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BRAINERD MARKET CENTER WALMART SHADOW ANCHORED SHOPPING CENTER

480 Greenway View Drive, Chatanooga, TN 37411





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INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

PRICING

Asking Price:	\$5,000,000 / \$112 PSF
Down Payment:	\$1,500,000 - \$1,750,000
Net Operating Income:	\$362,866 (In-Place) / \$510,508 (Stabilized)
Cap Rate:	7.26% (In-Place) / 10.21% (Stabilized)

INVESTMENT HIGHLIGHTS

- **Strong in-place cash flow plus value-add opportunity** at 80% occupancy, Brainerd Market Center offers a stable, financeable income stream plus the opportunity to increase income with the lease up four shop spaces allowing a potential increase in appr. \$150K of additional NOI.
- **Infill market and established location**, the highly established infill neighborhood offers a steady and growing daytime and permanent population base.
- **Growing and business-friendly metropolitan region**, the Chattanooga metro area has an approximate population of 600,000 and has featured nearly 8-10x the population growth rate of the national average.
- **Walmart Supercenter & high traffic freeway adjacency** - Adjacent to a high performing Walmart Supercenter & major freeway intersection. Walmart owns its own store.
- **National tenant roster**, the Brainerd Market Center is leased to a high percentage of national and regional retailers such as Dollar Tree, Cato, GameStop, It's Fashion, and City Gear.
- **Strong regional draws** include the extensively renovated Eastgate Town Center, a mixed-use regional draw with newly developed homes, apartments, retail, and office uses.
- **Long term tenancy** with an average tenant tenure of 12.5 years and several in place since inception.

PROPERTY SPECIFICATIONS

Address:	480 Greenway View Drive, Chattanooga, TN 37411
Building Size:	44,800 SF
Land Area:	5.35 Acres
Year Built:	2004
APN:	157M-A-009.04
Parking:	275 spaces - 6.74 per 1,000 SF
Zoning:	C2

DEMOGRAPHICS

Source: Costar.com	3 Miles	5 Miles	10 Miles
Population	52,117	148,871	352,003
Average HHI	\$69,931	\$70,326	\$80,462
Employees	37,959	91,921	227,536

AERIAL - FACING SOUTH



AERIAL - FACING WEST





TENANT ROSTER

A01	Vacant	2,800
A02	City Gear	4,400
B01	Acceptance Insurance	1,200
B02	Dab City Tobacco	1,600
B02A	Vacant	2,800
B02C	Vacant	1,600
B03	Cato	4,160
B07	It's Fashion	10,240
B09	GameStop	1,600
B10	Danny's Nails	2,000
B11	Dollar Tree	10,800
B18	Vacant	1,600
OCCUPIED		36,000
VACANT		8,800
TOTAL		44,800

CHATTANOOGA CITY AERIAL



RENT ROLL

Suite #	Tenant	Size (SF)	% of Total (SF)	Base Rent	Base \$/SF	% of Total (Rent)	CAM Recovery Type	Lease Start	Lease Expires
A01	Vacant	2,800	6%	\$44,800	\$16.00	8%	NNN	-	-
A02	City Gear	4,400	10%	\$77,000	\$17.50	14%	NNN	12/1/16	1/31/29
B01	Acceptance Insurance	1,200	3%	\$23,552	\$19.63	4%	NNN	9/1/04	9/30/26
B02	Dab City Tobacco	1,600	4%	\$25,600	\$16.00	5%	NNN	5/1/21	4/30/26
B02A	Vacant	2,800	6%	\$44,800	\$16.00	8%	NNN	-	-
B02C	Vacant	1,600	4%	\$32,000	\$20.00	6%	NNN	-	-
B03	Cato	4,160	9%	\$53,560	\$12.88	10%	NNN	4/1/04	1/31/27
B07	It's Fashion	10,240	23%	\$70,606	\$6.90	13%	NNN	8/1/10	1/31/27
B09	GameStop	1,600	4%	\$32,144	\$20.09	6%	NNN	4/1/04	3/31/27
B10	Danny's Nails	2,000	4%	\$24,000	\$12.00	4%	NNN	3/1/11	11/30/28
B11	Dollar Tree	10,800	24%	\$94,500	\$8.75	17%	NNN	6/23/12	6/30/27
B18	Vacant	1,600	4%	\$32,000	\$20.00	6%	NNN	-	-
Total Occupied		36,000	80%	\$400,962	\$11.14				
Vacant		8,800	20%	\$153,600	28%				
Total / Wtd. Avg:		44,800	100%	\$554,562	\$12.38				

