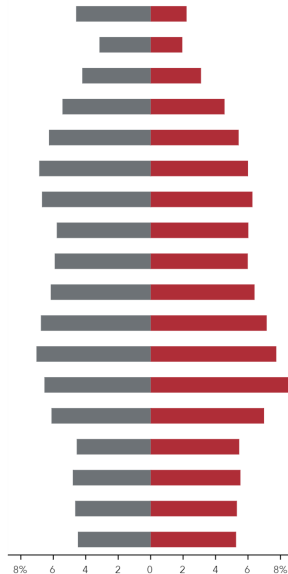
41.3  
Median Age

2.3  
Average  
Household Size

\$58,493  
Median Household  
Income

This infographic contains data provided by Esri,  
Esri and Bureau of Labor Statistics, Esri and GIK MRI.  
The vintage of the data is 2019, 2024.  
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## AGE PYRAMID



The largest group: 2020 Males Age 25-29  
The smallest group: 2020 Males Age 80-84

## ANNUAL LIFESTYLE SPENDING



\$2,078  
Travel

\$71  
Theatre/Operas/Concerts



\$80  
Movies/Museums/ Parks



\$53  
Sports Events



\$5  
Online Games



\$97  
Audio

### Tapestry Segments



8F  
Old and Newcomers  
4,154 households

23.6%  
of Households



5E  
Midlife Constants  
2,136 households

12.1%  
of Households



11B  
Young and Restless  
2,119 households

12.0%  
of Households

## TARGET MARKET SUMMARY

7161 Lee Hwy, Chattanooga, Tennessee, 37421

Ring of 5 miles

### KEY FACTS

102,345  
Population

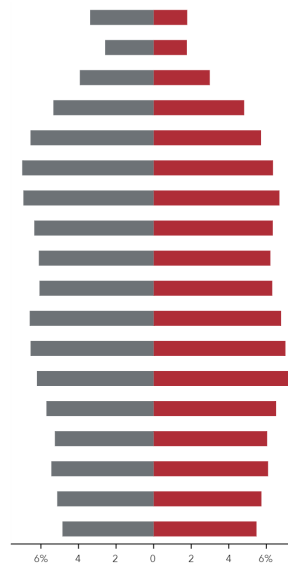
41.4  
Median Age

2.4  
Average  
Household Size

\$59,582  
Median Household  
Income

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## AGE PYRAMID



The largest group: 2020 Females Age 60-64  
The smallest group: 2020 Males Age 80-84

## ANNUAL LIFESTYLE SPENDING



\$2,172  
Travel

\$73  
Theatre/Operas/Concerts



\$81  
Movies/Museums/ Parks



\$57  
Sports Events



\$5  
Online Games



\$99  
Audio

### Tapestry Segments



8F  
Old and Newcomers  
7,392 households

17.6%  
of Households



12A  
Family Foundations  
4,996 households

11.9%  
of Households



6A  
Green Acres  
3,219 households

7.7%  
of Households



# SUITE 100 PICTURES

Plaza on Lee | Chattanooga, TN

