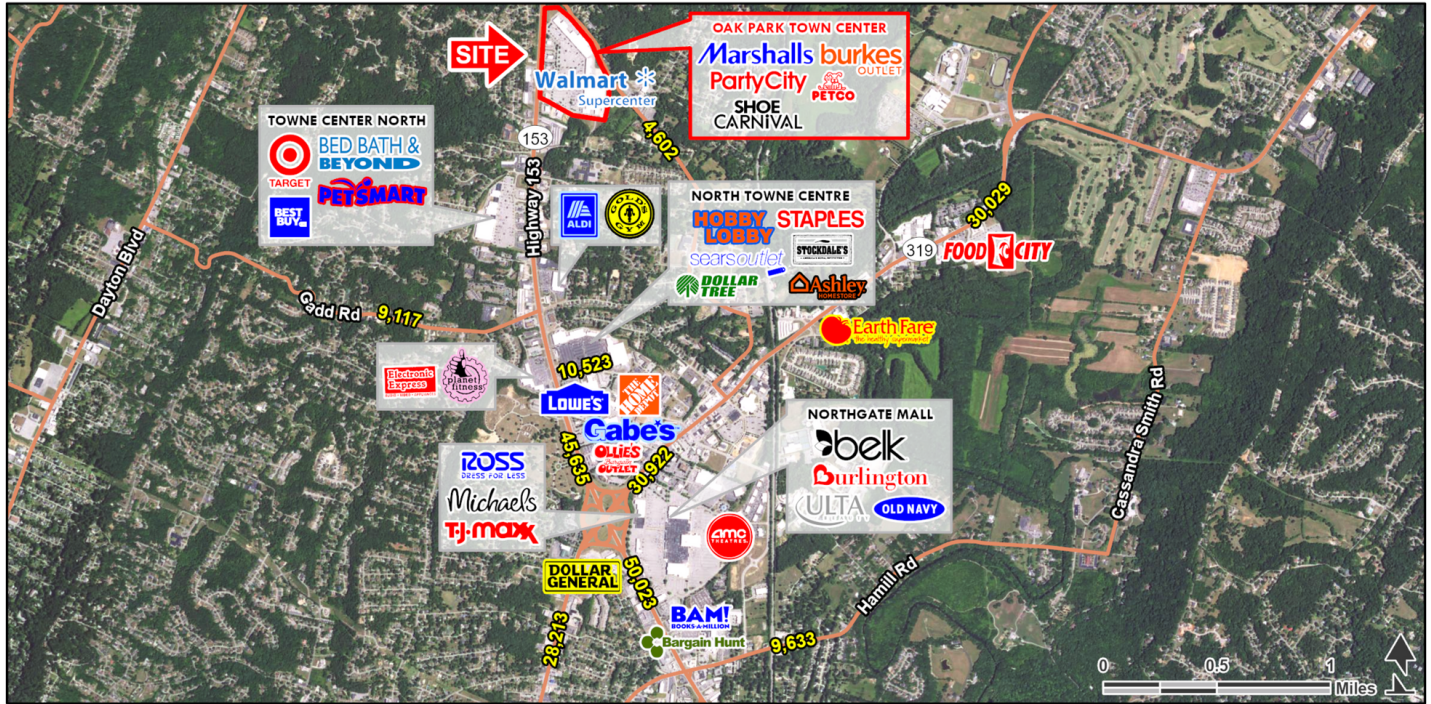


OAK PARK TOWN CENTER

5760 Highway 153, Hixson, TN 37343

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Oak Park Town Center is located in Hamilton County, a suburban area in the northern portion of the Chattanooga MSA. Tennessee Highway 153 is the main north/south artery through the region and presents a strong mix of retail shopping centers

PROPERTY HIGHLIGHTS

- Available - Anchor Space: 50,000 SF and Small Shop Space: 5,600 SF
- Walmart anchored shopping center on heavily trafficked Hwy 153 with a multitude of national tenants, as well as Chick-fil-A and Buffalo Wild Wings outparcels
- Area retailers include: Walmart, Target, Bed Bath & Beyond, Lowe's, Best Buy, and more
- Traffic Count: 50,023 ADDT (HWY-153)

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	32,789	91,643	166,077
HOUSEHOLDS	14,436	39,238	68,814
AVERAGE HH INCOME (\$)	\$59,135	\$57,081	\$55,396



EXCLUSIVE AGENT(S)

CHRIS CALDWELL • chris.caldwell@tscg.com • 615.259.0200



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
100	Petco	12,000 SF	120	Americas Best Contacts Eyeglasses	3,600 SF
102	Party City	11,999 SF	122	Lendmark Financial Services	1,600 SF
104	American Shaman	1,600 SF	126	Sally Beauty Supply	1,600 SF
106	Hallmark	3,200 SF	128	Castle Dental	3,200 SF
108	Blue Nails	1,597 SF	130	Available	8,970 SF
110	Edible Arrangements	1,600 SF	136	Great Clips	1,200 SF
112	2nd & Charles	20,500 SF	140	Burke's Outlet	20,000 SF
116	Beltone	1,600 SF	160	Available	50,000 SF
118	Shoe Carnival	8,000 SF	176	Marshalls	29,484 SF

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