

For Sale
1.0 Acres +/-
Retail Outparcel



248 Northgate Mall Dr.

Chattanooga, TN 37415

Property Features:

- Located in Northgate Mall Ring Road
- Surrounded by Office, Restaurant & Retail Users
- Ample Parking
- Conveniently Located off Hwy. 153

Lot Size	1.0 +/- Acres
TN Parcel ID	110H E 004.17
Zoning	C-2

For more information:

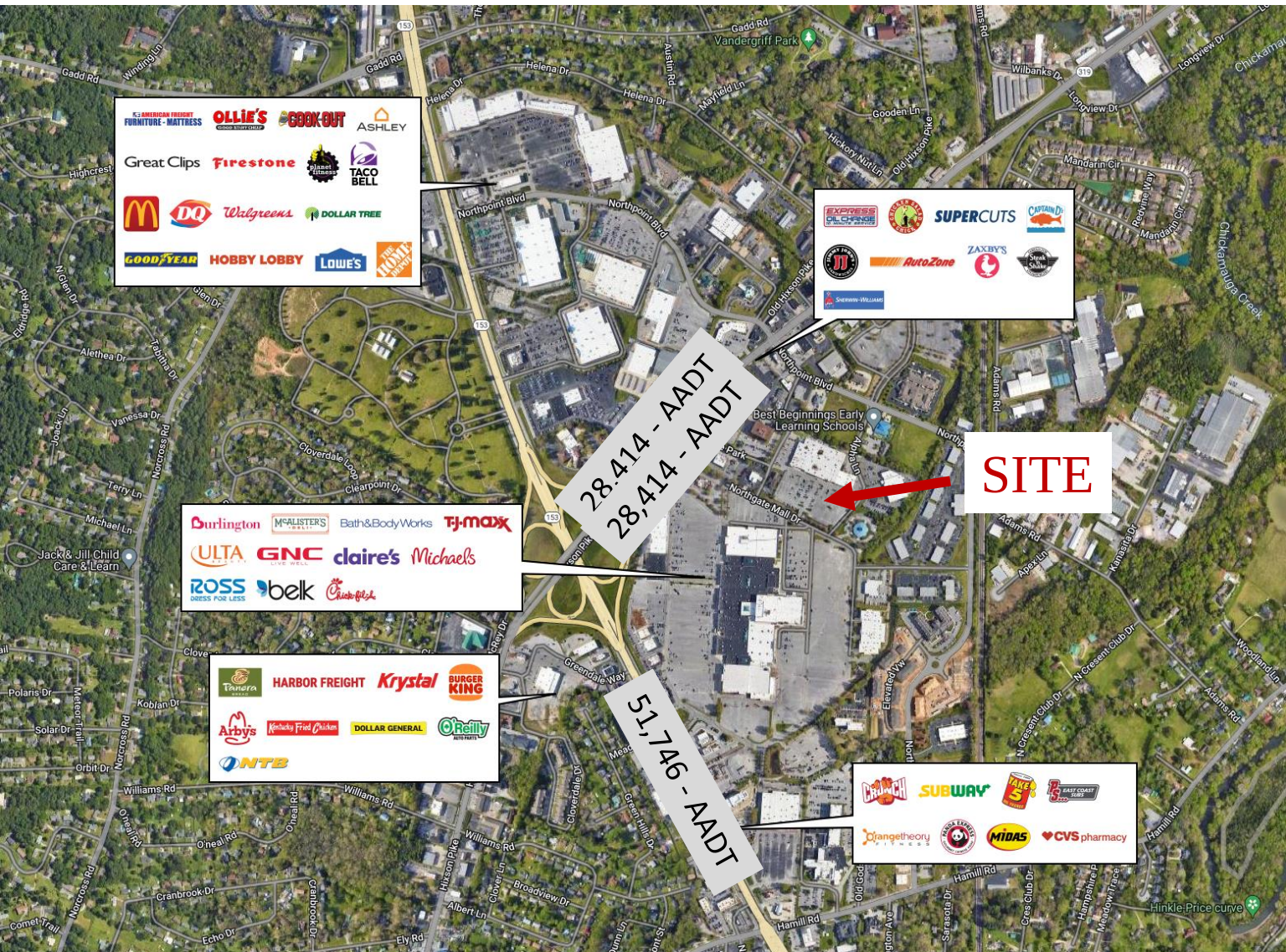
David Melton
423-713-7019 | dmelton@pointecre.com

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423-826-1513 | lsprayberry@pointecre.com

Sale Price: \$350,000

AERIAL MAP

248 Northgate Mall Dr.



Site Description

Located at the interchange of Highway 153 and Hixson Pike in Northgate Marketplace, this outparcel is adjacent to Northgate Mall, a 823,000 square foot shopping center, and surrounded by national restaurant, retail and office users and a planned multi-family development. This site is surrounded by growing demographics and near Chattanooga's central business district.



1209 Pointe Centre Dr. | Chattanooga, TN 37421 | 423-755-0846 | Pointecre.com

DEMOGRAPHIC INFO

248 Northgate Mall Dr.

248 Northgate Mall Dr Chattanooga, TN 37415	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,364	34,482	82,981
2028 Projected Population	4,602	35,795	85,684
2020 Census Population	4,316	33,914	81,818
2010 Census Population	4,121	32,253	78,018
Projected Annual Growth 2023 to 2028	1.1%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
2023 Median Age	39.3	41.4	40.5
Households			
2023 Estimated Households	1,955	15,136	35,935
2028 Projected Households	2,086	15,802	37,325
2020 Census Households	1,907	14,697	34,990
2010 Census Households	1,849	14,092	33,506
Projected Annual Growth 2023 to 2028	1.3%	0.9%	0.8%
Historical Annual Growth 2010 to 2023	0.4%	0.6%	0.6%
Race and Ethnicity			
2023 Estimated White	73.3%	79.9%	74.7%
2023 Estimated Black or African American	16.8%	10.6%	17.2%
2023 Estimated Asian or Pacific Islander	2.7%	2.9%	2.2%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.2%
2023 Estimated Other Races	6.9%	6.4%	5.6%
2023 Estimated Hispanic	6.6%	5.9%	4.9%
Income			
2023 Estimated Average Household Income	\$71,259	\$99,228	\$106,909
2023 Estimated Median Household Income	\$59,643	\$73,081	\$75,138
2023 Estimated Per Capita Income	\$32,115	\$43,654	\$46,387
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.8%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.8%	3.6%	4.2%
2023 Estimated High School Graduate	26.0%	24.8%	24.1%
2023 Estimated Some College	24.9%	20.4%	22.2%
2023 Estimated Associates Degree Only	11.9%	9.6%	9.1%
2023 Estimated Bachelors Degree Only	18.2%	25.9%	24.7%
2023 Estimated Graduate Degree	11.0%	13.8%	13.5%
Business			
2023 Estimated Total Businesses	749	2,039	4,119
2023 Estimated Total Employees	6,321	17,461	37,272
2023 Estimated Employee Population per Business	8.4	8.6	9.0
2023 Estimated Residential Population per Business	5.8	16.9	20.1