TRANSACTION SUMMARY

Financial Information

Price: \$5,000,000 \$112 PSF
Down Payment: \$1,750,000 35%

Loan Information

Potential 1st Loan: \$3,250,000 65%
 Buyer may obtain a new loan at approximately 6.00% interest with a 30-year amortization schedule.

Estimated Operating Information

	<u>In Place</u>		<u>Stabilized</u>	
Gross Potential Rent	\$554,562		\$554,562	
Plus Recapture	\$141,663		\$150,019	
Tot. Gross Potential Income	\$696,225		\$704,582	
Less Vacancy (Rent)	(\$153,600) 28%		(\$27,728) 5.0%	
Less Vacancy (NNN)	(\$29,513) 20%		(\$7,501) 5.0%	
Effective Gross Income	\$513,113		\$669,353	
Less Expenses	(\$150,246)		(\$158,845)	
Net Operating Income	\$362,866		\$510,508	
Less 1st Loan Pmt.	(\$233,825)		(\$233,825)	
Cash Flow	\$129,042		\$276,683	
Cap Rate:	7.26%		10.21%	
Cash / Cash:	7.37%		15.81%	

Estimated Operating Expenses

Taxes (2024 Bill)	\$81,225	\$1.81	\$83,662	\$1.87
Insurance	\$17,152	\$0.38	\$17,667	\$0.39
Common Area Expenses	\$31,996	\$0.71	\$32,956	\$0.74
Management Fee (3%)	\$15,393	\$0.34	\$20,080	\$0.45
Non-Recoverable (\$.10 PSF)	\$4,480	\$0.10	\$4,480	\$0.10
	<u>\$150,246</u>	<u>\$3.35</u>	<u>\$158,845</u>	<u>\$3.55</u>

Chattanooga, TN

Situated just southeast of the downtown Chattanooga area and Interstate 75, Hurricane Creek fronts the E Brainerd Rd retail corridor - a high growth area of the city with notable newer retail development. Having experienced a renaissance over the last 10 years, which has fueled its explosive growth; Chattanooga offers residents an extremely high quality of life with a bustling downtown, beautiful riverfront, majestic mountain views and some of the best outdoor recreation in the country. In addition to an attractive cost of living 5% below the national average, Chattanooga has some of the fastest internet in the Western Hemisphere, supporting the 3rd fastest-growing job market in the country over the last several years.

Chattanooga, TN, is consistently ranked as a top city in the U.S. for its quality of life, affordability, and outdoor amenities. According to U.S. News & World Report, it is the #1 “Best Place to Live in Tennessee” and #27 overall in the nation (2024-2025). It is also ranked #8 in Southern Living’s “The South’s Best Cities 2025”.

Top Rankings & Accolades:

Best Places to Live: #1 in Tennessee and #27 in the U.S. (U.S. News & World Report, 2024-2025).

Quality of Life/Lifestyle: Named one of the 50 Best Places to Live in the U.S. by Money Magazine.

Best Cities to Visit/Travel: Ranked #2 of the 50 Best Vacations in the U.S. by Men’s Journal; top 10 “Underrated US Cities to Visit” by Travel Pulse.

Economic & Growth Rankings: Ranked 46th out of 72 by the Milken Institute’s Best-Performing Cities.

Outdoor & Scenic: Recognized as one of the 9 Beautiful Mountain Towns in the Southeast by Outside Magazine.

Midsized Cities: Ranked #5 for Attractions and #7 for Museums among America’s Best Midsized Cities.

Relocation: Ranked 11th most moved-to U.S. city in 2025 by Local 3 News.

Chattanooga is recognized for its, growing, and affordable, often praised for its “Gig City” internet speed, outdoor activities, and revitalized downtown.



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